



Springfield Planning and Zoning Commission

City Council Chambers (830 Boonville)

Date: June 9th, 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

May 12th, 2016

Documents: [PZ MINUTES 5-12-2016.PDF](#)

3. COMMUNICATIONS

May 16th, 2016

Documents: [NA05-16-16.PDF](#)

4. UNFINISHED BUSINESS

5. Planned Development 348 Amendment 1

1215 & 1225 North Benton Avenue, Historic Patterson House, LLC

Documents: [PD 348 AMEND 1 SR.PDF](#)

6. CONSENT ITEMS

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

7. Relinquishment Of Easement 835

2455 North Glenstone Avenue, Tim O'Reilly

Documents: [RE 835.PDF](#)

8. Relinquishment Of Easement 836

4200 East Division Street, Hickory Valley, LLC

Documents: [RE 836.PDF](#)

9. PUBLIC HEARINGS

10. Redevelopment Plan Amended Patterson House

1225 North Benton Avenue, Historic Patterson House, LLC

Documents: [AMENDED HISTORIC PATTERSON HOUSE REDEVELOPMENT PLAN.PDF](#)

11. Z-8-2016

2350 North Clifton Avenue, Springfield MO Association of Fire Fighters

Documents: [Z-8-2016.PDF](#)

12. Conditional Use Permit 424

2800 South Fort Avenue, National Healthcare Corporation

Documents: [UP424.PDF](#)

13. Preliminary Plat - Major Subdivision Paragon Court

2638 North National Avenue, Kenneth Pontious Trust

Documents: [PARAGONCOURT.PDF](#)

14. East West Arterial Mapping

US Highway 65/Riverbluff Boulevard, City of Springfield

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

15. OTHER BUSINESS

16. 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.

May 12, 2016
MINUTES OF THE PLANNING AND ZONING COMMISSION
Springfield, Missouri

The Planning and Zoning Commission met in regular session May 12, 2016 in the City Council Chambers. Chairman Jason Ray called the meeting to order.

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

Staff in attendance: Mary Lilly Smith, Director of Planning and Development, Bob Hosmer, Principal Planner, Tom Rykowski, Asst. City Attorney, Nicholas Woodman, Asst. City Attorney, Dawne Gardner, Public Works Traffic Engineer and Chris Dunnaway, Public Works Principal Engineer.

Minutes: The minutes of April 14, 2016 were approved unanimously.

COMMUNICATIONS :

Mr. Hosmer requested that Change of Use 516 (3100 South Kauffman Road) be removed off consent items and combined with Z-4-2016 w/COD #108 (3100 South Kauffman Road) under public hearings, however each will be voted on separately.

COMMISSION ACTION:

Mr. Doennig motions that we approve to combine Change of Use 516 (3100 South Kauffman Road) and Z-4-2016 w/COD #108 (3100 South Kauffman Road) but each to be voted on separately. Mr. Cline seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Shuler, Cline, and Rose. Nays: None. Abstain: None. Absent: Cox, Baird, and Matthews.

NEW BUSINESS :

CONSENT ITEMS: None

PUBLIC HEARINGS:

Z-4-2016 w/COD #108

3100 South Kauffman Road

Applicant: City of Springfield

Mr. Hosmer states that is a request to rezone 22.84 acres of property at 3100 South Kauffman Road from Greene Co R-1 Suburban Residence District to a City GM, General Manufacturing District. The property is being annexed into the City of Springfield: May 31, 2016. The property was acquired by the City of Springfield in 2003 as a buffer area for the Southwest Treatment Plant and the Public Works salt facility. The City is proposing a new animal shelter and adoption facility at this location. The GM, General Manufacturing District is the least intense district to allow the salt facility and proposed use. A conditional overlay district is being proposed to remove uses. The Growth Management and Land Use Plan element of the Comprehensive Plan designates this area as appropriate for medium intensity retail, office or housing uses; however, the City owns a majority of the property in the area. The area is also within the James River Freeway and State Highway FF Activity Center. The Plan recommends these areas be developed with greater intensity. Battlefield Road is planned to extend west to connect with Sunshine Street. A buffer yard is required along the south and north property line adjacent to the County R-1. A Buffer yard "Type H" at least thirty-five (35) feet wide with a five-foot tall earthen berm or six foot solid wood fence, masonry/brick wall or evergreen hedge. Animal shelters outdoor activities not closer than a 300-foot radius from a building used for a church, school, hotel or motel or from a property zoned residential or a building used for residential purposes or closer than a 100-foot radius from a building used for a restaurant (conditional use permit). Outside storage must be screened and 100 feet from residential

district. A traffic study was not required by Public Works Traffic Division because Kauffman Road is adequate based on existing access and the proposed development. Staff recommends approval.

Mr. Ray opened the public hearing.

Mr. Billy Kimmons, 940 E. Stanford, consultant for the City of Springfield, feels that this site holds a lot of potential and advantages over other sites that were considered. There is a 300 foot set back from any zoning district that is residential and the building plans are set to keep any outdoor dog activities within the 300 feet. The public entrance and parking does face south and takes advantage of the views that come from the West By-Pass.

Ms. Lisa Lee Fogle, 6452 N. Crystal Valley Lane who is on the board of the Unity Spiritual Center Church has had concerns about an animal shelter/adoption facility as well as the general manufacturing rezoning. The church has had a lot of good discussions with the designers, health department, and architects and has found that any concerns we had has been satisfied. The concern regarding the general manufacturing rezoning has been resolved by working with the City and we came up with a compromise which is the conditional overlay district and we would welcome the animal shelter as neighbors.

Mr. Ray closed the public hearing.

COMMISSION ACTION:

Mr. Cline motions that we approve Z-4-2016 w/COD #108 (3100 South Kauffman Road). Mr. Rose seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Shuler, Cline, and Rose. Nays: None. Abstain: None. Absent: Cox, Baird, and Matthews.

Change of Use

3100 South Kauffman Road

Applicant: City of Springfield

Mr. Hosmer states that this is a request to approve a change of use for property owned by the City of Springfield to allow for an animal shelter and adoption facility on property at 3100 South Kauffman Road. The Springfield-Greene County Health Department is proposing to construct a new animal shelter and adoption facility at this location. The property is being annexed and was acquired by the City of Springfield in 2003 as a buffer area for the Southwest Treatment Plant and the Public Works salt facility. The Planning and Zoning Commission reviews changes of use for City-owned properties to determine whether they are consistent with the City's 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. Staff recommends approval

Mr. Ray opened the public hearing.

Mr. Ray closed the public hearing.

COMMISSION ACTION:

Mr. Doennig motions that we approve Change of Use 516 (3100 South Kauffman Road). Mr. Rose seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Shuler, Cline, and Rose. Nays: None. Abstain: None. Absent: Cox, Baird, and Matthews.

Z-7-2016 w/COD #107

1850 West Republic Road

Applicant: Judith Groover

Mr. Hosmer states that this is a request to rezone approximately 20 acres of property generally located at 1800 West Republic Street from a GR, General Retail District with a Conditional Overlay District No. 66 to

a GR, General Retail District and establishing Conditional Overlay District No. 107 to modify the driveway locations. The Planning and Zoning Commission approved Z-1-2014 on February 6, 2014 and the City Council approved General Ordinance No. 6111 for a GR, General Retail District zoning establishing Conditional Overlay District No. 66 on March 24, 2014. This request is to modify the driveway locations along Republic Street for the proposed development of the Veterans Affairs Clinic. The requested changes from the original COD is to modify the two access locations on Republic Road. The westernmost access is required to be right in/right out and the easternmost access will allow full access. The location of each access must be approved by the Director of Public Works. The permitted uses will remain the same as the original COD. GR uses on the northern tract and limited GR uses on the southern tract. Buffer yards will be required adjacent to the R-SF and County R-1 property. The development will have to meet the standards of the General Retail District regulations. The northern tract will have to dedicate 50 feet of right-of-way for the future extension of Kansas Expressway. The Growth Management and Land Use Plan designate this area as High intensity Retail, Office or Housing on the northern tract and Medium Intensity Retail, Office or Housing on the southern tract. Staff recommends approval.

Mr. Ray opened the public hearing.

Mr. George Papandreas, 27500 Detroit Road; Suite 300, Westlake, OH requesting language modifications for the curb locations. The site plan had certain criteria that needed to be met and that is the reason for the minor change to the formally approved conditional overlay district asking for the curb cuts to be slightly moved to the east because the Veteran Administration has a concern for onsite way-finding.

Mr. Ray closed the public hearing.

COMMISSION ACTION:

Mr. Doennig motions that we approve Z-7-2016 w/COD #107 (1850 West Republic Road). Mr. Cline seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Shuler, Cline, and Rose. Nays: None. Abstain: None. Absent: Cox, Baird, and Matthews.

Conditional Use Permit 422
1755 South National Avenue

Applicant: Grandpa's Hospitality House, Inc.

Mr. Hosmer states that this is a request to allow a bed and breakfast in an R-SF, Residential Single-family District generally located at 1755 South National Avenue. This is not a rezoning of the property. The request is to allow a use permitted only by a conditional use permit for a bed and breakfast. The R-SF District will remain as well as the option to use the property as a single family use. The purpose of the Conditional Use Permit requirement is to minimize any possible adverse effects of a bed and breakfast on the surrounding neighborhood while providing opportunities to make better use of existing housing, particularly larger, older houses located on major streets. The subject property would fit within these criteria. An application for a conditional use permit shall be granted only if evidence is presented which answers the 21 CUP standard questions as well as the 14 questions for a bed and breakfast. These 14 questions are as follows:

1. The use shall front on a primary arterial street, if the property is zoned R-SF, or a street with a higher functional classification as designated by the major thoroughfare plan.
2. There shall be a maximum of five guest rooms in the bed and breakfast.
3. The bed and breakfast shall be located in an existing structure, i.e. additions shall not be built to provide bed and breakfast rooms nor shall a new structure be built expressly for a bed and breakfast.
4. No exterior alterations that would change the single-family character of the bed and breakfast, other than those necessary to ensure the safety of the structure, shall be made.
5. No residential structure shall be removed for parking or to expand the bed and breakfast.
6. Only short-term lodging shall be permitted, no monthly rentals.
7. There shall be no individual cooking facilities.
8. The facilities shall not be rented for receptions, parties, weddings or similar activities.

9. One additional paved parking space per guest room shall be provided in the rear yard. Parking shall be screened in accordance with section 36-480, screening and fencing.
10. The operator shall live at the bed and breakfast.
11. Only resident guests shall be served meals.
12. Only one non-illuminated sign no larger than 25 square feet shall be permitted.
13. A business license shall be obtained annually and the owner shall verify that the conditions of the conditional use permit are still being met.
14. No bed and breakfast shall be located within 500 feet of another bed and breakfast as measured along continuous public street rights-of-way from all streets abutting the bed and breakfast property, nor shall a bed and breakfast be located on property that abuts property on which another bed and breakfast is located.

A buffer yard is requirement when a permitted nonresidential use locates adjacent to a residential use. Buffer yard "Type (D)" at least fifteen (15) feet wide with a six (6) foot solid wood fence, masonry/brick wall or evergreen hedge and required plantings.

The Growth Management and Land Use Plan Element of the Comprehensive Plan identify this area as Low-Density Housing. The Plan identifies the National Avenue and Sunshine Street area as an Activity Center. The approval of this request will provide for the productive use of the existing residential structure and will maintain the single-family character in the area while allowing for a viable use of the property. 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). If the a permit is not pulled for the Conditional Use then the CUP will expire within 18 months. Staff recommends approval.

Mr. Ray opened the public hearing.

Ms. Kathy Penrod, PO Box 402, Spokane, MO started the idea of having a location for people who have relatives staying in the hospital and found that there are hundred's of houses throughout the country like Grandpa's Hospitality House. This gives family members a place to stay where they can afford and close to the hospital and will part of the hospitality network for at least 400 houses across the country were we can draw assistance and ideas for it to run properly and smoothly. We will the owner/operator on site at all times as well.

Mr. Doennig asked if they are only purchasing the parcel adjacent as well and what are the plans for building modification and what will be occupancy limit.

Ms. Penrod stated that they are purchasing it all as long as the conditional overlay is approved and the occupancy limit will be 12 people which will include the owner/operator of the house.

Ms. Lindsay Reichert, 430 S. Glenstone Avenue is the architect and the house will be remodeled with 5 suites/guest rooms and 4 bathrooms.

Mr. Ray asked about the exterior changes that include a handicapped accessible entrance and the brick patio.

Ms. Reichert stated that there are three exterior changes, one is the brick paver court-yard, second would be a small extension of the existing block wall on the south that will align with edge of the existing sun-room, and then providing accessibility to the front of the building and handicapped parking will be on the northwest side and will conform to ADA requirements.

Mr. Tim Muetzel, 1745 S. National has lived in the neighborhood for many years. One of the attractions is the housing values and that there are no businesses in this neighborhood and asked if there is really a need for this permit. He stated that there are 18 facilities within a five mile radius of Mercy Hospital with similar pricing based on the hospitality house rate of \$42.00. The neighborhoods of University Heights and Phelps Grove Park for this type of permitted use. He also noted the possible parking and traffic issues.

Ms. Kit Creemer, 919 E. Stanford stated that raising volunteers and donations are extremely difficult and have the concerns regarding the funds to start this venture. She believes that Grandpa's Hospitality House could start and suddenly stop due to the lack of funds and volunteers in a short time and wants the neighborhood to stay residential and not have the encroachment of businesses in the neighborhood.

Mr. Cline asked if for clarification on the "destroy the neighborhood" feeling with areas to the north, south and east having businesses proposed or currently doing business.

Ms. Creemer stated that she was not in favor of the proposed businesses on the opposite corner of Sunshine and National, but is concerned for the boundaries between National and Jefferson and that section of the neighborhood which are homes and are not businesses. She also states that Mercy currently has an entire floor of hospitality rooms available for current families with people in the hospital.

Ms. Sara Lampe, 702 E. Stanford Street and has lived in the neighborhood for 44 years and states that the conditional use permit is a violation of the neighborhood and believes that it inadvertently affects the character of the neighborhood which is walking your dog and visiting with the neighbors. She cited traffic concerns and wants to preserve University Heights and Phelps Grove as historical neighborhoods and noted that there are restrictions on monthly stays in Bed and Breakfasts, however Grandpa's Hospitality House web site states that they would allow weekly stays and could be extended as needed.

Mr. John Stinson, 1110 E. Stanford Street has concerns regarding encroachment of a business into the neighborhood.

Mr. Tim Havens, 2156 S. Prairie Lane has concerns of having a business in the neighborhood due to the single family use since the formation of the neighborhood 100 years ago. The area is vibrant and real estate values are robust with very few vacant houses. The covenants in the deeds of these homes are to be single family use.

Ms. Gayla Cary 1653 S. National has concerns regarding pan-handling and has had problems in the past with theft of items from her home and states that they are a family neighborhood and has concerns of the type of changes that could happen to the neighborhood community when commercial units come in.

Mr. Cline asked if Ms. Cary's concerns were the type of people who would be renting rooms could be the type that could victimize her. Ms. Cary indicated that those are her concerns and cited several instances.

Mr. Doennig asked the applicant on her length of fund-raising for Grandpa's Hospitality House.

Ms. Penrod stated that she has been working on setting up the support since the birth of the concept two years ago and has been working with various organizations to help with donations and has support from Mercy, however she has just received her 501(c) (3) in the last 6 months which is when she started fund-raising and applying for grants.

Mr. Ray closed the public hearing.

Mr. Doennig stated that his concerns with the traffic and the obstructed views of vehicles on the corner and the driveway layout off of Sunshine and the comments from the neighbors regarding the viability of the neighborhood. He stated that this is not a bed and breakfast in the traditional sense and is something else, more of a service organization like a hostel and spoke of his concerns regarding the changes in the character of the house. He also spoke of the lack of funds at this point in order to purchase the property and the possibility of funds for the future and plans on voting no on the proposal.

Mr. Shuler commended the applicant, however have concerns if this is inappropriate place and had an earlier experience staying at a Ronald McDonald house where they had safety concerns and feels that the proposal may be more than anticipated. I plan on voting no.

Mr. Cline stated that he has similar concerns as stated by Mr. Doennig, however would like it to be on record that it does not have anything to do with sympathizing with fear of poor people. He stated that was offended on what he has read in the letters and some of the comments at the podium. He states his concerns are with the traffic and will be voting no.

Mr. Rose sympathizes with neighbors and states that he lives in the neighborhood. Believes that this will be a long road to go if they can make this a successful project, however is just looking at the conditional use permit and don't have a problem with what they want to do. His one issue would be the traffic.

Mr. Ray states that the commission is considering the use of the property and not the business plan viability commission and it is not in the prevue to take into account whether or not the plan of the business, organization, plan, or fund-raising is viable. I believe that this is a solid neighborhood but with the traffic issues there are significant concerns about the proposed use of this property. I believe I will be voting to not recommend as well.

COMMISSION ACTION:

Mr. Doennig motions that we approve Conditional Use Permit 422 (1755 South National Avenue). Mr. Cline seconded the motion. The motion **did not carry** as follows: Ayes: Rose. Nays: Ray, Doennig, Shuler, and Cline. Abstain: None. Absent: Cox, Baird, and Matthews.

Planned Development 348 Amendment 1
1215 & 1225 North Benton Avenue
Applicant: Historic Patterson House, LLC

Mr. Hosmer requested that Planned Development 348 Amendment 1 (1215 & 1225 North Benton Avenue) be tabled to the June 9, 2016 meeting.

COMMISSION ACTION:

Mr. Doennig motions that we approve to table Planned Development 348 Amendment 1 (1215 & 1225 North Benton Avenue) to the June 9, 2016 meeting. Mr. Shuler seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Shuler, Cline, and Rose. Nays: None. Abstain: None. Absent: Cox, Baird, and Matthews

Preliminary Plat Highland Gardens Lot 13 Block 8
3248 West State Street
Applicant: RNB Properties, LLC

Mr. Hosmer states that this is a request to approve a preliminary plat to subdivide approximately 0.48 acres into a 3 lot, residential subdivision. The Growth Management and Land Use Plan of the Comprehensive Plan identify this as an appropriate area for Low-Density Housing uses. (R-SF, Single-Family Residential uses). The applicant's proposal is consistent with the City's Subdivision Regulations. 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. Sidewalk is required to be constructed along the property frontage of State Street. Buyout in lieu of on-site stormwater detention is an option.

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. Staff recommends approval.

Mr. Ray opened the public hearing.

Mr. Randy Propst, 5906 S. Castlebay owner of RNB Properties, LLC and will be developing the property and want to split it up into 3 lots so we can build single family homes that will be handicapped accessible and through the City of Springfield's Affordable Home program.

Mr. Ray closed the public hearing.

COMMISSION ACTION:

Mr. Cline motions that we approve Preliminary Plat Highland Gardens Lot 13 Block 8 (3248 West State Street). Mr. Rose seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Shuler, Cline, and Rose. Nays: None. Abstain: None. Absent: Cox, Baird, and Matthews.

Retaining Wall Amendments
Citywide

Applicant: City of Springfield

Mr. Hosmer states that this is a request to amend Subsection 36-453(5) Supplemental open space and yard regulations (retaining walls).

Planning and Zoning Commission initiated amendments regarding retaining walls at their meeting on April 18, 2016.

The current requirements do not permit any retaining or solid masonry wall in all required yards above two and one half feet (30 inches) 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. Any wall that is constructed in a front yard that does not retain soil will be considered a fence and shall be 50% open/screened and four feet in height above yard grade or it will be considered a visual obstruction In the side and rear yards, a fence or wall cannot exceed seven feet in height. The current fencing/wall requirements for yards are sufficient to regulate solid masonry walls.

Sec. 36-453. - Supplemental open space and yard regulations.

(5) Permitted projections and structures in required yards. The following shall not be considered to be obstructions when located in a required yard:

(a) In all yards.

5. Any retaining wall ~~or solid masonry wall up to two and one half (2-1/2) feet high~~ shall be permitted in any required yard.

Mr. Ray opened the public hearing.

Mr. Ray closed the public hearing.

COMMISSION ACTION:

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

Conditional Use Permit Amendments
Citywide

Applicant: City of Springfield

Mr. Hosmer states that this is a request to Amend Conditional Use Permit Subsection 36-363 (3) and (5). Planning and Zoning Commission initiated amendments regarding conditional use permits at their meeting

on April 18, 2016. Staff has found two subsections, 36-363(3) and (5), conditional use permits that reference the wrong subsection of the Zoning Ordinance.

In subsection 36-363(3) (g), the subsection should reference site plan review, but uses the incorrect subsection number. This should be subsection 36-360 and not subsection 36-363. In subsection 36-363 (3) the subsection referenced should not be (6) but rather subsection (10) which is the standards subsection in the Zoning Ordinance.

Sec. 36-363. - Conditional Use permits.

(3) Contents of application. An application for a conditional use permit shall be filed with the department of planning and development. The application shall contain the following information as well as such additional information as may be prescribed by rule of the planning and zoning commission or the director of planning and development.

(g) A site plan, pursuant to section 36-360~~3~~, **site plan review, of this article.**

(5) Conditions and restrictions. 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 benefitted by the conditional use as may be necessary to comply with the standards set out in subsection (10~~6~~) of this article to avoid, or minimize, or mitigate any potentially adverse or injurious effect of such conditional uses upon other property in the neighborhood, and to carry out the general purpose and intent of this article. Such conditions shall be set out in the ordinance approving the conditional use permit.

Mr. Ray opened the public hearing.

Mr. Ray closed the public hearing.

COMMISSION ACTION:

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



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
May 16, 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.

ROLL CALL.

APPROVAL OF MINUTES. May 2, 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.

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

SECOND READING AND FINAL PASSAGE. Citizens Have Spoken. May Be Voted On. Except Item No. 8. Citizens May Speak to Amendments Only. May Be Voted On.

**Minutes
were not
Presented**

**Approved as
Presented**

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.

Removed
from Table
and
Amended

Council Bill 2015-324 Substitute 1. (Stephens) Tabled at the May 2, 2016 Meeting. Removed From The Table By The Mayor.

A special ordinance amending the General Fund budget of the City of Springfield, Missouri, for Fiscal Year 2015-2016, by appropriating the carryover fund balance and increasing expenses in the amount of \$3,213,570.

Tabled

Amended Council Bill 2016-034. Citizens May Speak to Amendments Only. May Be Voted On.

A general ordinance amending the Springfield Land Development Code, Section 36-306, Zoning Maps, by rezoning approximately 0.4077 acres of property, generally located at 608 and 614 West Mount Vernon Street, from R-SF, Single-Family Residential District, to R-LD, Low-Density Multi-Family Residential District; establishing Conditional Overlay District No. 103; and adopting an updated Official Zoning Map. (Staff, and Planning and Zoning Commission recommend approval.) (By: Mount Vernon 608, LLC; 608 and 614 West Mount Vernon Street; Z-39-2015 & Conditional Overlay District No. 103.)

6276

Council Bill 2016-093. (McClure)

A general ordinance amending the Springfield Land Development Code, Section 36-306, Zoning Maps, by rezoning approximately 0.45 acres of property, generally located at 6323 and 6327 South Creeksedge Court, from a Planned Development 209 to a R-SF, Residential Single-family District; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval.) (By: Dogwood Ventures, LLC; 6323 & 6327 South Creeksedge Court; Z-3-2016.)

6277

Council Bill 2016-094. (Fulnecky)

A general ordinance amending the Springfield Land Development Code, Section 36-306, Zoning Maps, by rezoning approximately 3.74 acres of property, generally located at 3026-3156 North Oakland Avenue, from an R-LD, Low-Density Multi-Family Residential District to an R-SF, Single-Family Residential District; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval.) (By: Spring Meadow Estates, LTD; 3026-3156 N. Oakland Ave.; Z-5-2016.)

6278

Council Bill 2016-095. (Fishel)

A general ordinance amending the Springfield Land Development Code, Section 36-306, Zoning Maps, by rezoning approximately 2.6 acres of property, generally located in the 500 block of South Barnes Avenue, from an HM, Heavy Manufacturing with Conditional Overlay District No. 34, to an HM, Heavy Manufacturing with a Conditional Overlay District No. 106; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval.) (By: O'Reilly Automotive Stores, Inc.; 500 block of South Barnes Avenue; Z-6-2016 Conditional Overlay District No. 106.)

26730

Council Bill 2016-096. (Ferguson)

A special ordinance Authorizing the issuance of Conditional Use Permit No. 417 to allow a self-service storage facility within a GR, General Retail District, generally located at 506 West Edgewood Street. (Staff and Planning and Zoning Commission recommend approval.)

26731 Council Bill 2016-097. (Burnett)

A special ordinance authorizing the issuance of Conditional Use Permit No. 421 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. (Staff and Planning and Zoning Commission recommend approval.)

26732 Council Bill 2016-099. (Hosmer)

A special ordinance authorizing and directing the issuance, sale and delivery by the City of Springfield, Missouri, of Special Obligation Refunding Bonds, Series 2016, in one or more series in an aggregate principal amount not to exceed \$29,000,000 for the purpose of providing funds to refund the Series 2002 Refunded Bonds, the Series 2005A Refunded Bonds, the Series 2005B Refunded Bonds, the Series 2006 Refunded Bonds, and the Series 2007 Refunded Bonds (as defined below); authorizing and approving certain documents in connection with the issuance of the Bonds; authorizing certain other documents and actions in connection therewith; and declaring an emergency.

6279 Council Bill 2016-100. (Burnett)

A general ordinance amending the Springfield City Code, Chapter 74, Nuisance and Housing Code, Article II – Enforcement, Section 74-38(b)(2) - Cost, assessments, and nuisance-abatement lien, to add subparagraph “c,” providing that a special-tax bill shall be prima facie evidence of the validity of the bill, the doing of the work stated in the bill, and the liability of the property and the owner for the charges stated in the bill; including a savings and severability clause.

RESOLUTIONS.

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

26733 Council Bill 2016-106. (Fisk)

A special ordinance authorizing the City Manager, or his designee, to enter into a contract with Southern Missouri Judicial Services for the transportation of City of Springfield, municipal prisoners and management of the temporary detention rooms for municipal prisoners awaiting transport and declaring an emergency.

PUBLIC IMPROVEMENTS.

GRANTS.

AMENDED BILLS.

COUNCIL BILLS FOR PUBLIC HEARING.

FIRST READING BILLS.

PETITIONS, REMONSTRANCES, AND COMMUNICATIONS.

Appeared

Ms. Melodee Glossip wishes to address City Council.

NEW BUSINESS.

- Recommended The Public Involvement Committee recommends the following appointment to the Board of Equalization: Lyle Foster with term to expire April 1, 2019.
- Recommended The Public Involvement Committee recommends the following reappointment to the Board of Equalization: Joe Costello with term to expire April 1, 2019.
- Recommended The Public Involvement Committee recommends the following appointments to the Citizens' Advisory Committee for Community Development: Mary Ann Jennings with term to expire May 1, 2017; Jayne Bullard with term to expire May 1, 2018; and Winter Skelton with term to expire May 1, 2019.
- Recommended The Public Involvement Committee recommends the following reappointments to the Citizens' Advisory Committee for Community Development: Earle Doman and David Leehy with terms to expire May 1, 2019.
- Recommended The Public Involvement Committee recommends the following appointment to the Citizens Sales Tax Oversight Committee: Shawn Robertson with term May 1, 2018.
- Recommended The Public Involvement Committee recommends the following reappointment to the Citizens Sales Tax Oversight Committee: Bob Yeager with term to expire May 1, 2019.
- Recommended The Public Involvement Committee recommends the following appointment to the Springfield-Greene County Environmental Advisory Board: Robert "Melvin" Johnson with term to expire March 1, 2018.
- Recommended The Public Involvement Committee recommends the following appointments to the Personnel Board: Perry Epperly and Kristoffer Barefield with terms to expire March 1, 2019.
- Recommended The Public Involvement Committee recommends the following reappointment to the Personnel Board: David Brown with term to expire March 1, 2019.
- Recommended The Public Involvement Committee recommends the following appointments to the Planning and Zoning Commission: Marian Dee Ogilvy and King Coltrin with terms to expire January 1, 2020.
- Recommended The Public Involvement Committee recommends the following appointment to the Police Officers' and Fire Fighters' Retirement System Board of Trustees: Derek Fraley with term to expire April 30, 2017; and Nancy Martin-Hinds with term to expire April 30, 2019.
- Recommended The Public Involvement Committee recommends the following reappointment to the Police Officers' and Fire Fighters' Retirement System Board of Trustees: Justin Milam with term to expire April 30, 2019.
- Recommended The Public Involvement Committee recommends the following appointment to the Landmarks Board: Wallis Nattinger with term to expire November 1, 2018.

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 2016-107. (Burnett)

A special ordinance authorizing the City Manager, or his designee, to enter into an addendum to the Services Agreement with Greene County for the maintenance of electronic traffic control devices and to update the schedules as needed on an annual basis.

Council Bill 2016-108. (Fisk)

A special ordinance amending the budget for the Public Works Department of the City of Springfield, Missouri, for the fiscal year 2016-2017 in the amount of \$30,000,000, to appropriate the estimated proceeds from the 1/4 Cent Capital Improvement Sales Tax approved by the Springfield voters on April 5, 2016, to be used to fund the 1/4 Cent Sales Tax Capital Improvement Program for 2016-2019.

Council Bill 2016-109. (Schilling)

A special ordinance amending the budget for the Public Works Department of the City of Springfield, Missouri, for fiscal year 2016-2017 in the amount of \$20,000,000, to appropriate the estimated proceeds from the 1/8 Cent Transportation Sales Tax approved by the Springfield voters on April 5, 2016, to be used to fund the high priority transportation investments for 2017-2021.

Council Bill 2016-110. (Ferguson)

A special ordinance approving the sale of real property at 1731 North Clay Avenue to John Oke-Thomas for the amount of \$11,700 and authorizing the issuance of a deed for same.

Council Bill 2016-111. (Ferguson)

A special ordinance approving the sale of real property at 1735 North Clay Avenue to John Oke-Thomas for the amount of \$11,700 and authorizing the issuance of a deed for same.

Council Bill 2016-112. (Fulnecky)

A special ordinance approving the sale of real property at 812 North Concord Avenue to Robert J. Rigsby for \$1,500 and authorizing the issuance of a deed for same.

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

10267 Council Bill 2016-113. (McClure)

A resolution authorizing the City Clerk of the City of Springfield, Missouri, to verify the Petition to Amend and Restate the Petition to Establish the Downtown Springfield Community Improvement District submitted by the Downtown Springfield Community Improvement District, should said Petition meet the requirements of Sections 67.1401 to 67.1571 RSMo.

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

26734 Council Bill 2016-101. (Fishel)

A special ordinance authorizing the Director of Planning and Development to accept the dedication of the public streets and easements to the City of Springfield, Missouri, as shown on the Preliminary Plat of Battlefield Business Center No. 12, generally located at 2000-2100 block of West Sunset Street, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with the terms of this ordinance. (Staff recommends that City Council accept the public streets and easements.)

26735 Council Bill 2016-102. (Fishel)

A special ordinance authorizing the Director of Planning and Development to accept the dedication of the public streets and easements to the City of Springfield, Missouri, as shown on the Preliminary Plat of South Creek Crossing, generally located at 2620 South Campbell Avenue, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with the terms of this ordinance. (Staff recommends that City Council accept the public streets and easements.)

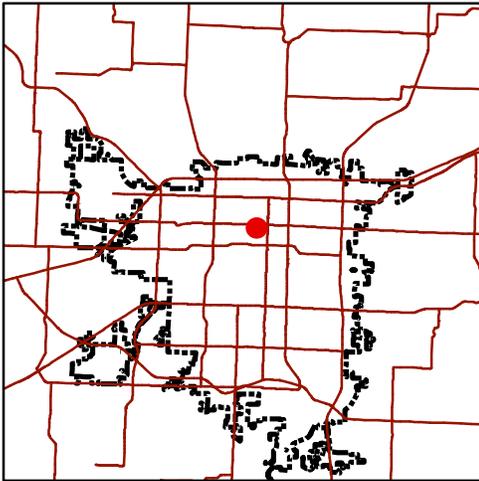
26736 Council Bill 2016-103. (Ferguson)

A special ordinance authorizing the Director of Planning and Development to accept the dedication of the public streets and easements to the City of Springfield, Missouri, as shown on the Preliminary Plat of Western Meadows, generally located at 800 block of South Waco and Miller Avenues, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with the terms of this ordinance. (Staff recommends that City Council accept the public streets and easements.)

Confirmed Confirm the following appointment to the Board of Adjustment: Bryan Fisher with term to expire January 2, 2021.

END OF CONSENT AGENDA.

ADJOURN.



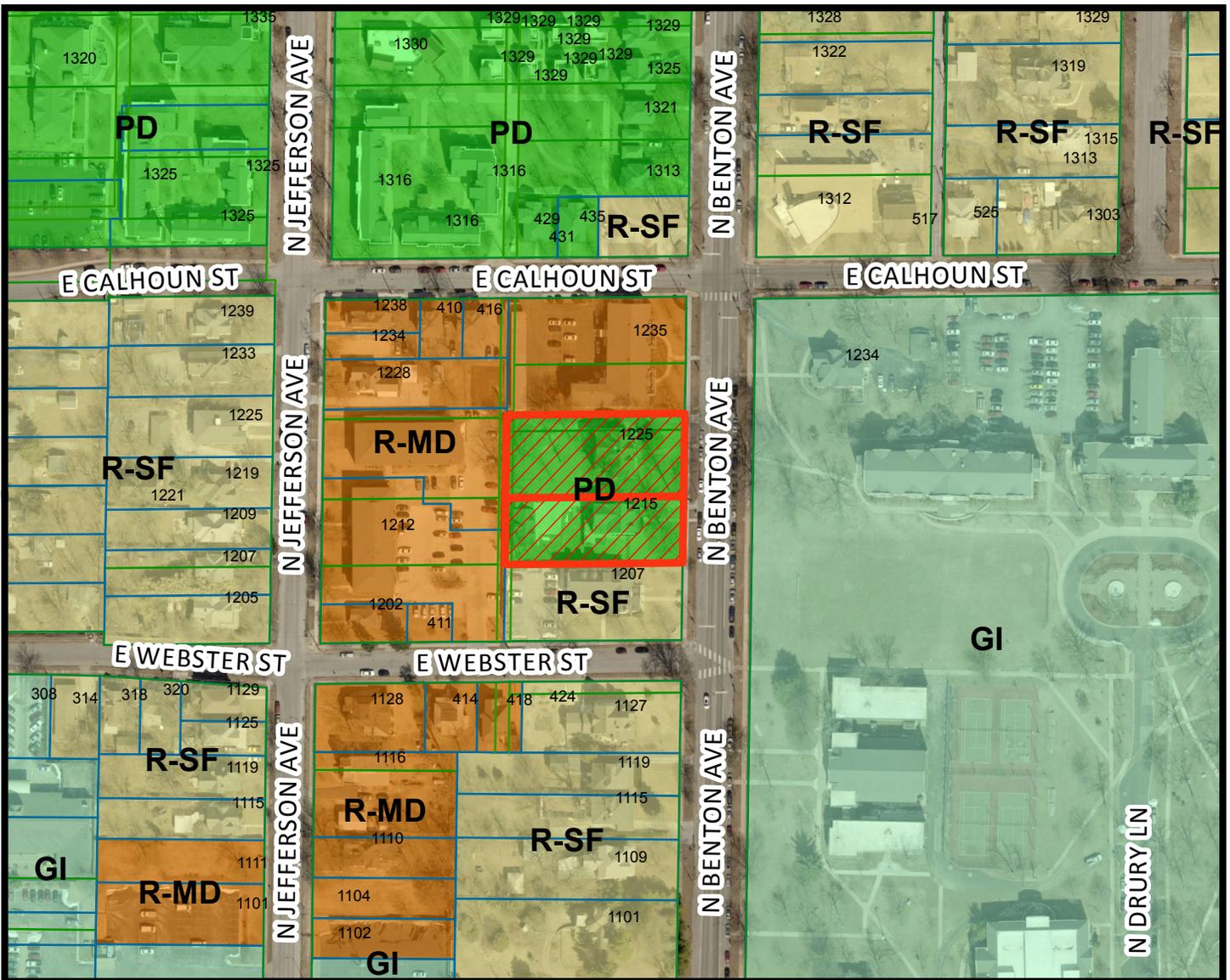
Development Review Staff Report

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

Planned Development 348 Amendment 1

LOCATION: 1215 and 1225 North Benton Ave.
 CURRENT ZONING: Planned Development 348 UCD#3 Area E
 PROPOSED ZONING: Planned Development 348 Amendment 1 UCD#3 Area E

LOCATION SKETCH



- Area of Proposal



1 inch = 200 feet

DEVELOPMENT REVIEW STAFF REPORT
PLANNED DEVELOPMENT 348 AMENDMENT 1

PURPOSE: To rezone approximately 0.89 acres of property generally located at 1215 and 1225 North Benton Avenue from Planned Development 348 and Mid-Town UCD No. 3 Area E to a Planned Development District No. 348 Amendment 1 and Mid-Town Urban Conservation District No. 3 Area E to add multi-family uses.

DATE: May 20, 2016

LOCATION: 1215 and 1225 North Benton Avenue

APPLICANT: Mike and Hannah Textor

TRACT SIZE: Approximately 0.89 acres

EXISTING USE: Two vacant residential homes

PROPOSED USE: Bed and breakfast, restaurant, residential and multi-family uses

FINDINGS FOR STAFF RECOMMENDATION:

1. The applicant is requesting to add multi-family uses to the existing Planned Development which currently allows for bed and breakfasts, restaurants, and residential uses.
2. The *Growth Management and Land Use* element of the Comprehensive Plan designates this area as Medium or High Density Housing.
3. The planned development is within the Mid-Town Neighborhood Plan which was updated on April 2, 2001. The Plan identifies these two properties as contributing to the Mid-Town National Register Historic District. The Plan states that any institutional expansion in this area should utilize and preserve contributing structures.
4. The Planned Development will allow for the rehabilitation and use of these two properties while preserving the architecturally significant structures and design within the Mid-Town neighborhood.
5. A Traffic Study is not required based on the proposed uses. Benton Avenue is classified as a secondary arterial which is appropriate for the intensity of the proposed uses.
6. The subject property is within walking and bicycling distance of the Drury and OTC campuses, the downtown area and bus stops. In addition there is a good sidewalk system, greenway and marked bike routes in the area.
7. The planned development will mitigate the potential impact between the permitted uses and the adjacent apartment by retaining a wood fence between the apartment property parking lot to the west as outlined in Exhibit 1 and

Exhibit 2. The proposed expansion will not have a significant impact on the surrounding neighborhood.

RECOMMENDATION:

Staff recommends **approval** of this request.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	R-MD	Apartments
East	GI	Drury University
South	R-SF	Drury University
West	R-MD	Apartments

HISTORY:

The Planning and Zoning Commission held a public hearing on April 9, 2014 and the City Council approved General Ordinance No. 6194 for a Planned Development 348 District zoning on May 11, 2015.

COMPREHENSIVE PLAN:

The *Growth Management and Land Use* element of the Comprehensive Plan designates this area as Medium or High Density Housing. The planned development is within the Mid-Town Neighborhood Plan which was updated on April 2, 2001. The Plan identifies these two properties within the Mid-Town Historic District as contributing to the Mid-Town National Register Historic District.

STAFF COMMENTS:

1. The proposed amendment will allow for multi-family residential uses.
2. The Comprehensive Plan and Mid-Town Neighborhood Plan both support the proposed uses.
3. The *Growth Management and Land Use* element of the Comprehensive Plan designates this area as Medium or High Density Housing. This area is also within proximity to the Comprehensive Plan designated Center City Activity Center (Downtown, Drury University/OTC) which is a major mixed-use activity center. The Comprehensive Plan states that activity centers will vary from one to another, but each should include, at a minimum, retail and office buildings and, ideally, multi-family housing, restaurants, and hotels, entertainment, and community facilities such as churches, public agencies, libraries, parks, etc. Activity Centers are the preferred development pattern to encourage infill growth by using existing

infrastructure where the City has already constructed the necessary services and facilities to accommodate growth.

4. The Planned Development will allow for the rehabilitation and use of these two properties while preserving the architecturally significant structures and design within the Mid-Town neighborhood. The Planned Development is written with similar language as the UCD Area A requirements while allowing for the bed and breakfast and restaurant use while preserving the contributing historic structures. The Planned Development will be the underlying zoning district while keeping the UCD No 3 Area E designation. The Area E is a reserve area that does not have any UCD requirements other than requiring Mid-Town Neighborhood Association notification of proposed changes through the Administrative Review Committee (ARC) process.
5. Approval of this application will facilitate redevelopment of these properties and promote infill development and increased intensity where investments have already been made in public services and infrastructure.
6. The Planned Development will be the underlying zoning district while keeping the UCD No 3 Area E designation overlay district.
7. This proposal did require a Multi-Family Location and Design Guidelines assessment. The request is consistent with the Multi-Family Development Location and Design Guidelines as approved by the Planning and Zoning Commission and City Council (see attachment 3).

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on April 19, 2016. A summary of the meeting is attached (Attachment 2).

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: June 27, 2016

STAFF CONTACT PERSON:

Bob Hosmer, AICP
Principal Planner
864-1834

ATTACHMENT 1
DEPARTMENT COMMENTS
PLANNED DEVELOPMENT 348 AMENDMENT 1

TRAFFIC DIVISION COMMENTS:

The Transportation Plan classifies Benton Avenue as a secondary arterial roadway. The standard right of way width for Benton Avenue is 35 feet from the centerline (total of 70 feet full street right of way). This is a City maintained street. The most recent traffic count on Benton Avenue in this approximate location is 4,528 vehicles per day. There are two existing driveway access points on Benton Avenue along the property in this zoning case. Existing right of way appears to be adequate. A survey is recommended to verify existing right of way. Sidewalk exists along Benton Avenue. The driveways do not meet existing city standards and will be addressed at building plan review submittal. On-street parking is allowed along the adjacent streets. There is no greenway trail in the area and no bus stops along this block of Benton Avenue. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area. There are no proposed improvements along Benton Avenue.

Public Works Traffic Division	Response
Street classification	Secondary Arterial
On-street parking along streets	Yes
Trip generation - existing use	180
Trip generation proposed use	180
Existing street right of way widths	Appears to be 85 feet. A survey is recommended to verify.
Standard right of way widths	70 feet
Traffic study submitted	Not required
Proposed street improvements	None

BUILDING DEVELOPMENT SERVICES COMMENTS:

No issues with rezoning to Planned Development

STORMWATER COMMENTS:

The property is located in the Jordan Creek drainage basin. The property is not located in a FEMA designated floodplain. Staff is not aware of any flooding problems in the area. If the project increases the amount of impervious surfacing; detention is required according to Chapter 96. Buyout in lieu of on-site stormwater detention may be an option. Since the project will be disturbing less than one (1) acre there will not be a land disturbance permit required. There is not an existing stormwater system available for this development to discharge into. There are no 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 requirements.
2. Concentrated points of discharge from these improvements will be required to drain into a certified natural surface-water channel, public right-of-way, or a drainage easement.
3. Please keep in mind that more detailed stormwater calculations will have to be submitted before any permits can be approved.

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

SANITARY SERVICES COMMENTS:

No objections to rezoning however, a sewer easement will need to be recorded along the west property line before final approval.

CITY UTILITIES COMMENTS:

No objection to PD concept.

Michael and Hannah Textor
1215 N. Benton Ave, Springfield, MO 65802
Phone: (417) 865-1000

Date: April 8, 2016

Re: Proposed Zoning Amendment of 1215 and 1225 N. Benton

Michael and Hannah Textor, through Historic Patterson House LLC, are owners of the Patterson House, at 1225 North Benton Ave and the adjacent property at 1215 N. Benton Ave. Last year the properties were put into a Planned Development. The proposed amendment would restore the historic Residential-Medium Density use within the Planned Development.

The Patterson House has been apartments since 1939 and was zoned Residential-Medium Density until the Planned Development rezoning last year. We still intend to save and rehabilitate both historic structures within the current footprint.

You are invited to a meeting to view drawings of the Planned Development, to discuss the plans and any concerns you may have about this process. The meeting will take place Tuesday, April 19, 4:00 PM at 1215 N. Benton Ave.

Sincerely,

Mike and Hannah Textor

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

- 1. Request change to zoning from: PD348 to PD348a (adding R-MD)
(existing zoning) (proposed zoning)
- 2. Meeting Date & Time: April 19, 2016 4:00 pm
- 3. Meeting Location: 1215 N. Benton Ave, Spfd MO 65802
- 4. Number of invitations that were sent: 99
- 5. How was the mailing list generated: obtained from City P&Z staff
- 6. Number of neighbors in attendance (attach a sign-in sheet): 5

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.)

No negative comments. People are excited to see the properties put into use.

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

None

I, Michael Texter (print name), attest that the neighborhood meeting was held on 4/19/2016 (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

Michael Texter

Printed name of person completing affidavit

Planned Development District 348 Amended
Sign-in sheet
Neighborhood Meeting, 1215 N. Benton
April 19, 2016
4:00 PM

	Name	Address
1.	Michael Textor	- Developer - Historic Patterson House
2.	STEVE WIFMER	1101 N BENTON SPRINGFIELD 65802
3.	PETE RADECKI	1215 N BENTON " "
4.	SHELLA RADECKI	1215 N BENTON " "
5.	Connie Petrich	1127 N Benton Ave Springfield MO 65802
6.		
7.		
8.		
9.		
10.		
11.		
12.		

ATTACHMENT 3
MULTI FAMILY DEVELOPMENT LOCATION AND DESIGN GUIDELINES
ASSESSMENT FOR PLANNED DEVELOPMENT 348 AMENDMENT 1

According to the Multi-Family Location and Design Assessment Matrix, the proposed development has attained 11 points, thus permitting a housing density of 18-20 dwelling units/acre. The applicant is requesting 18 units per acre which equates to approximately 16 dwelling units for the 0.89 acres of property. Below is an analysis of the five categories used to calculate the Matrix score.

- A. Land Use Accessibility (3/3 points)
Three points were given for land use accessibility. One point each was given for neighborhood retail, public school, hospital and public library within the 1/4 and 1/2 assessment area.
- B. Connectivity Analysis (2/5 points)
Two out of a maximum of five points were given for connectivity analysis.
- C. Road Network Evaluation (2/2 points)
A maximum of two points were given for the road network evaluation.
- D. Design Guidelines (6/6 points)
Six points were given for design guideline criteria. Below are some of the design considerations that have been incorporated into the proposed development.
 - 1. Pedestrian Amenities - Pedestrian amenities shall include benches placed near walkways at appropriate locations throughout the development. Pedestrian-scale lighting shall be provided within the development lighting sources or luminaries that do have a cutoff shall not exceed a maximum of 30 feet in height. All lighting shall be glare-free and shielded from the sky and adjacent residential properties and structures, either through external shields or through optics within the fixture. A site lighting and photometric plan shall be submitted conforming to these requirements for building permits.
 - 2. Building Scale and Articulation - Street facing walls that are greater than 50 feet in length shall be articulated at least each 25 feet with bays, projections or recesses. Articulation means a difference in the vertical plane of the building at least 18 inches or more. This project shall be in compliance with the attached site plan and elevations
 - 3. Building Orientation and Interior Landscaping - Building orientation shall address the Streets and building alignments per submitted site plan. Landscaping and open spaces shown shall be provided with approved ground cover and/or plantings per required city ordinances and zoning requirements. Landscaping islands with plantings shall be located

throughout the parking lot. A landscaping plan shall be submitted conforming to these requirements for building permits.

4. Avoidance of Blank Walls along pedestrian circulation areas - Facades that face public streets or connecting pedestrian frontage that are greater than 25 feet in length shall be subdivided and proportioned using at least one or more of the following features windows, entrances, arcades, arbors, awning (over windows or doors), distributed along the façade at least once every 25 feet. This project shall be in conformance with the attached site plan and elevations
5. Internal Connectivity – Internal sidewalks shall connect internally and to the public sidewalk system in accordance to the attached site plan.
6. Useable Recreational Area/Facility – Benches will be located throughout the common areas providing for useable tenant amenities. A minimum of 15% usable open space shall be provided in accordance with the attached site plan.
7. Preservation of Trees –All existing trees of 6” caliper or greater shall be preserved or replaced with 2-inch caliper trees in accordance with the attached site plan and the city ordinance.

Maximum density (du/acre) shall not exceed maximum 18 units per acre for PD 348 Amendment 1 zoning as indicated on the attached site plan.

If it is not possible to repair or rebuild the existing structures in a manner that complies with the requirements of the Exhibit 1 and 2, the use of the property shall revert to single family and multi-family residential uses. However, all new construction of multi-family buildings shall meet the Multi-Family Development Location and Design Guidelines. Bufferyard and landscaping requirements for the existing parking lot shall be in substantial conformance with Exhibit 2. If the site is completely redeveloped then the current bufferyard and landscaping requirements at the time of development will have to be met for parking and other site developments.

EXHIBIT 1

Requirements and Standards Applicable to Planned Development District 348 Amendment 1

Introduction

This planned development will facilitate the historic rehabilitation of the two primary historic buildings located on adjacent properties in the heart of Springfield, Missouri, and their initial development with their historic uses of single family and multi-family residential, with potential future development into an Inn and restaurant, following the guidelines promulgated by the United States Secretary of the Interior for the Rehabilitation of Historic Properties. The south property, hereinafter referred to as the “Hawkins House”, is located at 1215 North Benton and totals approximately 0.39 acres. The north property, hereinafter referred to as the “Patterson House”, is located at 1225 North Benton and totals approximately 0.51 acres. The two properties make up the entirety of the Planned Development.

Background

Both the Patterson House and the Hawkins House are located within the Mid-town Historic District and are identified as contributing to the District on the National Historic Registry.

The Patterson House, constructed between 1900 and 1904, was originally designed as a single-family residence. In 1939, the home was converted into apartments. The Hawkins House, built in 1907, was originally designed as a single-family residence. Over time, the property was converted from a single-family residence into medium density housing utilized by the Sigma Pi fraternity at Drury University. More recently, the Hawkins House was converted back into a single-family residence and a one-and-a-half story carriage house was constructed on the northwest corner of the lot. In total, there are three building structures currently located within the Planned Development. Both the Hawkins House and the Patterson House are identified as contributing to the Mid-Town Historic District.

Application

Building permits for any currently allowed use can be issued at any time. Otherwise, building or other permits cannot be issued for development permitted by this planned development, until the final development plan is approved in the manner described at the end of this document.

Intent

The intent of this Planned Development is set forth in the Introduction and Background sections above and shall conform to the Landmarks requirements set forth herein.

Definitions

The definitions contained in the City of Springfield, Missouri Zoning Ordinance apply except where terms are defined in this section or in the Uses Permitted section below.

For the purposes of this ordinance, the following definitions shall apply:

BED AND BREAKFAST: A dwelling, or portion thereof, that contains guest rooms where short-term lodging, with or without meals, is provided for compensation.

FLOOR AREA GROSS: The sum of the gross horizontal areas of the several floors of a building measured from the exterior face of the exterior walls, but not including parking or loading spaces for motor vehicles. The gross area shall include public or common areas such as public toilets, corridors, stairwells, elevators, machine and equipment rooms, and lobbies. It shall also include all outdoor areas devoted to retail sales, storage or other activities incidental to the building.

IMPERVIOUS SURFACE AREA (ISR): The portion of the site covered by surfaces which do not absorb rainwater, including buildings, roads, sidewalks, patios, parking areas and any other paved area.

$$\text{ISR} = \frac{\text{AREA COVERED BY IMPERVIOUS SURFACES}}{\text{TOTAL SITE AREA}}$$

Uses Permitted

- A. The following uses shall be permitted in the Planned Development:
1. Single-family detached dwellings
 2. Multi-family, R-LD uses.
 3. Accessory Uses as permitted in section 36-350, accessory structures and uses.
- B. The following commercial and multi-family uses shall be permitted within the Planned Development:

1. Eating and Drinking Establishments Use Group. Establishments primarily engaged in the sale of prepared foods and/or beverages for on-premise consumption. Typical uses include restaurants and coffee shops. Drive-up windows, Drive-in and drive thru facilities are NOT allowed.
2. Bed and Breakfasts. Establishments providing lodging available to the public on a daily basis. Typical uses include bed and breakfasts and activities normally accessory thereto such as incidental retail sales, offices, restaurants, bars, spa services, art sales and recreation facilities intended for the convenience of guests.
3. The carriage house on the south lot may have an apartment and offices incidental to the operation of the Bed and Breakfast and Restaurant. The carriage house may also be used as guest suites or as a kitchen incidental to the operation of the restaurant. For the initial phase of this planned development the carriage house will be a garage.
4. R-LD, multi-family apartments shall be allowed.
5. Accessory uses as permitted by section 36-350. Accessory structures and uses.
6. Should either the Hawkins House or the Patterson House, or both, be damaged by fire or natural disaster then:
 - a. The structure(s) shall be restored to maintain their significant features consistent with the most recent rehabilitation plans approved by the State Historic Preservation Office; or
 - b. The structures shall be completely rebuilt to their original plans; or
 - c. If it is not possible to repair or rebuild in a manner that complies with these requirements, the use of the property shall revert to single family and multi-family residential uses.
7. All new construction of multi-family buildings, per 6 (c) above, shall meet the Multi-Family Development Location and Design Guidelines. Bufferyard and landscaping requirements for the existing parking lot shall be in substantial conformance with Exhibit 2. If the site is completely redeveloped then the current bufferyard and landscaping requirements at the time of development will have to be met for parking and other site developments.

Historic District and Landmarks Compliance

- A. The Landmarks Board, in 2015, approved the proposed exterior modifications to the historic structures. The initial phase of single and multi-family residential eliminates the previously-proposed addition to the Hawkins House. Because the initial phase uses the properties for their historic purposes, rehabilitates and preserves the existing exterior structures without any material change to the exterior appearance of existing structures, and reduces the parking and driveway area from the previously approved design, no further review by the Landmarks Board is required. All modifications and uses of Contributing Buildings within the Planned Development shall retain the historic character of the existing structure. Additionally, the goals of historic rehabilitation shall be met and any exterior modification to the property must be consistent with the Secretary of Interior's Standards for Rehabilitation. A Certificate of Appropriateness shall be required in the following instances before the commencement of exterior work upon any new or existing structure or outside work within the Planned Development except for ordinary maintenance and repair:
1. Any construction, alteration, or removal affecting the exterior of a site or structure that requires a building or demolition permit from the City of Springfield including but not limited to the construction of new structures;
 2. A material change to the exterior appearance of existing structures including but not limited to additions, reconstruction or alterations, which affects a significant exterior feature of a structure as specified in the materials attached to the ordinance designating the properties in this Planned Development as contributing to the Midtown Historic District.
 3. Any action resulting in the application of paint to a previously unpainted brick or masonry exterior surface or the application of stucco or siding;
 4. The construction or enlargement of a driveway or parking area or erection of fencing;
 5. Work by the City of Springfield or any of its agencies or departments which would require a Certificate of Appropriateness if undertaken by a private citizen and any Public Improvement Project, which, in the opinion of the Director of Planning and Development would affect the Midtown Historic District.
 6. The placement or construction of any building one hundred (100) square feet or less in size within the Planned Development, with the exception of gazebos, pergolas, and green houses, and structures associated with the temporary use of street festivals so long as said structures are removed at the expiration of the

applicable use permit issued by the Director of Building Development Services;
and

7. A material change to the interior appearance of existing structures, including but not limited to additions, reconstruction, or alterations, if a significant interior feature of a structure was listed in the nomination for the Midtown Historic District.

B. Administrative Review. A person who is required to obtain a Certificate of Appropriateness shall submit an application to the Director of Planning and Development, hereinafter referred to as Director. Persons desiring to perform work on structures or parcels designated as Historic Landmarks or located within a Historic District are required to contact the Director in order to determine if certificate is required. If the application is for work that will have no effect on exterior architectural details or is one of any number of items that the Landmark Board has designated for action, then the Director shall review the application and issue or deny a Certificate of Appropriateness. Such certificate shall be in addition to all other permits required by the City. If the request is within the Director's jurisdiction and is denied by the Director, the applicant may appeal such decision to the Landmarks Board. Permits required by the City involving items requiring a Certificate of Appropriateness shall not be issued by the City until the Director has issued said certificate, has issued a Certificate of Economic Hardship, or in the event of demolition being refused, the requisite time period has expired. If the Director determines that the application is for action not designated for administrative review, then the Director shall submit the application to the Landmarks Board. The Director may require as a condition of processing the application that the applicant submit information as determined by the Director. The Director shall also have the authority to refer any building or demolition permit application for structures within the Planned Development to the Landmarks Board for the sole purpose of review and comment when, in his opinion, the proposed improvements would have a significant adverse impact on the Midtown Historic District.

C. Landmarks Board Review and Action on Certificates of Appropriateness. Applications for Certificates of Appropriateness must be complete and be received in the Director's office no later than fifteen (15) days prior to a scheduled Landmarks Board meeting. Not less than ten (10) days prior to the hearing Applicant shall post signs on the property being considered indicating the proposed action and the time, date, and place of the hearing. The applicant must comply with standards and procedures provided and approved by the Director of the Planning and Development Department and on file in the City Clerk's office, regarding compliance with this section. The Landmarks Board shall review the application and approve, approve subject to specific conditions, or disapprove the certificate based on the guidelines set forth in this section. If the certificate is denied, no permit for the work shall be

issued and the applicant shall not proceed with the work. The Landmarks Board shall state the reasons for denial in writing to the applicant and shall also make suggestions in regard to appropriate changes.

D. Review Criteria. The Landmarks Board in considering whether or not to issue a Certificate of Appropriateness shall be guided by the general purpose of this section and the following:

1. The Secretary of Interior's Standards for Rehabilitation as listed below.
 - a. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
 - b. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
 - c. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
 - d. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
 - e. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
 - f. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
 - g. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
 - h. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
 - i. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the

massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

- j. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
2. Any design guidelines or standards that the Landmarks Board may establish and adopt.
 3. For new construction, the Landmarks Board shall also consider the extent to which the building or structure would be harmonious with or incongruous to the old and historic aspects of the surroundings. It is not the intent of this section to discourage contemporary architectural expression or to encourage the emulation of existing buildings or structures of historic or architectural interest in specific detail. Harmony or incompatibility shall be evaluated in terms of the appropriateness of materials, scale, size, height, and placement of a new building or structure in relationship to existing buildings and structures and to the setting thereof.
- F. Work Required to Conform with Certificate of Appropriateness. Work performed pursuant to the issuance of a Certificate shall conform to the requirements of such certificate, if any. The Director of Building Development Services shall inspect from time to time any work performed pursuant to a certificate to assure such compliance. In the event that such work is not in compliance, the Director of Building Development Services shall issue a stop work order. A certificate shall become void unless construction is commenced within one hundred eighty (180) days of date of issue. All City licenses shall be issued on condition that the person owning or occupying the premises will comply with conditions, if any, in the certificate.
- G. Applicant's Action if Application is denied. In the event that a certificate is denied, the applicant may:
1. Not resubmit a denied application without substantial change, but may change the original proposal and resubmit the application within fifteen (15) days of denial by the Landmarks Board; or
 2. Apply for a Certificate of Economic Hardship; or
 3. File an appeal to the Board of Adjustment within fifteen (15) days of the denial by the Landmarks Board.
- H. Certificate of Economic Hardship.
1. Application Procedure. Application for a Certificate of Economic Hardship shall be submitted to the Director of Planning and Development. Applications for

Certificates of Economic Hardship must be complete and received in the Director's office no later than fifteen (15) days prior to a scheduled Landmarks Board meeting. Not less than ten (10) days prior to the hearing the applicant shall post signs on the property being considered indicating the proposed action and the time, date and place of the hearing. The applicant must comply with standards and procedures provided and approved by the Director of the Planning and Development Department and on file in the City Clerk's office, regarding compliance with this section.

2. Review Criteria. The Landmarks Board will review the application at a public hearing and may solicit expert testimony or require that the applicant for a Certificate of Economic Hardship make submissions concerning any or all of the following information before it makes a determination on the application:

- a. Estimate of the cost of the proposed construction, alteration, demolition, or removal and an estimate of any additional cost that would be incurred to comply with the recommendations of the Landmarks Board for changes necessary for the issuance of a Certificate of Appropriateness.
- b. A report from a licensed engineer or architect with experience in recognized historic property rehabilitation, as to the structural soundness of any structures on the property and their suitability for rehabilitation.
- c. A report from a state-certified real estate appraiser as to the estimated market value of the property in its current condition, after completion of the proposed construction, alteration, demolition or removal, after any changes recommended by the Landmarks Board.
- d. If the property is income-producing, the annual gross income from the property for the previous two (2) years, itemized operation and maintenance expenses for the previous two (2) years, and depreciation deduction and annual cash flow before and after debt service, if any, during the same period.
- e. All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property.
- f. Any listing of the property for sale or rent, price asked and offers received, if any, within the previous two (2) years.
- g. Assessed value of the property according to the two (2) most recent assessments.
- h. Real estate taxes for the previous two (2) years.
- i. Form of ownership or operation of the property, whether sole proprietorship, for profit or not-for-profit corporation, limited partnership, joint venture, or other.

- j. Amount paid for the property, date of purchase, and the party from whom purchased, including a description of the relationship, if any, between the owner of record or applicant and the person from whom the property was purchased, and any terms of financing between the seller and buyer.
- k. Annual debt service, if any, for the previous two years.
- l. Any consideration by the owner as to profitable adaptive uses for the property.
- m. Any other information considered necessary by the Landmarks Board to a determination as to whether the property does yield or may yield a reasonable return to the owners.

3. Landmarks Board Review and Action. The Landmarks Board shall review all information and shall either approve, approve subject to conditions, or deny the application for a Certificate of Economic Hardship. If approved, the Director of the Department of Building Development Services will be instructed to issue a building permit for the proposed work unless an appeal of the decision to the Board of Adjustment is filed within fifteen (15) days of the decision. If denied, the applicant shall have the right to appeal the decision to the Board of Adjustment. The Board of Adjustment shall conduct a full and impartial hearing on the matter before rendering a decision. The Board of Adjustment shall apply the same standards as established herein. The Board of Adjustment may affirm, reverse, or modify the decision of the Landmarks Board in whole or in part.

Use Limitations

- A. All uses must operate in accordance with the noise standards contained in Section 36-485 of the Springfield Zoning Ordinance.
- B. No use may emit an odor that creates a nuisance as determined by Springfield City Code.

Design Requirements

- 1. In the event the removal of trees from the Planned Development would cause the number of trees, six inches or more in diameter and 4.5 feet tall, to fall below (7) seven trees per acre, the following provisions shall apply. A tree six inches or greater in diameter measured 4 1/2 feet above ground must be preserved or replaced with a tree of at least two inches (2") in diameter—for a maximum total of 7 trees per acre. Trees meeting the landscape requirements in the zoning ordinance may be counted toward this requirement. A tree survey site plan must be submitted with a zoning application in order to assess this requirement. The

life of all planted or saved trees shall be guaranteed and maintained for a period of 5 years or shall be replaced with an equal diameter tree. If this is not possible then the total diameter of trees at the time they are lost shall be replaced with an equal diameter amount of trees with no less than 2" in diameter throughout the project area

2. There shall be one (1) street/park bench provided within each multi-family development.

Bulk, Area and Height Requirements

A. Development shall adhere to the following:

1. A maximum impervious surface ratio of 0.80 shall be permitted.

Intensity of Development

The Planned Development intends to utilize the existing structures located upon the properties within the Planned Development. The Planned Development will allow the construction of another Carriage House along the west boundary of the north property. Such Carriage House may be up to two stories tall with open bays on the first floor for parking of vehicles.

A maximum of eighteen (18) dwelling units per acre may be developed within the Planned Development. A maximum of fourteen (16) guest suites may be operated by the bed and breakfast within the Planned Development.

Access to Public Thoroughfares

The Planned Development will be allowed a maximum of two (2) access points on North Benton Avenue.

Off-street Parking

The Planned Development shall have one (1) parking space for each dwelling unit under 400 sf and shall have one and a half (1.5) parking spaces for every dwelling unit over 400 sf. The second phase of the Planned Development shall have one (1) parking space for each guest suite, office and apartment, and one parking space for every 250 square feet of additional gross floor area within a habitable structure. Provided, however, that the gross floor area of common areas located on a floor with guest rooms or dwelling units shall not be considered for parking requirements.

Signs

All signage shall meet the standards of section 36-454 of the zoning ordinance unless otherwise modified herein:

- A. A monument sign identifying the commercial operation(s) within the Planned Development will be allowed. Such sign shall be restricted to a maximum height of five (5) feet above the ground and a total of sixteen (16) square feet of effective area on each face.
- B. Two additional detached signs identifying each of the historic buildings shall be allowed to display the historic name, a brief history of the property and the address. These signs shall be no larger than twelve (12) square feet.
- C. No detached sign shall exceed a height of five (5) feet above the ground upon which it is located. Attached signs shall not exceed sixteen (16) square feet of effective area.
- D. Wall signs shall be attached in a manner and in a location that does not obscure significant architectural features of the structure.

Perimeter Treatment

The Planned Development shall adhere to the following:

- A. No buffer yard will be required between the side yards and rear yards as they adjoin parking lots. A minimum 42-inch opaque fence will be required to the rear of the structures to block the headlights of the vehicles entering and leaving the property.
- B. No perimeter buffer will be required along Benton Avenue.

Refuse Storage

Waste cans, dumpster units, or other forms of litter control and refuse disposal devices shall be placed within the district, or upon adjacent properties with consent, where they are least visible from a public right-of-way, other than alleys. Each litter control or refuse device shall be enclosed so that it no part of the device is visible from public right-of-ways or adjoining properties. Screening of these devices, in the form of sight-proof fence or wall shall be required.

Exterior Lighting

The Planned Development shall adhere to the following:

Exterior lighting shall be designed, located and constructed to eliminate or significantly reduce glare and /or a general increase in lighting within the adjoining existing residence area. Lighting sources or luminaries that do not have a cutoff and are used in parking lots and pedestrian ways shall not exceed a maximum of 15 feet in height. Lighting sources or luminaries that do have a cutoff shall not exceed a maximum 30 feet in height. The developer shall submit a lighting plan at the time of development demonstrating compliance with this section.

Maintenance of Common Areas and Facilities

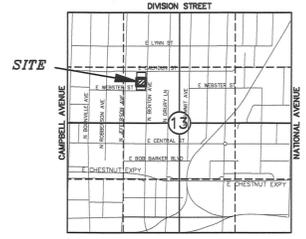
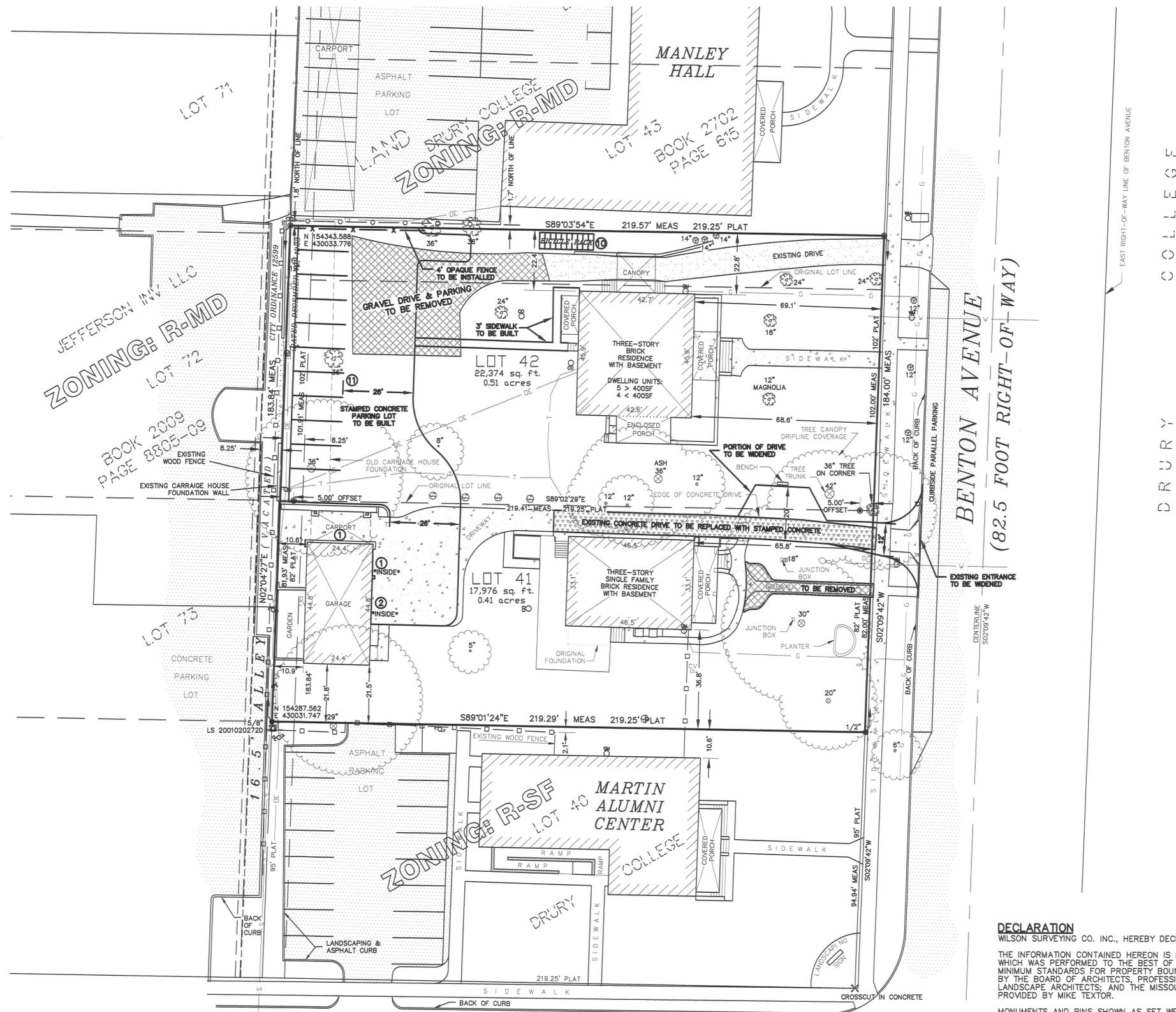
There are no proposed Common Areas within the Planned Development.

Final Development Plan

A final development plan, showing conformance with the requirements of this exhibit, shall be approved in the manner described below prior to the issuance of any building permits and prior to the commencement of any improvements permitted or required by this exhibit.

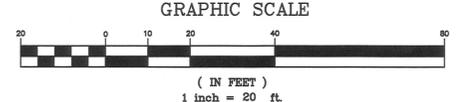
- A. The Administrative Review Committee is hereby authorized to approve the final development plan for the rehabilitation and construction of improvements within the Planned Development provided such plan substantially conforms to the provisions of the ordinance.
 - 1. The Administrative Review Committee is hereby authorized, at its discretion, to approve minor adjustments and modifications to the site plan. Such authority shall not include any uses not specifically prescribed by the ordinance, any increase in the intensity of uses permitted in the district, and any reduction in the required parking prescribed by the ordinance

SITE PLAN EXHIBIT 2



LOCATION MAP
SECTION 13
TOWNSHIP 29 RANGE 22
APPROX. SCALE: 1"=2000'

GRID NORTH
MISSOURI STATE
PLANE
CENTRAL ZONE
NAD83



PARKING NOTE
10 BICYCLE PARKING SPACES
15 VEHICLE PARKING SPACES (TYP: 9'x18.5')

- LEGEND**
- = EXISTING IRON PIN EXCEPT AS NOTED
 - ⊙ = 5/8" IRON PIN SET CAPPED "LS-267D"
 - ✕ = CROSSCUT IN CONCRETE
 - ☐ = CLEANOUT
 - ☐ = TELEPHONE RISER
 - ⊙ = TREE TRUNK
 - ⊙ = DECIDUOUS TREE
 - ⊙ = POWER POLE
 - ⊙ = LIGHT POLE
 - ⊙ = GAS METER
 - ⊙ = WATER METER
 - ⊙ = CONTROL VALVE
 - ⊙ = CHAIN-LINK FENCE
 - ⊙ = WOOD FENCE
 - ⊙ = OPAQUE FENCE TO BE INSTALLED
 - ⊙ = SANITARY SEWER LINE
 - ⊙ = OVERHEAD ELECTRIC LINE
 - ⊙ = GAS LINE
 - ⊙ = WATER LINE
 - ⊙ = TELEPHONE LINE
 - ⊙ = TREE DRIP LINE
 - ⊙ = ASPHALT
 - ⊙ = CONCRETE
 - ⊙ = GRAVEL
 - ⊙ = TO BE REMOVED
 - ⊙ = TO BE REPLACED WITH STAMPED CONCRETE

RESOURCE MATERIALS USED FOR BOUNDARY DETERMINATION

- ZARK LAND COMPANY'S ADDITION TO THE CITY OF SPRINGFIELD FINAL PLAT
- SURVEY BY L.A. WEEKS DATED OCTOBER 21, 1953
- SURVEY BY WILSON SURVEYING CO., INC. DATED DECEMBER 14, 1991
- SURVEY BY WILSON SURVEYING CO., INC. DATED NOVEMBER 12, 2015
- DEEDS AS SHOWN

SOURCE OF TITLE

- BOOK 2015 PAGE 7026-15
- BOOK 2015 PAGE 11348-15
- HOGAN LAND TITLE COMMITMENT NO. 1411011 EFFECTIVE DATE: OCTOBER 31, 2014
- HOGAN LAND TITLE COMMITMENT NO. 1502141 EFFECTIVE DATE: FEBRUARY 9, 2015

PROPERTY DESCRIPTION

ALL OF LOTS FORTY-ONE (41, FORTY-TWO (42) AND THE SOUTH TWENTY (20) FEET OF LOT FORTY-THREE (43) IN OZARK LAND COMPANY'S ADDITION TO 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 HISTORIC PATTERSON HOUSE LLC:

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 MIKE TEXTOR.

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.

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

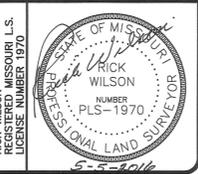
THE PROPERTY SHOWN HEREON LIES IN A FLOOD ZONE X ACCORDING TO FLOOD INSURANCE MAP 29077C0331E, EFFECTIVE DECEMBER 17, 2010.

WEBSTER STREET
(50 FOOT RIGHT-OF-WAY)

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-105-008
JOB NO.: 16044
DRAWN BY: MSB
DATE: MAY 5, 2016

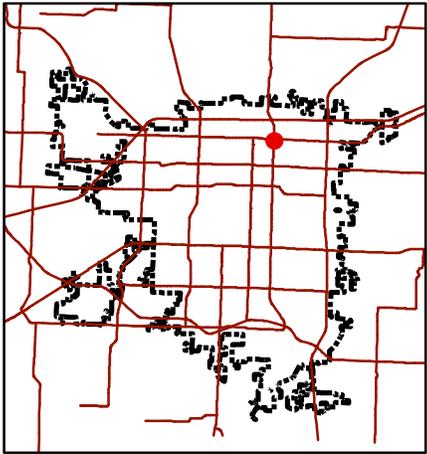
TOTAL AREA
0.93 ACRES
40,350 SQ. FT.



Rick Wilson
WILSON SURVEYING CO., INC. L.C. 267D
BY RICK WILSON, P.L.S. 1970

Development Review Staff Report

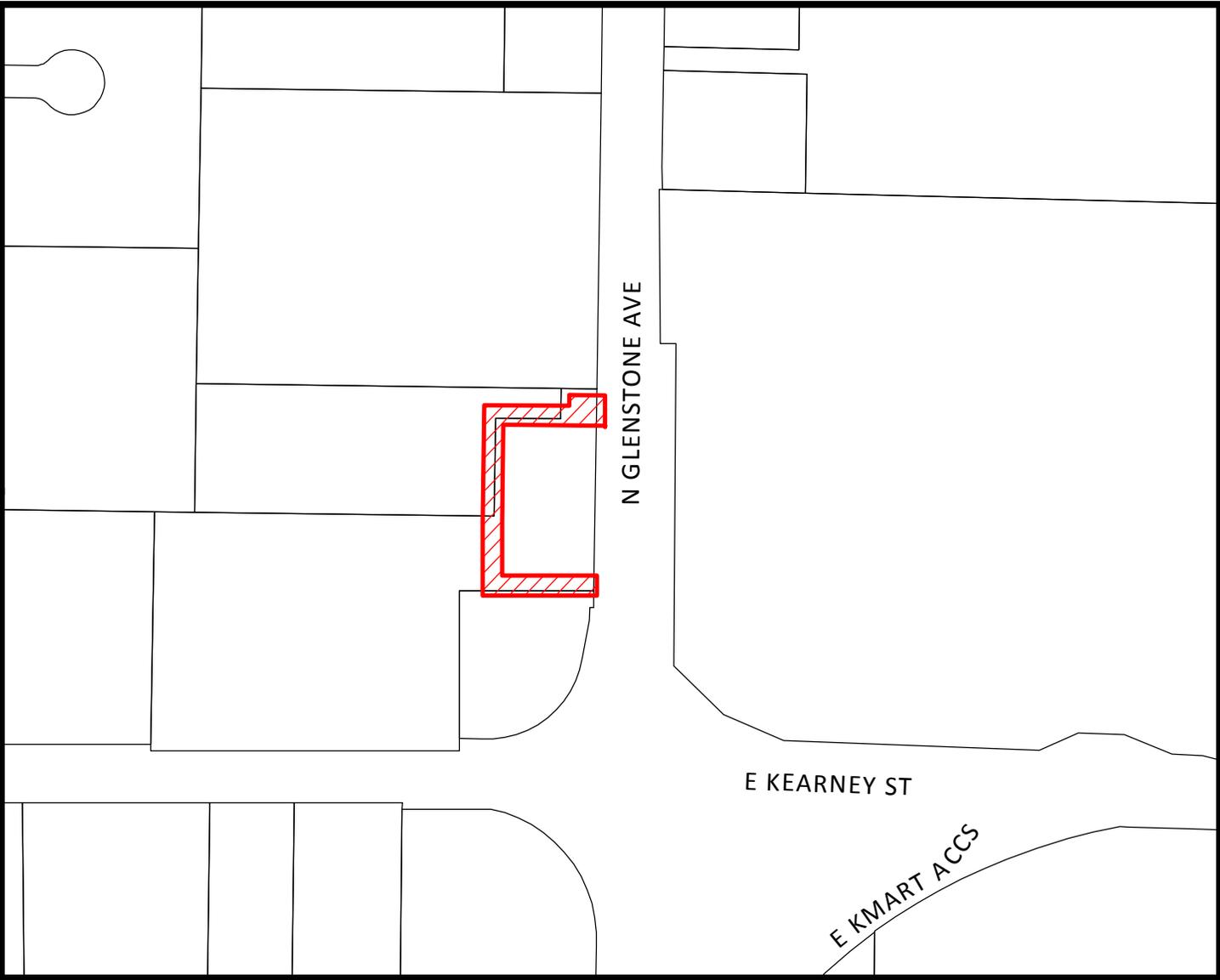
Department of Planning & Development - 417-864-1031
840 Boonville - Springfield, Missouri 65802



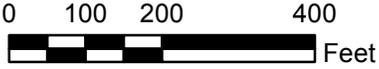
Relinquish Easement 835

LOCATION: 2455 N. Glenstone

LOCATION SKETCH



- Area of Proposal



1 inch = 250 feet

DEVELOPMENT REVIEW STAFF REPORT
REQUEST TO RELINQUISH EASEMENT NUMBER 835

PURPOSE: To relinquish an access easement

REPORT DATE: May 20, 2016

LOCATION: 2455 North Glenstone Avenue

APPLICANT: O'Reilly Hospitality, LLC

RECOMMENDATION:

The request be **approved**.

FINDING:

The request meets the approval criteria listed in Attachment B.

STAFF CONTACT PERSON:

Alyssa S. Ahner
Planning Technician

Attachment A: Background report
Attachment B: Approval criteria
Exhibit 1: Legal description
Exhibit 2: Drawing

ATTACHMENT A
RELINQUISH EASEMENT NO. 835
BACKGROUND REPORT

APPLICANT'S PROPOSAL:

The applicant is requesting to relinquish an access easement in order to facilitate development of the property. A replacement easement is being provided.

TRAFFIC COMMENTS:

Traffic has no objections to the relinquishment of the access easement.

STAFF COMMENTS:

1. The applicant is requesting to relinquish an access easement in order to facilitate development of the property. The existing and proposed parking lot configuration and the proposed building placement in the lot no longer align with the existing access easement. A replacement easement is being provided that adequately addresses access for the new parking lot configuration and building placement.
2. The Planning and Zoning Commission has the authority to relinquish easements if the relinquishment does not affect public utilities.
3. No one has objected to this request to date.

ATTACHMENT B
RELINQUISH EASEMENT NO. 835
APPROVAL CRITERIA

In order to approve a relinquishment of a public easement, the Planning and Zoning Commission must make the following findings:

1. No one has objected to the relinquishment of this easement.

STAFF RESPONSE:

No one has objected to relinquishing the subject easement to date.

2. The appropriate City agency has filed with the Planning and Development Department a statement that the easement is no longer needed to provide service.

STAFF RESPONSE:

All interested City agencies have filed a statement and do not object to the relinquishment of the subject easement.

3. That the retention of the easements no longer serves any useful public purpose.

STAFF RESPONSE:

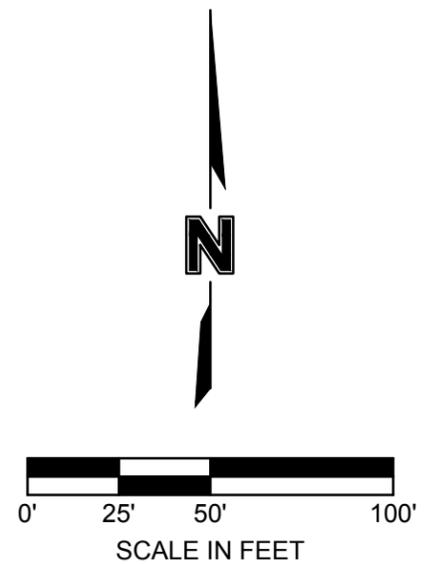
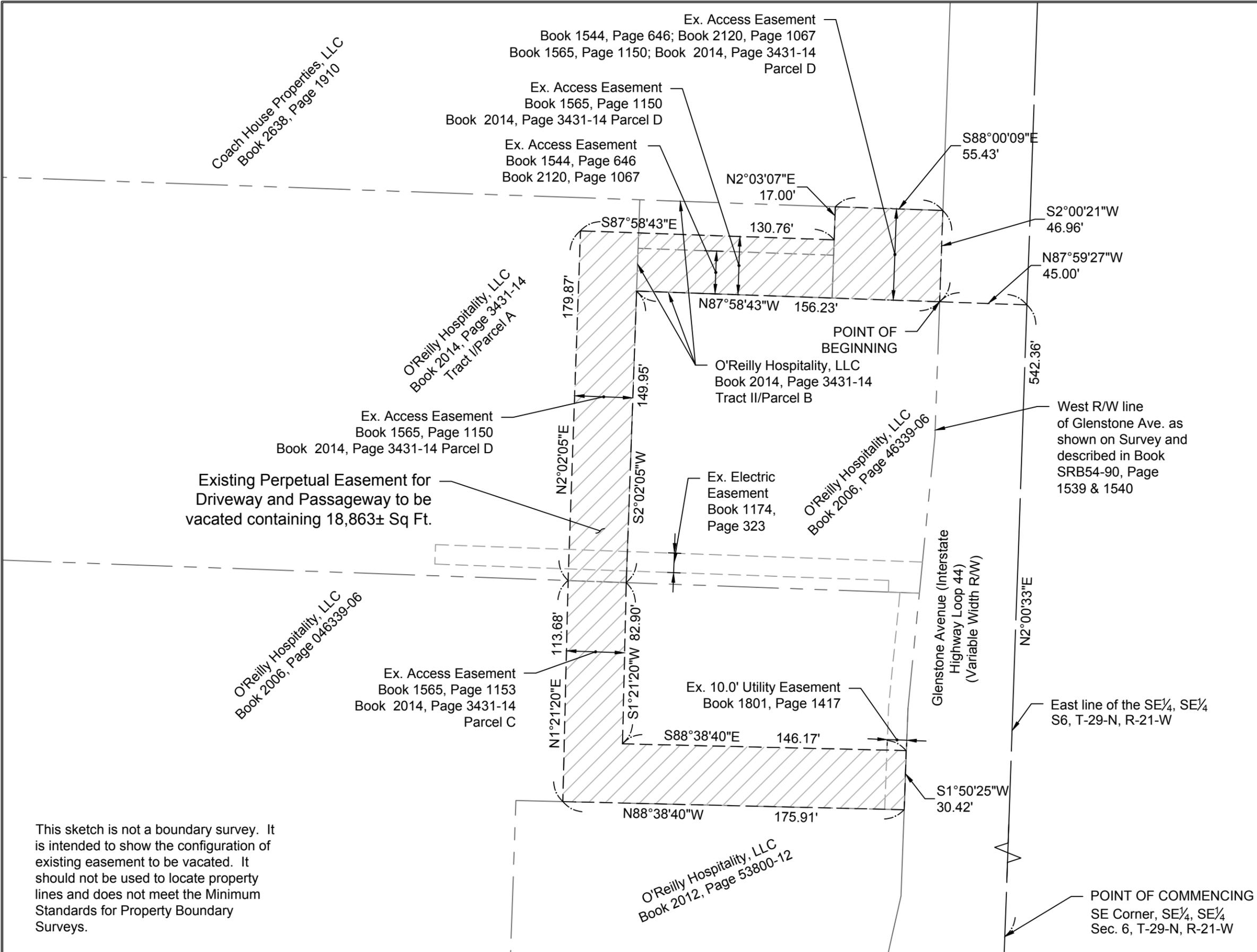
The retention of the subject easement no longer serves a public purpose.

RELINQUISH EASEMENT NO. 835
EXHIBIT 1

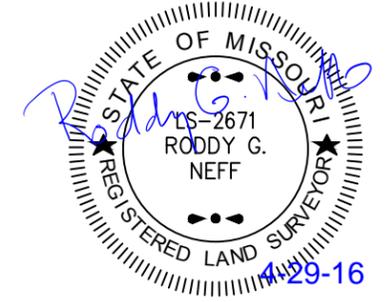
All that part of the Southeast Quarter of the Southeast Quarter of Section 6, Township 29 North, Range 21 West, being an existing perpetual easement for driveway and passageway duly recorded in the following deeds: Deed Book 1544, at Page 646; Deed Book 1565, at Page 1150; Deed Book 1565, at Page 1153; Deed Book 2120, at Page 1067; Deed Book 2014, at Page 003431-14 as Parcel C and D, all in City of Springfield, Greene County, Missouri, and being more particularly described as follows:

COMMENCING at the Southeast corner of the Southeast Quarter of the Southeast Quarter of Section 6, Township 29 North, Range 21 West, Greene County, Missouri; thence North 02 Degrees 00 Minutes 33 Seconds East along the East line of said Quarter Quarter, a distance of 542.36 feet; thence departing said East line North 87 Degrees 59 Minutes 27 Seconds West, a distance of 45.00 feet to a point in the West Right-of-Way line of Glenstone Avenue (Interstate Highway Loop 44), as now established, said point being the Southeast corner of the tract of land described as Tract II/Parcel B in the General Warranty Deed duly recorded in the Greene County Recorder's Office in Deed Book 2014, at Page 003431-14, said point being the POINT OF BEGINNING; thence North 87 Degrees 58 Minutes 43 Seconds West along the South line of said tract of land, a distance of 156.23 feet to a point in the East line of the tract of land described as Tract I/Parcel A in the General Warranty Deed duly recorded in the Greene County Recorder's Office in Deed Book 2014, at Page 003431-14; thence South 02 Degrees 02 Minutes 05 Seconds West, a distance of 149.95 feet to the South line thereof; thence South 01 Degrees 21 Minutes 20 Seconds West, a distance of 82.90 feet; thence South 88 Degrees 38 Minutes 40 Seconds East, a distance of 146.17 feet to a point in said West Right-of-Way line; thence South 01 Degrees 50 Minutes 25 Seconds West along said West Right-of-Way line, a distance of 30.42 feet to the Northeast corner of the tract of land described in the Warranty Deed by Limited Liability Company duly recorded in the Greene County Recorder's Office in Deed Book 2012, at Page 053800-12; thence departing said West Right-of-Way line North 88 Degrees 38 Minutes 40 Seconds West along the North line of said tract of land, a distance of 175.91 feet; thence departing said North line North 01 Degrees 21 Minutes 20 Seconds East, a distance of 113.68 feet; thence North 02 Degrees 02 Minutes 05 Seconds East, a distance of 179.87 feet; thence South 87 Degrees 58 Minutes 43 Seconds East, a distance of 130.76; thence North 02 Degrees 03 Minutes 07 Seconds East, a distance of 17.00 feet to a point in the North line of said tract of land described as Tract II/Parcel B; thence South 88 Degrees 00 Minutes 09 Seconds East along said North line, a distance of 55.43 feet to a point in said West Right-of-Way line; thence South 02 Degrees 00 Minutes 21 Seconds West along said West Right-of-Way line, a distance of 46.96 feet to the POINT OF BEGINNING, and containing 18,863 square feet, more or less.

DWG: F:\PROJECTS\015-3209\40-Design\Survey\SRVY\Sheets\XESM_53209-Vacation-AE.dwg
 DATE: Apr 29, 2016 12:47pm
 USER: rgneff
 XREFS: V_XBOU_53209



This sketch is not a boundary survey. It is intended to show the configuration of existing easement to be vacated. It should not be used to locate property lines and does not meet the Minimum Standards for Property Boundary Surveys.



PROJECT: 15-3209
 DRAWN BY: DRC
 DATE: 04.25.16

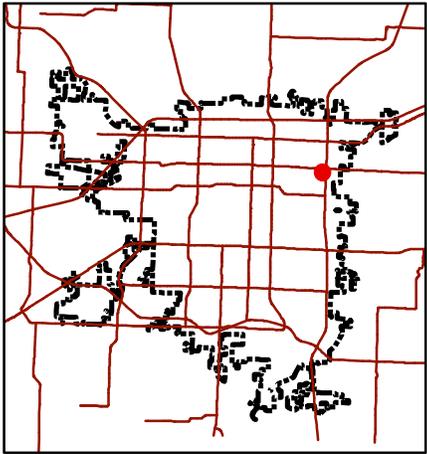
VACATION OF PERPETUAL EASEMENT FOR DRIVEWAY AND PASSAGEWAY



EXHIBIT
 B

Development Review Staff Report

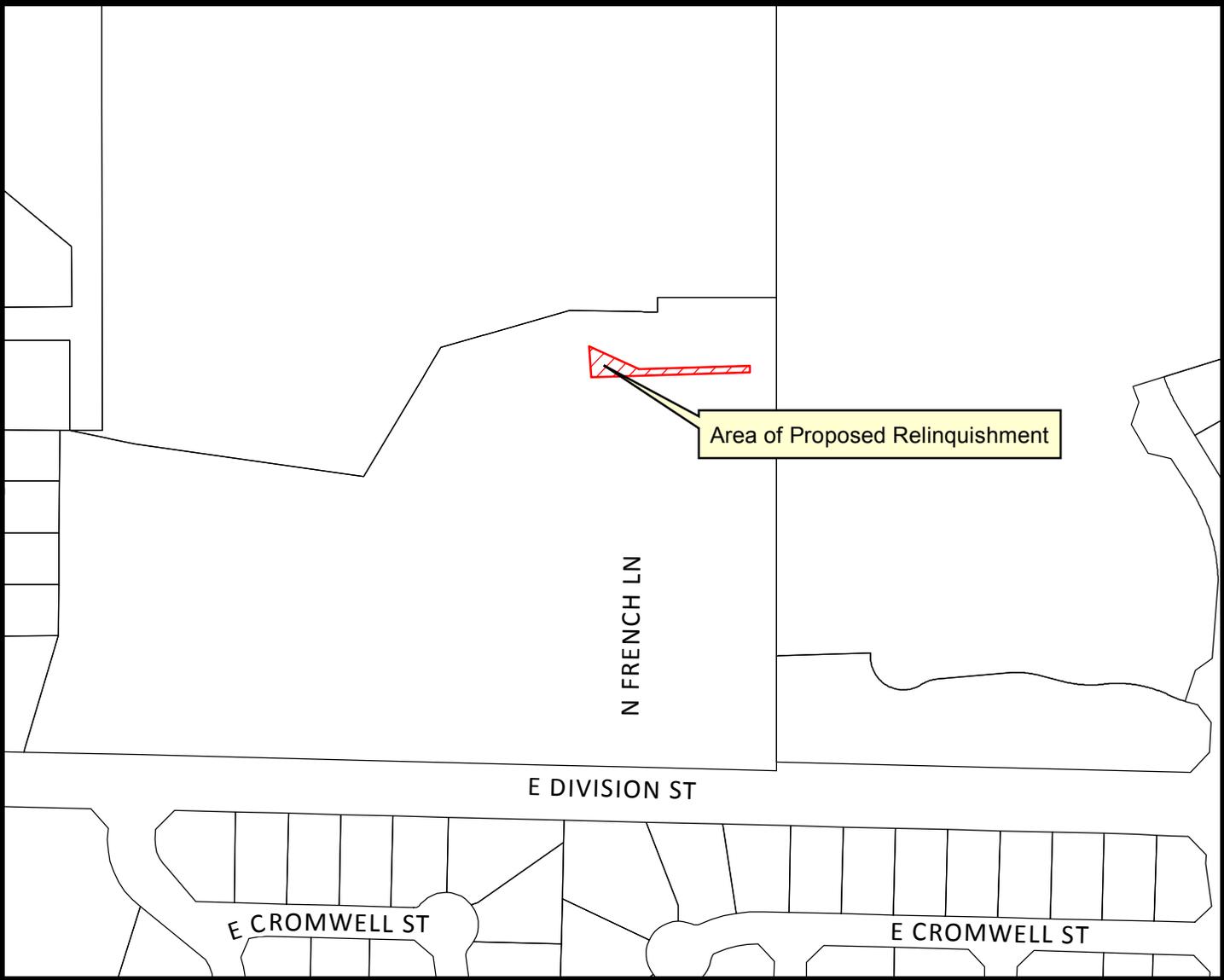
Department of Planning & Development - 417-864-1031
840 Boonville - Springfield, Missouri 65802



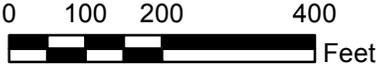
Relinquish Easement 836

LOCATION: 4200 E. Division

LOCATION SKETCH



 - Area of Proposal



1 inch = 250 feet

DEVELOPMENT REVIEW STAFF REPORT
REQUEST TO RELINQUISH EASEMENT NUMBER 836

PURPOSE: To relinquish a utility easement

REPORT DATE: May 20, 2016

LOCATION: 4200 East Division Street

APPLICANT: Hickory Valley, LLC

RECOMMENDATION:

The request be **approved**.

FINDING:

The request meets the approval criteria listed in Attachment B.

STAFF CONTACT PERSON:

Alyssa S. Ahner
Planning Technician

Attachment A: Background report
Attachment B: Approval criteria
Exhibit 1: Legal description
Exhibit 2: Drawing

ATTACHMENT A
RELINQUISH EASEMENT NO. 836
BACKGROUND REPORT

APPLICANT'S PROPOSAL:

The applicant is requesting to relinquish a utility easement in order to facilitate development of the property.

CITY UTILITY COMMENTS:

No objection to relinquishment of the easement. A replacement easement will be provided in the developed subdivision.

CLEAN WATER SERVICES COMMENTS:

No objection to relinquishment of the easement. There is no public sewer within the easement area.

AT&T COMMENTS:

No objection to relinquishment of the easement. AT&T has no facilities within the utility easement area.

STAFF COMMENTS:

1. The applicant is requesting to relinquish a utility easement in order to facilitate development of the property. The utility easement will be in conflict with the proposed structures on the property. The subject easement is located outside city limits. Any necessary replacement easements will be provided in accordance with the Greene County's platting process.
2. The Planning and Zoning Commission has the authority to relinquish easements if the relinquishment does not affect public utilities.
3. No one has objected to this request to date.

ATTACHMENT B
RELINQUISH EASEMENT NO. 836
APPROVAL CRITERIA

In order to approve a relinquishment of a public easement, the Planning and Zoning Commission must make the following findings:

1. No one has objected to the relinquishment of this easement.

STAFF RESPONSE:

No one has objected to relinquishing the subject easement to date.

2. The appropriate City agency has filed with the Planning and Development Department a statement that the easement is no longer needed to provide service.

STAFF RESPONSE:

All interested City agencies have filed a statement and do not object to the relinquishment of the subject easement.

3. That the retention of the easements no longer serves any useful public purpose.

STAFF RESPONSE:

The retention of the subject easement no longer serves a public purpose.

RELINQUISH EASEMENT NO. 836
EXHIBIT 1

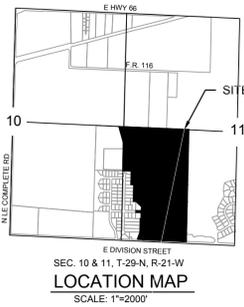
A part of the tract of land in the Warranty Deed by Limited Liability Company duly recorded in the Greene County Recorder's Office in Book 2015, at Page 044838-15 and the Trustee's Warranty Deed duly recorded in the Greene County Recorder's Office in Book 2011, at Page 050271-11, being all of the tract of land described in the Utility Easement duly recorded in the Greene County Recorder's Office in Deed Book 2225, at Page 685, being more particularly described as follows:

THAT CERTAIN PARCEL OR TRACT OF LAND LOCATED IN THE SOUTHEAST (SE1/4) OF THE SOUTHWEST QUARTER (SE1/4) OF SECTION 11, TOWNSHIP 29 NORTH, RANGE 21 WEST, AND OWNED BY GRANTOR AS DESCRIBED IN THE GREENE COUNTY RECORDER'S OFFICE, BOOK 2009, PAGE 407.

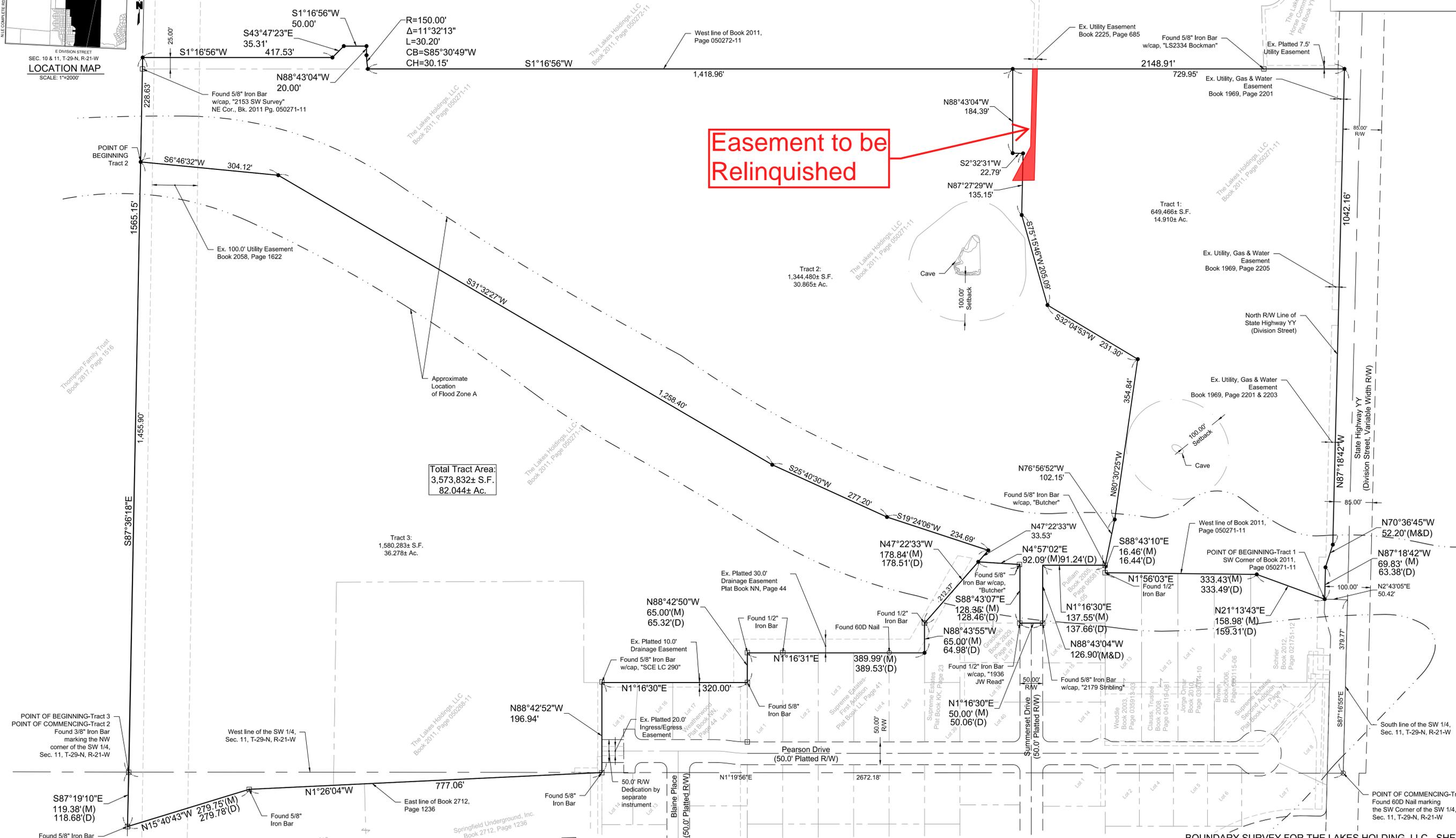
A PERPETUAL UTILITY EASEMENT, BEING A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 11, TOWNSHIP 29 NORTH, RANGE 21 WEST, IN GREENE COUNTY, MISSOURI, THE PERIMETER BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 11, TOWNSHIP 29 NORTH, RANGE 21 WEST, THENCE S 89°29'29" W ALONG THE SOUTH LINE OF THE SAID SE1/4 OF THE SW1/4, A DISTANCE OF 1369.45 FEET TO THE SOUTHWEST CORNER OF THE SAID SE1/4 OF THE SW1/4 AND THE SOUTHWEST CORNER OF SAID TRACT AS DESCRIBED IN BOOK 2009, AT PAGE 407; THENCE N 2°46'27" W, ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 712.74 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING N 2°46'27" W ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 47.63 FEET; THENCE S 63°48'00" E, A DISTANCE OF 84.00 FEET; THENCE N 89°37'10" E, A DISTANCE OF 170.20 FEET; THENCE S 1°56'27" E, A DISTANCE OF 10.00 FEET; THENCE S 89°37'10" W, A DISTANCE OF 243.60 FEET TO THE POINT OF BEGINNING, SAID EASEMENT CONTAINS 3,818.93 SQUARE FEET (0.09 ACRES), ALL IN GREENE COUNTY, MISSOURI. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SE1/4 OF THE SW1/4 AS BEING S 89°29'29" W.

**BOUNDARY SURVEY
HICKORY VALLEY**
ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 10 AND THE
SOUTHWEST QUARTER OF SECTION 11, ALL IN
TOWNSHIP 29 NORTH, RANGE 21 WEST
GREENE COUNTY, MISSOURI



**Easement to be
Relinquished**

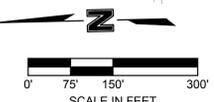


Total Tract Area:
3,573,832± S.F.
82.044± Ac.

POINT OF BEGINNING-TRACT 3
POINT OF COMMENCING-TRACT 2
Found 3/8" Iron Bar
marking the NW
corner of the SW 1/4,
Sec. 11, T-29-N, R-21-W

POINT OF BEGINNING-TRACT 1
SW Corner of Book 2011,
Page 050271-11

POINT OF COMMENCING-TRACT 1
Found 60D Nail marking
the SW Corner of the SW 1/4,
Sec. 11, T-29-N, R-21-W



BASIS OF BEARINGS
NORTH BASED ON MISSOURI STATE
PLANE COORDINATE SYSTEM 1983
CENTRAL ZONE

LEGEND

- Found Iron Monument
- Set 1/2" Rebar w/Plastic Cap, "LC 366"

OWNER/DEVELOPER PREPARED BY
THE LAKES HOLDINGS, LLC OLSSON ASSOCIATES
5051 S. NATIONAL AVE 550 ST. LOUIS STREET
BLDG 5-100 SPRINGFIELD, MO 65806
SPRINGFIELD, MO 65810

drawn by:	DATE	REVISION	BY
DRC	08.27.15	ORIGINAL PREPARATION	DRC
surveyed by:			
checked by:			
approved by:			
project no.:	13-0688		
file name:	130688_BS		



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DEVELOPMENT REVIEW STAFF REPORT
Amended Redevelopment Plan for the Historic Patterson House Redevelopment Area

DATE: May 31, 2016

PURPOSE: To approve the Amended Redevelopment Plan for the Historic Patterson House Redevelopment Area.

LOCATION: 1225 North Benton Avenue

APPLICANT: Historic Patterson House, LLC

STAFF RECOMMENDATION:

Staff recommends the Amended Redevelopment Plan for the Historic Patterson House Redevelopment Area be **approved**.

FINDINGS:

The Amended Redevelopment Plan for the Historic Patterson House Redevelopment Area conforms to the the *Springfield-Greene County Comprehensive Plan*, which identifies this area as an appropriate location for medium- or high-density housing.

STAFF CONTACT:

Matt D. Schaefer
Senior Planner
417-864-1100

ATTACHMENTS:

Attachment A: Background Report
Exhibit I: Legal Description
Exhibit II: Location Map
Exhibit III: Amended Redevelopment Plan

ATTACHMENT A
Background Report
Amended Redevelopment Plan for the Historic Patterson House Redevelopment Area

Applicant's Proposal:

Historic Patterson House, LLC (the "Applicant") has filed an Amended Redevelopment Plan for the Historic Patterson House Redevelopment Area that will add multi-family residential as a permitted use. The Redevelopment Area is located at 1225 North Benton Avenue (*Exhibits I & II*). It consists of a 0.49 acre parcel that is occupied by the historic Patterson House, which was constructed in 1904 as a single-family residential dwelling and subsequently converted into apartments in 1939. The house is recognized as a contributing structure within the Mid-Town National Historic District and is listed in the Springfield Historic Register as a local historic site. The House has experienced significant deterioration over the past couple decades and now sits vacant and in need of rehabilitation.

The original Redevelopment Plan was considered by the Planning and Zoning Commission on [April 9, 2015](#) and subsequently adopted by City Council on May 11, 2015 by Special Ordinance No. [26564](#). It proposed to rehabilitate the Patterson House, in conjunction with an adjoining property located immediately outside of the Redevelopment Area to the south at 1215 North Benton Avenue, into a 14-unit bed and breakfast and restaurant in accordance with the requirements and standards applicable to Planned Development District No. 348.

Reuse of the Patterson House as a bed and breakfast and restaurant is not currently feasible due to market conditions. The Amended Redevelopment (*Exhibit III*) Plan will allow the Patterson House to be rehabilitated as a 10-unit, multi-family residential apartment building with the option to use it as bed and breakfast and restaurant in the future. Rehabilitation will be performed in accordance with the requirements and standards applicable to Planned Development District No. 348 Amendment 1, which is being considered in concurrence with this Plan.

Comprehensive Plan:

1. The *Growth Management and Land Use Element* of the *Springfield-Greene County Comprehensive Plan* designates this area as Medium or High Density Housing. This area is also within proximity to the Comprehensive Plan-designated Center City Activity Center (Downtown, Drury University/OTC), which is a major mixed-use activity center. The Comprehensive Plan states that activity centers will vary from one to another, but each should include, at a minimum, retail and office buildings and, ideally, multi-family housing, restaurants, and hotels, entertainment, and community facilities such as churches, public agencies, libraries, parks, etc. Activity centers are the preferred development

pattern to encourage infill growth by using existing infrastructure where the city has already constructed the necessary services and facilities to accommodate growth.

2. The Redevelopment Area is located within the *Mid-Town Neighborhood Plan* area. The Neighborhood Plan identifies actions aimed at protecting and improving the single-family character of the neighborhood, improving safety, preserving architecturally significant structures, and managing the expansion of institutional uses in the neighborhood. The Plan identifies the area west of the Drury University campus as an appropriate area for the future expansion of institutional uses. It specifically mentions that any expansion into the 1100 and 1200 blocks of North Benton Avenue should utilize contributing structures in the Mid-Town National Historic District.

Although the proposed redevelopment is not an expansion of Drury University, it is a supporting use that will compliment the University and surrounding neighborhood. Furthermore, the proposed redevelopment will involve preserving the Patterson House, which is a contributing structure within the Mid-Town National Historic District.

3. The Redevelopment Area is located within the area included in the *Center City Plan Element* of the *Springfield –Greene County Comprehensive Plan*. The Plan mentions the Center City area suffers from physical deterioration and economic obsolescence. It also states that although there are several properties within Center City that have been well maintained or recently constructed, the overall tone is one of an area that could use revitalization and new investment. The Redevelopment Plan addresses those issues by proposing to remove existing blight and rehabilitate the Area for multi-family residential use.
4. The proposed redevelopment, being a historic rehabilitation and adaptive reuse, is congruent with the vision for Center City as outlined in the *Center City Element of the Springfield-Greene County Comprehensive Plan*. The Plan states,

“Center City will preserve and enhance the public and private historic landmarks and "celebrate the heritage" and history of Springfield.”

As well as,

“Renovation and adaptive re-use of Center City's fine, older buildings will be made a priority. These structures help make Center City special and different, cement the community's emotional attachment to the area, and offer economically attractive spaces for start-up businesses and cultural organizations that cannot be duplicated elsewhere.”

Staff Comments:

1. The proposed Redevelopment Plan is one component of the applicant's request to obtain partial real property tax abatement pursuant to the Land Clearance for

Redevelopment Law (“Chapter 99, RSMo”). Chapter 99 tax abatement is an economic development incentive used to encourage redevelopment within blighted areas through partial real property tax abatement. Within Council-approved redevelopment areas, the Land Clearance for Redevelopment Authority may authorize partial real property tax abatement for projects that conform to an approved redevelopment plan. Real property tax abatement is based on 100% of the assessed value of qualified new construction or rehabilitation for 10 years.

The applicant is required to submit an application that includes a redevelopment plan as well as a blight report if the redevelopment area is not currently declared a blighted area. In this case, the Redevelopment Area is currently declared a blighted area; therefore, a blight report is not required. The Planning and Zoning Commission’s responsibility is to review the redevelopment plan for conformance with the City’s general plan for the development of the City as a whole and make a recommendation regarding the same to City Council.

2. The Redevelopment Area and the adjoining property at 1215 North Benton Avenue are currently zoned Planned Development District No. 348. The applicant has filed an application requesting both properties be rezoned to Planned Development District No. 348, Amendment 1 to allow multi-family residential use in addition to bed and breakfast and restaurant uses. The Planning and Zoning Commission and City Council will consider both the rezoning and proposed Redevelopment Plan concurrently.
3. The Patterson House will be redeveloped as part of a larger project that includes an adjoining property immediately south of the Redevelopment Area at 1215 North Benton Avenue. The property at 1215 North Benton was not included in the proposed Redevelopment Area because it lacks a predominance of blighting conditions. Both properties will be redeveloped in accordance with the regulations and standards applicable to Planned Development District No. 348 Amendment 1.
4. The Redevelopment Project will utilize both federal and state historic tax credits. In order to qualify for those credits, the rehabilitation must comply with the Secretary of the Interior’s Standards for Rehabilitation. Furthermore, because it is listed as a historic site in the Springfield Historic Register, the proposed rehabilitation of the Patterson House will also be subject to review by the Springfield Landmarks Board.

EXHIBIT I
Legal Description
Amended Redevelopment Plan for the Historic Patterson House Redevelopment Area

ALL OF LOT FORTY-TWO (42) AND THE SOUTH TWENTY (20) FEET OF LOT FORTY-THREE (43) IN OZARK LAND COMPANY'S ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

AND THE EAST HALF OF THE VACATED PUBLIC ALLEY WEST OF AND ADJACENT TO LOT FORTY-TWO (42) AND THE SOUTH TWENTY (20) FEET OF LOT FORTY-THREE (43) IN OZARK LAND COMPANY'S ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

EXHIBIT II
Location Map
Amended Redevelopment Plan for the Historic Patterson House Redevelopment Area



EXHIBIT III

Amended Redevelopment Plan for the Historic Patterson House Redevelopment Area

I. Introduction

Historic Patterson House, LLC, a Missouri limited liability company (the “Developer”), has prepared this plan (the “Redevelopment Plan”) for the rehabilitation and redevelopment of 0.51 acres in Springfield, Missouri. The Patterson House, located within the Redevelopment Area, was constructed between 1900 and 1904. It has a storied history and has many features that are architecturally significant. Initially constructed as a single family residence, the Patterson House has been apartments since 1939. The Patterson House has fallen into disrepair and is currently uninhabitable. The Redevelopment Plan proposes to save the Patterson House and rehabilitate it as multi-family residential apartments with optional use as an inn. Real property tax abatement will be utilized to encourage redevelopment.

II. Background

The Developer acquired the property within the Redevelopment Area, the Patterson House, 1225 N. Benton Avenue, Springfield, Missouri, in February of 2015. The property is in the Mid-town Historic District and is identified as a contributing property to the District on the National Register of Historic Places.

The Developer plans to rehabilitate the property, repairing and reversing disrepair that has occurred over time, removing recent architectural additions not in keeping with the historic character of the property and rehabilitating every floor of the property to better accommodate the historic use of the property as apartments with the option to also use as an inn.

The Patterson House, constructed between 1900 and 1904, was originally designed as a single family residence. In 1939, the Patterson House was converted to multi-family use with six apartments; each with its own bathroom and kitchen. The house is the only existing structure within the Redevelopment Area.

III. Description of the Project

A. Boundaries of the Redevelopment Area

The Redevelopment Area is on approximately 0.51 acres and is on the west side of Benton Avenue between E. Webster Street and E. Calhoun Street in the city of Springfield, Missouri (the “Redevelopment Area”). A map indicating the Redevelopment Area is attached and incorporated as Exhibit “A”, and the Redevelopment Area is legally described on Exhibit “B”, which is attached and incorporated. The Redevelopment Area is part of a larger project, Planned Development District No. 348 Amendment 1, and includes the adjoining property to the south, the Hawkins House at 1215 N. Benton Avenue. The Redevelopment Area is limited to the property at 1225 N. Benton Avenue because there is not a preponderance of blight on the 1215 N. Benton property.

B. Need for Redevelopment

i. Mid-Town Plan

The Redevelopment Area is in the Mid-town Historic District and is specifically referenced in the Mid-Town Plan and the Mid-Town Design Guidelines for Exterior Rehabilitations. The Mid-town Plan identifies the Redevelopment Area for acquisition and commercial use by Drury University. The Mid-town Design Guidelines for Exterior Rehabilitations, June, 1989, prepared as part of the successful application to the United States Secretary of the Interior to obtain Historic District designation for Mid-Town, states: "Adaptive reuse is a preservation concept that has been effectively used for preserving historic structures. This concept involves changing the original use and adapting the structure to a new use... There are several structures for which adaptive reuse would be an appropriate tool for preserving the historic building. These houses are located west of Drury College..."

Additionally, the rehabilitation and initial proposed use as apartments conforms with the Neighborhood Plan as it satisfies Objective 4 (maintain a safe environment) and Objective 5 (protect architecturally significant structures). Further, the Neighborhood Plan specifically recommends preservation and rehabilitation of contributing structures in the Redevelopment Area and adjacent properties along North Benton Avenue.

ii. Mid-Town Urban Conservation District

The Redevelopment Area was in Area A, also known as the Benton Avenue Area, of the Mid-Town Urban Conservation Area (UCD). The Mid-Town UCD is recognized as a special overlay zoning district by the *City of Springfield, Missouri Zoning Ordinance*, referred to as the *Zoning Ordinance*. As part of the rezoning to Planned Development District No. 348 last year, the Redevelopment Area was removed from Area A and added to Area E of the UCD. Area E is an unclassified subarea of the UCD only subject to the general UCD regulations outlined in Section 3 of the UCD.

This district, designated as a UC or Urban Conservation District under section 4-2300 of the Zoning Ordinance was established to work in conjunction with other zoning districts to promote "the health, safety, economic, cultural and general welfare of the public by encouraging the conservation and enhancement of the urban environment (section 4-2302)."

The objectives of the proposed Redevelopment Plan are ideally aligned with the purpose of the Urban Conservation District. This purpose is outlined in Section 4-2302 of the *Zoning Ordinance*:

To identify physical, social and economic resources within the urban environment that are worthy of conservation;

To maintain neighborhood character and integrity by focusing special attention on the maintenance of the physical environment; the enhancement of physical, social and economic resources and accommodation of desirable change;

To prevent economic obsolescence and to promote reinvestment by fostering stable property values through a high level of economic activity, maintenance of essential urban services and by fostering financial assistance and other economic development programs;

To promote the efficient use of urban lands, including the encouragement of compatible infill development on vacant and passed-over parcels;

To encourage and to support rehabilitation of the physical environment and programs for the conservation and revitalization of urban areas;

To foster harmonious, orderly and efficient growth, development and redevelopment; and

To aid in the prevention or elimination of slums or blight.

iii. Objectives of the City of Springfield's Growth Management and Land Use Plan

The Redevelopment is closely aligned with many objectives of the City of Springfield's Growth Management and Land Use Plan (GMLUP), which is a component of the Vision 20/20 Springfield- Greene County Comprehensive Plan adopted in November 2001.

Growth Management Plan

Objective 2, Sustainable Growth (Page 18-5 of the GMLUP) - "Springfield and Greene County should seek sustainable growth by investing in established areas, carefully planning new neighborhoods, providing attractive public amenities, and protecting environmental resources."

Investment in Established Areas

The Redevelopment Area is in a neighborhood that predates the 20th century. It is in the heart of the Mid-Town Historic District, is surrounded by student housing for Drury University and is located directly across from Drury University campus. The proposed redevelopment would invest in a previously underinvested property in a well-established area of the community, helping to further stimulate new and continued investment in nearby properties.

Objective 9, Activity Centers (Page 18-6 of the GMLUP) - "Springfield and Greene County should target several locations as Activity Centers. In those locations, plans, regulations and public investments should promote additional or new employment..." "Design should emphasize mixed- and multiple-use development, attractive public spaces, and high-quality site planning and architecture." "Activity Centers should be linked to the bicycle and linear open space networks."

The Redevelopment Area is in the Center City Activity Center designated as a major Activity Center. This area includes Downtown, Walnut Street, Missouri State University (identified as SMSU), Government Plaza, Commercial Street, Drury University (noted as Drury College) and Evangel University (also noted as Evangel

College). In general, activity centers are intended to serve as a focal point for higher-intensity uses and would include apartments and inns.

Reference Page 18-30 of the GMLUP

Emphasis on High-Quality Site Planning & Architecture

The Developer is proposing the redevelopment of a recognized Historic property in the Mid-Town Urban Conservation District. Redevelopment of the property will preserve high-quality architecture from another era, providing enjoyment for future generations and an important link to our past. In redevelopment of the property, the developer will take care to conserve the historic integrity of the site and will provide high-quality site planning and landscaping.

Reinforcement of Alternate Transportation Routes

The Redevelopment Area encourages pedestrian and alternate transportation methods. Near established north-south and east-west bicycle routes, the Area also encourages the use of bicycle transportation.

See Exhibit C for location of major north-south and east-west bicycle routes.

Land Use Plan

The Land Use Plan map designates the area located in and around the Redevelopment Area for medium or high density housing.

Objective 14, Reinvestment is summarized on Page 18-45 of the GMLUP: "The City of Springfield and Greene County should promote continuous public and private reinvestment to ensure that established neighborhoods remain attractive places to live."

In spirit with Objective 14 of the Land Use Plan, allowing real property tax abatement for the Redevelopment Area promotes private reinvestment in the Redevelopment Area. Removal of the blight enhances the sense of neighborhood, preserves historically & architecturally significant buildings, and helps to ensure that the Midtown Historic District remains an attractive place to live.

Reference Page 18-51 through 18-52 of the GMLUP

Maintaining Traditional Urban Character (Section 18-52 of the GMLUP)

The Redevelopment Area reinforces many of the Actions outlined on Page 18-52 of the GMLUP.

Action 4, Neighborhood Preservation (Page 18-53 through 18-54 of the GMLUP)

In the spirit of maintaining the character of the Mid-Town Historic District, the Developer will strive to preserve and rehabilitate the historic character of the property.

iv. Objectives of the Center City Element of the City's Comprehensive Plan

According to the Center City Element of the Springfield Greene County Comprehensive Plan, the Redevelopment Area is within Center City. The Redevelopment Area is located adjacent to two primary areas within Center City: the Government Plaza & Central Street Corridor and the Drury University Campus.

Reference Figure 18-5 of the Springfield - Greene County Strategic Plan

The Center City Plan Element, adopted May 1998, provides this vision for historic preservation: "Center City will preserve and enhance the public and private historic landmarks and "celebrate the heritage" and history of Springfield." (Page 1-3 *Center City Plan Element*)

Developer intends to preserve the historic and architectural significance of the property. Investment in the Redevelopment Area will include significant repair to the degraded and deteriorating façade. The now vacant property will be reinvigorated with life allowing locals and visitors alike to enjoy the rehabilitated property.

The *Vision 20/20 Strategic Plan Summary Document*, adopted by Springfield City Council on November 11, 2004, identifies Center City Revitalization as one of the Common Threads and Principals of the Strategic Plan and the VISION 20/20 Comprehensive Plan. It states:

"Center City Revitalization – Revitalization of Springfield's Center City continues to be a key component of future strategies for community development. Center City Springfield helps define the health of the overall community and its success or failure reflects on the entire community."

As proposed in the Redevelopment Plan, the existing residence will be fully rehabilitated. Redevelopment will include cleaning and repair of the façade, removal of overgrown vegetation and general overdue maintenance of the property. The existing structure has suffered greatly from a lack of maintenance and investment; revitalized investment of the existing structure will remediate these blighting conditions. Improved maintenance of the now vacant property will also improve curb appeal.

The *Vision 20/20 Strategic Plan Summary Document* provides this observation about historic resources in Center City:

"Historic Resources – Renovation and adaptive re-use of Center City's fine, older buildings will be made a priority. These structures help make Center City special and different, cement the community's emotional attachment to the area, and offer economically attractive spaces for start-up businesses and cultural organizations that cannot be duplicated elsewhere. They are a special resource in the revitalization of Springfield, as in many other American cities."

The rehabilitation and adaptive re-use of the historic Patterson House, as proposed in the Redevelopment Plan, will save one of Center City's fine older buildings that make Center City special and different. The proposed uses of the Redevelopment Area in the

Planned Development District No. 348 Amendment 1, a copy of which is attached as Exhibit E and incorporated by reference, provides an opportunity to offer economically attractive spaces for start-up businesses.

The *Vision 20/20 Strategic Plan Summary Document* also identifies several Actions that are important areas of focus for the Government Plaza & Central Street Corridor. The following are actions that the Redevelopment will take to improve Center City.

Government Plaza & Central Street Corridor (reference pages 29-30 of the *Vision 20/20 Strategic Plan Summary Document*)

Action 5 – “Enhance major street corridors to complement the ... architecture and emphasize the importance of the corridor”, and

Action 8 – “Establish a strong linkage along the corridor... and form linkages to Jordan Valley Park, Downtown, and Commercial Street.

The Redevelopment Area enhances the Benton Avenue corridor, complementing the architecture and improving the linkage between other districts within Center City.

Developer respectfully suggests that these Actions recommended by the *Vision 20/20 Strategic Plan Summary Document* for other Center City districts are enhanced by implementing the Redevelopment Plan for the Patterson House property within the Mid-town Historic District:

Downtown Action 2 – “Link the sub-districts into a whole that is recognized as Greater Downtown.”

Downtown Action 3 – “Preserve buildings of historic, architectural, or cultural merit.”

Downtown Action 10 – “Improve maintenance and cleanliness.”

Commercial Street Action 3 – “Extend the emphasis given Downtown Springfield over the past [15] years to the Commercial Street area.”

Walnut Street Action 1 – “Increase the number of complementary businesses.”

Walnut Street Action 3 – “Improve the appearance of the Corridor.”

Walnut Street Action 5 – “Continue to present the District as a special area in Springfield and highlight its historic character.”

C. Redevelopment Plan Objectives and Strategies

The primary objectives of the Redevelopment will be to (a) cure blight, specific to the site and the surrounding neighborhood, that is a social and economic drain on highly invested areas in the Mid-town Historic District and other areas of Center City, and to (b) develop a project that stays true to the intent of the Springfield-Greene County Comprehensive Plan in these ways:

- Rehabilitating blighted apartments.
- Activating a previously vacant property.
- Promoting pedestrian and bicycle transportation in Center City along the corridor between Commercial Street and the Government Plaza/Central Street Corridor and around Drury University.

IV. Land Use Plan

A. Former and Existing Land Use

The Redevelopment Area comprises one (1) structure converted into six apartments in 1939. The apartments have been unoccupied for about ten (10) years.

The foundation of a carriage house and parts of the carriage house wall remain upon the west edge of the Redevelopment Area.

B. Proposed Land Use

The proposed land use is for no more than ten (10) multi-family residential dwelling units. Planned Development District No. 348 Amendment 1 includes the development of the property at 1225 N. Benton Avenue and the property at 1215 N. Benton Avenue. The 1215 property is not included in this Redevelopment Plan because it lacks a preponderance of blight. The apartments within the Redevelopment Area will operate within the existing footprint of the Patterson House and will be an appropriate repair and rehabilitation of the historic building.

In addition to multi-family residential apartment use, Planned Development District No. 348 Amendment 1 provides the opportunity for Developer to reconstruct the carriage house at a future date and reuse the house as an inn. The carriage house will be used as covered off-street parking bays that reflect the historic character of the original carriage house, upon the west edge of the Redevelopment Area.

*A preliminary site plan reflecting the proposed land use is attached as **Exhibit D** and incorporated herein. The adjacent 1215 property is not located in the Redevelopment Area and is not eligible for benefits under this Redevelopment Plan.*

C. Existing and Proposed Zoning

The property is currently zoned as Planned Development District No. 348. The Redevelopment Area is in Planned Development 348a, a copy of which is attached as **Exhibit E** and incorporated by reference, which proposes to develop the Patterson house, and the adjacent house at 1215 N. Benton Avenue to allow the development of multi-family and single family housing with up to eighteen dwelling units per acre, including up to ten dwelling units with the Redevelopment Area. The previously approved use involving the operation of an Inn may occur in the future.

D. Regulations and Controls

Redevelopment of the Redevelopment Area will be subject to all Local and State Codes and Ordinances. The Redevelopment Area shall also be redeveloped in accordance with proposed Planned Development District No. 348 Amendment 1. The regulations for said District are attached hereto as Exhibit E and incorporated herein by reference.

V. Execution of the Project

A. Execution

The Developer or its successors in interest will execute the redevelopment of the Redevelopment Area under the Redevelopment Plan.

B. Land Acquisition

The Developer acquired the land within the Redevelopment Plan in February of 2015.

C. Financing

The developer is utilizing Historic Tax Credit financing and Real Property Tax Abatement, in addition to conventional private financing to finance the project.

D. Disposition of the Property

No disposition of property is proposed within the Redevelopment Area.

E. Redevelopment Schedule and Estimated Date of Completion

The Developer estimates that each stage of the Project will be completed in accordance with the following schedule:

- Preconstruction (including, but not limited to, plan review and permitting): late Spring/early Summer of 2016
- Redevelopment and Construction: Summer and Fall of 2016
- Completion of Redevelopment/Occupancy: December 2016

F. Taxation

The Developer or its successors in interest may apply to the Land Clearance for Redevelopment Authority for tax relief under sections 99.700 to 99.715 of the Missouri Revised Statutes, 2000.

G. Covenants

The Redevelopment Plan will run with the land and require the Developer and any successors in interest to redevelop the real property within the Redevelopment Area under the specified uses in the Redevelopment Plan if they wish to benefit from tax relief available under sections 99.700 to 99.715 of the Missouri Revised Statutes, 2000.

VI. Other Provisions

A. Compliance with General Plans

As described herein, the Redevelopment Plan conforms to the objectives of the Springfield-Greene County Comprehensive Plan.

B. Compliance with State and Local Law

The Redevelopment Plan will be implemented in conformance with the requirements of state and local law, including those of Planned Development District No. 348 Amendment 1.

C. Public Facilities

It is not anticipated that the Project will require any additional public facilities or utilities.

VII. Procedure for Changes or Modification of Plan

Upon application by the Developer or its successors in interest, the Redevelopment Plan may be amended or modified by the Land Clearance for Redevelopment Authority with the consent of the Planning and Zoning Commission. When the proposed amendment or modification substantially changes the Redevelopment Plan, the City Council must also approve the amendment or modification.

Redevelopment Plan Exhibits

Exhibit A

Map of Redevelopment Area

Exhibit B

Property Description

Exhibit C

Bike Route Map

Exhibit D

Preliminary Site Plan

Exhibit E

Planned Development District No. 348 Amendment 1

Exhibit A

Map of Redevelopment Area

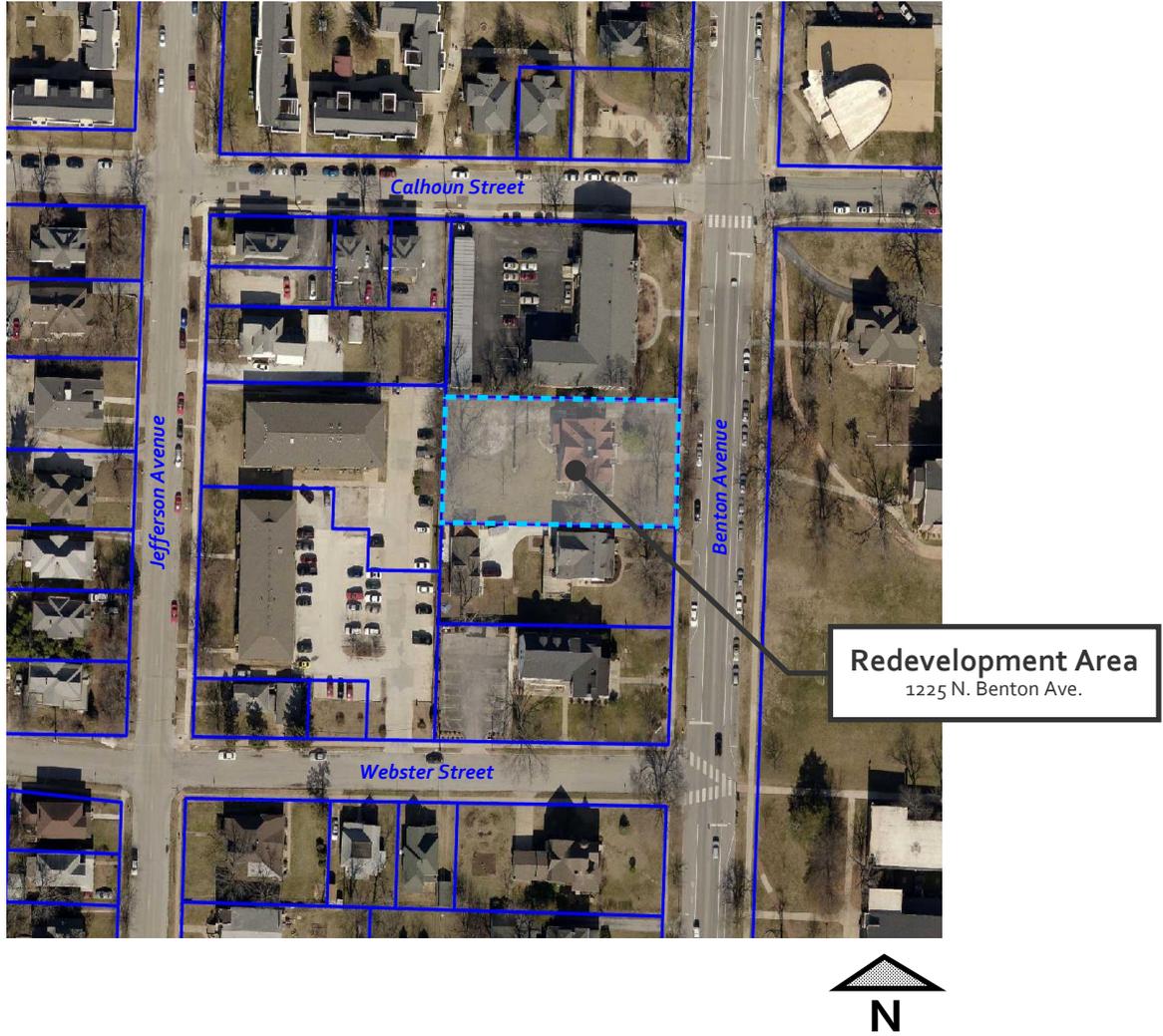


Exhibit B

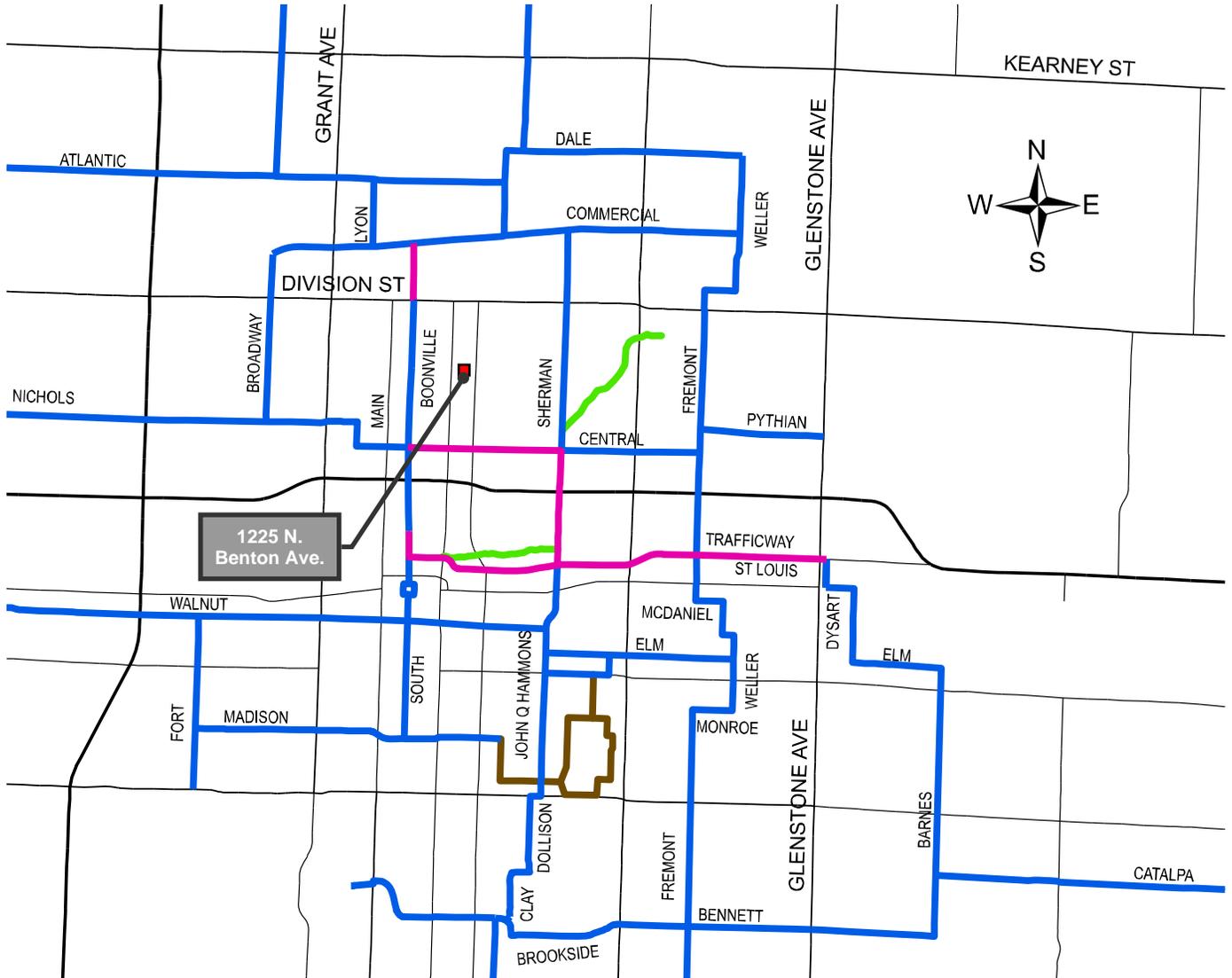
Legal Description of Redevelopment Area

ALL OF LOT FORTY-TWO (42) AND THE SOUTH TWENTY (20) FEET OF LOT FORTY-THREE (43) IN OZARK LAND COMPANY'S ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

AND THE EAST HALF OF THE VACATED PUBLIC ALLEY WEST OF AND ADJACENT TO LOT FORTY-TWO (42) AND THE SOUTH TWENTY (20) FEET OF LOT FORTY-THREE (43) IN OZARK LAND COMPANY'S ADDITION TO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

Exhibit C

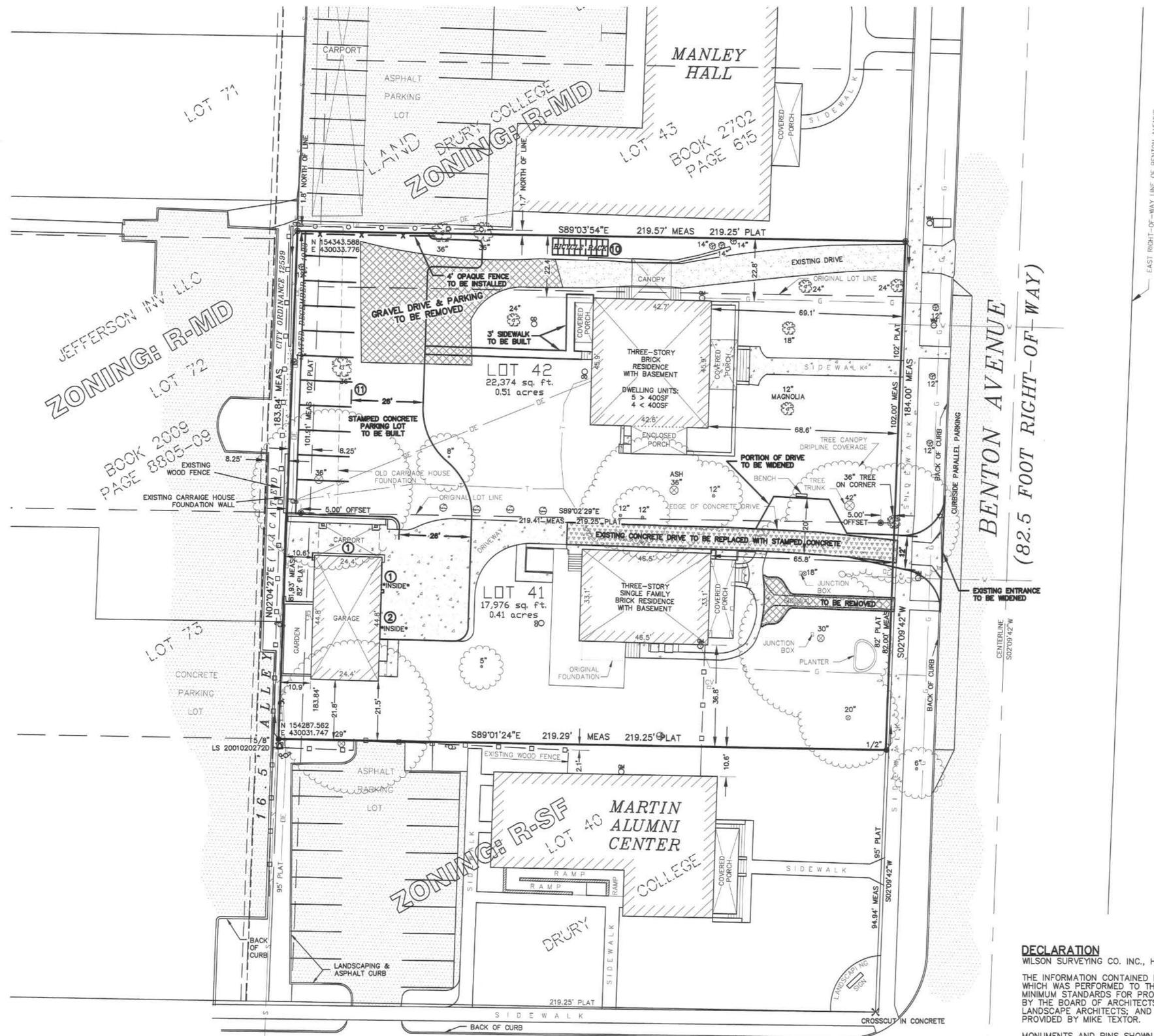
partial image of Springfield Bicycle Route Map



Legend

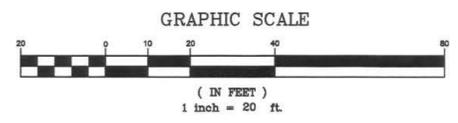
- BIKE LANES
- BIKE ROUTES
- SHARED ROADWAY
- MULTI-PURPOSE PATHS
- MSU BIKEWAYS
- CITY LIMITS

Exhibit D - Preliminary Site Plan



LOCATION MAP
SECTION 13
TOWNSHIP 29 RANGE 22
APPROX. SCALE: 1"=2000'

GRID NORTH
MISSOURI STATE
PLANE
CENTRAL ZONE
NAD83



PARKING NOTE
10 BICYCLE PARKING SPACES
15 VEHICLE PARKING SPACES (TYP: 9'x18.5')

- LEGEND**
- = EXISTING IRON PIN EXCEPT AS NOTED
 - ⊙ = 5/8" IRON PIN SET CAPPED "LS-267D"
 - ✕ = CROSSCUT IN CONCRETE
 - ☐ = CLEANOUT
 - ☐ = TELEPHONE RISER
 - ⊙ = TREE TRUNK
 - ⊙ = DECIDUOUS TREE
 - ⊙ = POWER POLE
 - ⊙ = LIGHT POLE
 - ⊙ = GAS METER
 - ⊙ = WATER METER
 - ⊙ = CONTROL VALVE
 - ⊙ = CHAIN-LINK FENCE
 - ⊙ = WOOD FENCE
 - ⊙ = OPAQUE FENCE TO BE INSTALLED
 - ⊙ = SANITARY SEWER LINE
 - ⊙ = OVERHEAD ELECTRIC LINE
 - ⊙ = GAS LINE
 - ⊙ = WATER LINE
 - ⊙ = TELEPHONE LINE
 - ⊙ = TREE DRIP LINE
 - ⊙ = ASPHALT
 - ⊙ = CONCRETE
 - ⊙ = GRAVEL
 - ⊙ = TO BE REMOVED
 - ⊙ = TO BE REPLACED WITH STAMPED CONCRETE

RESOURCE MATERIALS USED FOR BOUNDARY DETERMINATION

- ZARK LAND COMPANY'S ADDITION TO THE CITY OF SPRINGFIELD FINAL PLAT
- SURVEY BY L.A. WEEKS DATED OCTOBER 21, 1953
- SURVEY BY WILSON SURVEYING CO., INC. DATED DECEMBER 14, 1991
- SURVEY BY WILSON SURVEYING CO., INC. DATED NOVEMBER 12, 2015
- DEEDS AS SHOWN

SOURCE OF TITLE

- BOOK 2015 PAGE 7026-15
- BOOK 2015 PAGE 11348-15
- HOGAN LAND TITLE COMMITMENT NO. 1411011 EFFECTIVE DATE: OCTOBER 31, 2014
- HOGAN LAND TITLE COMMITMENT NO. 1502141 EFFECTIVE DATE: FEBRUARY 9, 2015

PROPERTY DESCRIPTION

ALL OF LOTS FORTY-ONE (41), FORTY-TWO (42) AND THE SOUTH TWENTY (20) FEET OF LOT FORTY-THREE (43) IN OZARK LAND COMPANY'S ADDITION TO 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 HISTORIC PATTERSON HOUSE LLC:
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 MIKE TEXTOR.
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.

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 29077C0331E, EFFECTIVE DECEMBER 17, 2010.

WEBSTER STREET
(50 FOOT RIGHT-OF-WAY)

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-105-008
JOB NO.: 16044
DRAWN BY: MSB
DATE: MAY 5, 2016

TOTAL AREA
0.93 ACRES
40,350 SQ. FT.

Rick Wilson
WILSON SURVEYING CO., INC. L.C. 267D
BY RICK WILSON, P.L.S. 1970

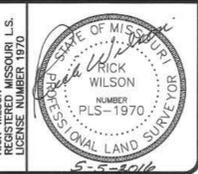


EXHIBIT E

Requirements and Standards Applicable to Planned Development District 348 Amendment 1

Introduction

This planned development will facilitate the historic rehabilitation of the two primary historic buildings located on adjacent properties in the heart of Springfield, Missouri, and their initial development with their historic uses of single family and multi-family residential, with potential future development into an Inn and restaurant, following the guidelines promulgated by the United States Secretary of the Interior for the Rehabilitation of Historic Properties. The south property, hereinafter referred to as the “Hawkins House”, is located at 1215 North Benton and totals approximately 0.39 acres. The north property, hereinafter referred to as the “Patterson House”, is located at 1225 North Benton and totals approximately 0.51 acres. The two properties make up the entirety of the Planned Development.

Background

Both the Patterson House and the Hawkins House are located within the Mid-town Historic District and are identified as contributing to the District on the National Historic Registry.

The Patterson House, constructed between 1900 and 1904, was originally designed as a single-family residence. In 1939, the home was converted into apartments. The Hawkins House, built in 1907, was originally designed as a single-family residence. Over time, the property was converted from a single-family residence into medium density housing utilized by the Sigma Pi fraternity at Drury University. More recently, the Hawkins House was converted back into a single-family residence and a one-and-a-half story carriage house was constructed on the northwest corner of the lot. In total, there are three building structures currently located within the Planned Development. Both the Hawkins House and the Patterson House are identified as contributing to the Mid-Town Historic District.

Application

Building permits for any currently allowed use can be issued at any time. Otherwise, building or other permits cannot be issued for development permitted by this planned development, until the final development plan is approved in the manner described at the end of this document.

Intent

The intent of this Planned Development is set forth in the Introduction and Background sections above and shall conform to the Landmarks requirements set forth herein.

Definitions

The definitions contained in the City of Springfield, Missouri Zoning Ordinance apply except where terms are defined in this section or in the Uses Permitted section below.

For the purposes of this ordinance, the following definitions shall apply:

BED AND BREAKFAST: A dwelling, or portion thereof, that contains guest rooms where short-term lodging, with or without meals, is provided for compensation.

FLOOR AREA GROSS: The sum of the gross horizontal areas of the several floors of a building measured from the exterior face of the exterior walls, but not including parking or loading spaces for motor vehicles. The gross area shall include public or common areas such as public toilets, corridors, stairwells, elevators, machine and equipment rooms, and lobbies. It shall also include all outdoor areas devoted to retail sales, storage or other activities incidental to the building.

IMPERVIOUS SURFACE AREA (ISR): The portion of the site covered by surfaces which do not absorb rainwater, including buildings, roads, sidewalks, patios, parking areas and any other paved area.

$$\text{ISR} = \frac{\text{AREA COVERED BY IMPERVIOUS SURFACES}}{\text{TOTAL SITE AREA}}$$

Uses Permitted

A. The following uses shall be permitted in the Planned Development:

1. Single-family detached dwellings
2. Multi-family, R-LD uses.
3. Accessory Uses as permitted in section 36-350, accessory structures and uses.

B. The following commercial and multi-family uses shall be permitted within the Planned Development:

1. Eating and Drinking Establishments Use Group. Establishments primarily engaged in the sale of prepared foods and/or beverages for on-premise consumption. Typical

uses include restaurants and coffee shops. Drive-up windows, Drive-in and drive thru facilities are NOT allowed.

2. Bed and Breakfasts. Establishments providing lodging available to the public on a daily basis. Typical uses include bed and breakfasts and activities normally accessory thereto such as incidental retail sales, offices, restaurants, bars, spa services, art sales and recreation facilities intended for the convenience of guests.
3. The carriage house on the south lot may have an apartment and offices incidental to the operation of the Bed and Breakfast and Restaurant. The carriage house may also be used as guest suites or as a kitchen incidental to the operation of the restaurant. For the initial phase of this planned development the carriage house will be a garage.
4. R-LD, multi-family apartments shall be allowed.
5. Accessory uses as permitted by section 36-350. Accessory structures and uses.
6. Should either the Hawkins House or the Patterson House, or both, be damaged by fire or natural disaster then:
 - a. The structure(s) shall be restored to maintain their significant features consistent with the most recent rehabilitation plans approved by the State Historic Preservation Office; or
 - b. The structures shall be completely rebuilt to their original plans; or
 - c. If it is not possible to repair or rebuild in a manner that complies with these requirements, the use of the property shall revert to single family and multi-family residential uses.
7. All new construction of multi-family buildings, per 6 (c) above, shall meet the Multi-Family Development Location and Design Guidelines. Bufferyard and landscaping requirements for the existing parking lot shall be in substantial conformance with Exhibit 2. If the site is completely redeveloped then the current bufferyard and landscaping requirements at the time of development will have to be met for parking and other site developments.

Historic District and Landmarks Compliance

A. The Landmarks Board, in 2015, approved the proposed exterior modifications to the historic structures. The initial phase of single and multi-family residential eliminates the previously-proposed addition to the Hawkins House. Because the initial phase uses the properties for their historic purposes, rehabilitates and preserves the existing exterior structures without any material change to the exterior appearance of existing structures, and reduces the parking and driveway area from the previously approved design, no further review by the Landmarks Board is required. All modifications and uses of Contributing Buildings within the Planned Development shall retain the historic character of the existing structure. Additionally, the goals of historic rehabilitation shall be met and any exterior modification to the property must be consistent with the Secretary of Interior's Standards for Rehabilitation. A Certificate of Appropriateness shall be required in the following instances before the commencement of exterior work upon any new or existing structure or outside work within the Planned Development except for ordinary maintenance and repair:

1. Any construction, alteration, or removal affecting the exterior of a site or structure that requires a building or demolition permit from the City of Springfield including but not limited to the construction of new structures;
2. A material change to the exterior appearance of existing structures including but not limited to additions, reconstruction or alterations, which affects a significant exterior feature of a structure as specified in the materials attached to the ordinance designating the properties in this Planned Development as contributing to the Midtown Historic District.
3. Any action resulting in the application of paint to a previously unpainted brick or masonry exterior surface or the application of stucco or siding;
4. The construction or enlargement of a driveway or parking area or erection of fencing;
5. Work by the City of Springfield or any of its agencies or departments which would require a Certificate of Appropriateness if undertaken by a private citizen and any Public Improvement Project, which, in the opinion of the Director of Planning and Development would affect the Midtown Historic District.
6. The placement or construction of any building one hundred (100) square feet or less in size within the Planned Development, with the exception of gazebos, pergolas, and green houses, and structures associated with the temporary use of street festivals so long as said structures are removed at the expiration of the applicable use permit issued by the Director of Building Development Services; and

7. A material change to the interior appearance of existing structures, including but not limited to additions, reconstruction, or alterations, if a significant interior feature of a structure was listed in the nomination for the Midtown Historic District.

B. Administrative Review. A person who is required to obtain a Certificate of Appropriateness shall submit an application to the Director of Planning and Development, hereinafter referred to as Director. Persons desiring to perform work on structures or parcels designated as Historic Landmarks or located within a Historic District are required to contact the Director in order to determine if certificate is required. If the application is for work that will have no effect on exterior architectural details or is one of any number of items that the Landmark Board has designated for action, then the Director shall review the application and issue or deny a Certificate of Appropriateness. Such certificate shall be in addition to all other permits required by the City. If the request is within the Director's jurisdiction and is denied by the Director, the applicant may appeal such decision to the Landmarks Board. Permits required by the City involving items requiring a Certificate of Appropriateness shall not be issued by the City until the Director has issued said certificate, has issued a Certificate of Economic Hardship, or in the event of demolition being refused, the requisite time period has expired. If the Director determines that the application is for action not designated for administrative review, then the Director shall submit the application to the Landmarks Board. The Director may require as a condition of processing the application that the applicant submit information as determined by the Director. The Director shall also have the authority to refer any building or demolition permit application for structures within the Planned Development to the Landmarks Board for the sole purpose of review and comment when, in his opinion, the proposed improvements would have a significant adverse impact on the Midtown Historic District.

C. Landmarks Board Review and Action on Certificates of Appropriateness. Applications for Certificates of Appropriateness must be complete and be received in the Director's office no later than fifteen (15) days prior to a scheduled Landmarks Board meeting. Not less than ten (10) days prior to the hearing Applicant shall post signs on the property being considered indicating the proposed action and the time, date, and place of the hearing. The applicant must comply with standards and procedures provided and approved by the Director of the Planning and Development Department and on file in the City Clerk's office, regarding compliance with this section. The Landmarks Board shall review the application and approve, approve subject to specific conditions, or disapprove the certificate based on the guidelines set forth in this section. If the certificate is denied, no permit for the work shall be issued and the applicant shall not proceed with the work. The Landmarks Board shall state the reasons for denial in writing to the applicant and shall also make suggestions in regard to appropriate changes.

D. Review Criteria. The Landmarks Board in considering whether or not to issue a Certificate of Appropriateness shall be guided by the general purpose of this section and the following:

1. The Secretary of Interior's Standards for Rehabilitation as listed below.
 - a. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
 - b. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
 - c. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
 - d. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
 - e. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
 - f. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
 - g. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
 - h. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
 - i. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
 - j. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential

form and integrity of the historic property and its environment would be unimpaired.

2. Any design guidelines or standards that the Landmarks Board may establish and adopt.
 3. For new construction, the Landmarks Board shall also consider the extent to which the building or structure would be harmonious with or incongruous to the old and historic aspects of the surroundings. It is not the intent of this section to discourage contemporary architectural expression or to encourage the emulation of existing buildings or structures of historic or architectural interest in specific detail. Harmony or incompatibility shall be evaluated in terms of the appropriateness of materials, scale, size, height, and placement of a new building or structure in relationship to existing buildings and structures and to the setting thereof.
- F. Work Required to Conform with Certificate of Appropriateness. Work performed pursuant to the issuance of a Certificate shall conform to the requirements of such certificate, if any. The Director of Building Development Services shall inspect from time to time any work performed pursuant to a certificate to assure such compliance. In the event that such work is not in compliance, the Director of Building Development Services shall issue a stop work order. A certificate shall become void unless construction is commenced within one hundred eighty (180) days of date of issue. All City licenses shall be issued on condition that the person owning or occupying the premises will comply with conditions, if any, in the certificate.
- G. Applicant's Action if Application is denied. In the event that a certificate is denied, the applicant may:
1. Not resubmit a denied application without substantial change, but may change the original proposal and resubmit the application within fifteen (15) days of denial by the Landmarks Board; or
 2. Apply for a Certificate of Economic Hardship; or
 3. File an appeal to the Board of Adjustment within fifteen (15) days of the denial by the Landmarks Board.
- H. Certificate of Economic Hardship.
1. Application Procedure. Application for a Certificate of Economic Hardship shall be submitted to the Director of Planning and Development. Applications for Certificates of Economic Hardship must be complete and received in the Director's office no later than fifteen (15) days prior to a scheduled Landmarks Board meeting. Not less than ten (10) days prior to the hearing the applicant shall post signs on the property being considered indicating the proposed action and the time, date and place of the hearing. The applicant must comply with standards and procedures

provided and approved by the Director of the Planning and Development Department and on file in the City Clerk's office, regarding compliance with this section.

2. Review Criteria. The Landmarks Board will review the application at a public hearing and may solicit expert testimony or require that the applicant for a Certificate of Economic Hardship make submissions concerning any or all of the following information before it makes a determination on the application:

- a. Estimate of the cost of the proposed construction, alteration, demolition, or removal and an estimate of any additional cost that would be incurred to comply with the recommendations of the Landmarks Board for changes necessary for the issuance of a Certificate of Appropriateness.
- b. A report from a licensed engineer or architect with experience in recognized historic property rehabilitation, as to the structural soundness of any structures on the property and their suitability for rehabilitation.
- c. A report from a state-certified real estate appraiser as to the estimated market value of the property in its current condition, after completion of the proposed construction, alteration, demolition or removal, after any changes recommended by the Landmarks Board.
- d. If the property is income-producing, the annual gross income from the property for the previous two (2) years, itemized operation and maintenance expenses for the previous two (2) years, and depreciation deduction and annual cash flow before and after debt service, if any, during the same period.
- e. All appraisals obtained within the previous two (2) years by the owner or applicant in connection with the purchase, financing, or ownership of the property.
- f. Any listing of the property for sale or rent, price asked and offers received, if any, within the previous two (2) years.
- g. Assessed value of the property according to the two (2) most recent assessments.
- h. Real estate taxes for the previous two (2) years.
- i. Form of ownership or operation of the property, whether sole proprietorship, for profit or not-for-profit corporation, limited partnership, joint venture, or other.
- j. Amount paid for the property, date of purchase, and the party from whom purchased, including a description of the relationship, if any, between the owner of record or applicant and the person from whom the property was purchased, and any terms of financing between the seller and buyer.
- k. Annual debt service, if any, for the previous two years.

- l. Any consideration by the owner as to profitable adaptive uses for the property.
- m. Any other information considered necessary by the Landmarks Board to a determination as to whether the property does yield or may yield a reasonable return to the owners.

3. Landmarks Board Review and Action. The Landmarks Board shall review all information and shall either approve, approve subject to conditions, or deny the application for a Certificate of Economic Hardship. If approved, the Director of the Department of Building Development Services will be instructed to issue a building permit for the proposed work unless an appeal of the decision to the Board of Adjustment is filed within fifteen (15) days of the decision. If denied, the applicant shall have the right to appeal the decision to the Board of Adjustment. The Board of Adjustment shall conduct a full and impartial hearing on the matter before rendering a decision. The Board of Adjustment shall apply the same standards as established herein. The Board of Adjustment may affirm, reverse, or modify the decision of the Landmarks Board in whole or in part.

Use Limitations

- A. All uses must operate in accordance with the noise standards contained in Section 36-485 of the Springfield Zoning Ordinance.
- B. No use may emit an odor that creates a nuisance as determined by Springfield City Code.

Design Requirements

- 1. In the event the removal of trees from the Planned Development would cause the number of trees, six inches or more in diameter and 4.5 feet tall, to fall below (7) seven trees per acre, the following provisions shall apply. A tree six inches or greater in diameter measured 4 1/2 feet above ground must be preserved or replaced with a tree of at least two inches (2") in diameter—for a maximum total of 7 trees per acre. Trees meeting the landscape requirements in the zoning ordinance may be counted toward this requirement. A tree survey site plan must be submitted with a zoning application in order to assess this requirement. The life of all planted or saved trees shall be guaranteed and maintained for a period of 5 years or shall be replaced with an equal diameter tree. If this is not possible then the total diameter of trees at the time they are lost shall be replaced with an equal diameter amount of trees with no less than 2" in diameter throughout the project area

2. There shall be one (1) street/park bench provided within each multi-family development.

Bulk, Area and Height Requirements

- A. Development shall adhere to the following:
 1. A maximum impervious surface ratio of 0.80 shall be permitted.

Intensity of Development

The Planned Development intends to utilize the existing structures located upon the properties within the Planned Development. The Planned Development will allow the construction of another Carriage House along the west boundary of the north property. Such Carriage House may be up to two stories tall with open bays on the first floor for parking of vehicles.

A maximum of eighteen (18) dwelling units per acre may be developed within the Planned Development. A maximum of fourteen (16) guest suites may be operated by the bed and breakfast within the Planned Development.

Access to Public Thoroughfares

The Planned Development will be allowed a maximum of two (2) access points on North Benton Avenue.

Off-street Parking

The Planned Development shall have one (1) parking space for each dwelling unit under 400 sf and shall have one and a half (1.5) parking spaces for every dwelling unit over 400 sf. The second phase of the Planned Development shall have one (1) parking space for each guest suite, office and apartment, and one parking space for every 250 square feet of additional gross floor area within a habitable structure. Provided, however, that the gross floor area of common areas located on a floor with guest rooms or dwelling units shall not be considered for parking requirements.

Signs

All signage shall meet the standards of section 36-454 of the zoning ordinance unless otherwise modified herein:

- A. A monument sign identifying the commercial operation(s) within the Planned Development will be allowed. Such sign shall be restricted to a maximum height of

five (5) feet above the ground and a total of sixteen (16) square feet of effective area on each face.

- B. Two additional detached signs identifying each of the historic buildings shall be allowed to display the historic name, a brief history of the property and the address. These signs shall be no larger than twelve (12) square feet.
- C. No detached sign shall exceed a height of five (5) feet above the ground upon which it is located. Attached signs shall not exceed sixteen (16) square feet of effective area.
- D. Wall signs shall be attached in a manner and in a location that does not obscure significant architectural features of the structure.

Perimeter Treatment

The Planned Development shall adhere to the following:

- A. No buffer yard will be required between the side yards and rear yards as they adjoin parking lots. A minimum 42-inch opaque fence will be required to the rear of the structures to block the headlights of the vehicles entering and leaving the property.
- B. No perimeter buffer will be required along Benton Avenue.

Refuse Storage

Waste cans, dumpster units, or other forms of litter control and refuse disposal devices shall be placed within the district, or upon adjacent properties with consent, where they are least visible from a public right-of-way, other than alleys. Each litter control or refuse device shall be enclosed so that no part of the device is visible from public right-of-ways or adjoining properties. Screening of these devices, in the form of sight-proof fence or wall shall be required.

Exterior Lighting

The Planned Development shall adhere to the following:

Exterior lighting shall be designed, located and constructed to eliminate or significantly reduce glare and /or a general increase in lighting within the adjoining existing residence area. Lighting sources or luminaries that do not have a cutoff and are used in parking lots and pedestrian ways shall not exceed a maximum of 15 feet in height. Lighting sources or luminaries that do have a cutoff shall not exceed a maximum 30 feet in height. The developer shall submit a lighting plan at the time of development demonstrating compliance with this section.

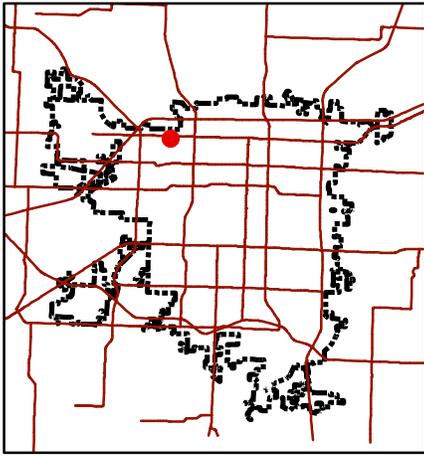
Maintenance of Common Areas and Facilities

There are no proposed Common Areas within the Planned Development.

Final Development Plan

A final development plan, showing conformance with the requirements of this exhibit, shall be approved in the manner described below prior to the issuance of any building permits and prior to the commencement of any improvements permitted or required by this exhibit.

- A. The Administrative Review Committee is hereby authorized to approve the final development plan for the rehabilitation and construction of improvements within the Planned Development provided such plan substantially conforms to the provisions of the ordinance.
 1. The Administrative Review Committee is hereby authorized, at its discretion, to approve minor adjustments and modifications to the site plan. Such authority shall not include any uses not specifically prescribed by the ordinance, any increase in the intensity of uses permitted in the district, and any reduction in the required parking prescribed by the ordinance



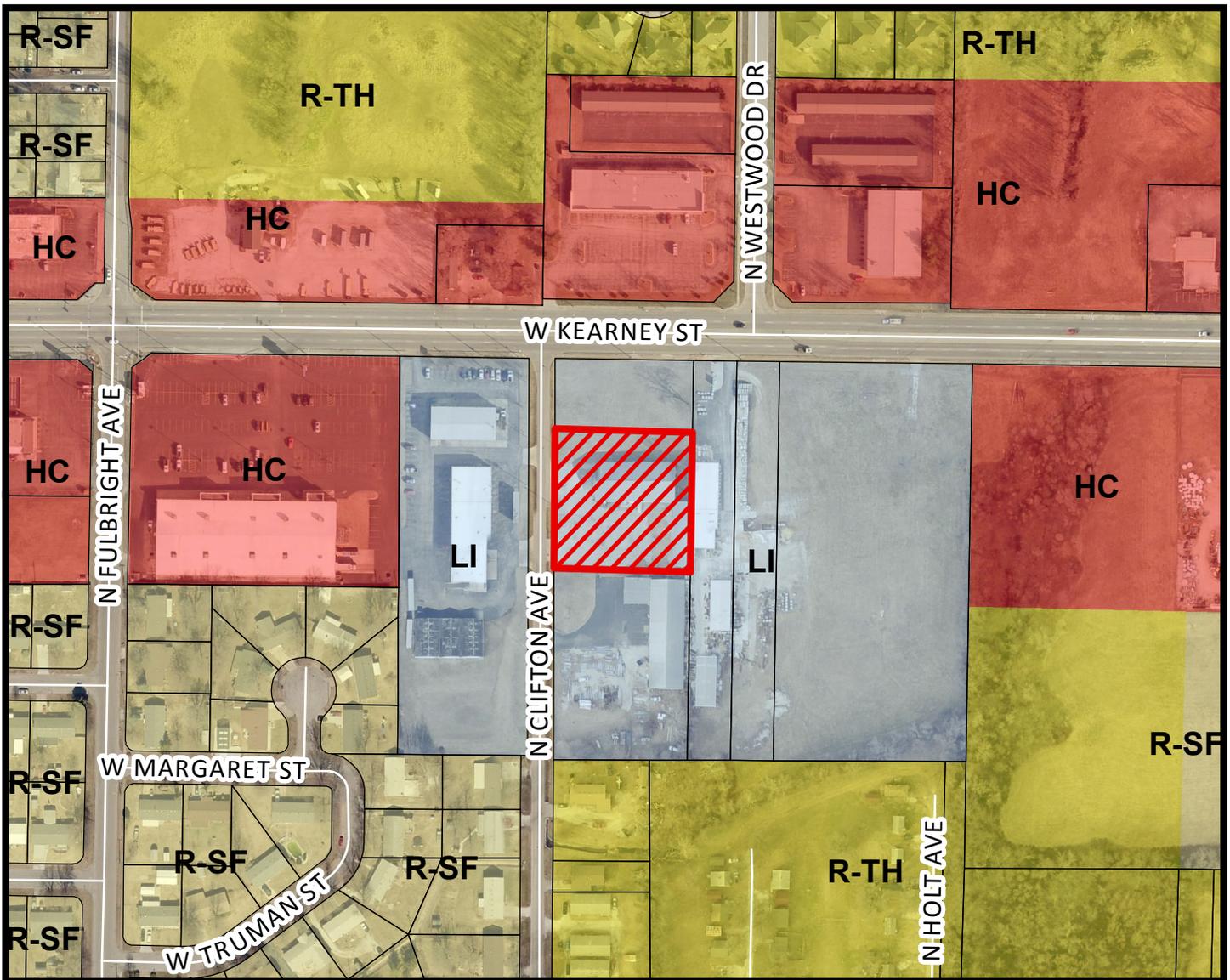
Development Review Staff Report

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

Z-8-2016

LOCATION: 2350 North Clifton Avenue
CURRENT ZONING: LI, Light Industrial
PROPOSED ZONING: IC, Industrial Commercial

LOCATION SKETCH



- Area of Proposal



1 inch = 250 feet

DEVELOPMENT REVIEW STAFF REPORT
ZONING CASE Z-8-2016

PURPOSE: To rezone approximately 1.1 acres of property generally located at 2350 North Clifton Avenue from a LI, Light Industrial District to an IC, Industrial Commercial District

REPORT DATE: May 26, 2016

LOCATION: 2350 North Clifton Avenue

APPLICANT: Springfield Mo. Association of Fire Fighters

TRACT SIZE: Approximately 1.1 acres

EXISTING USE: Private club and lodge

PROPOSED USE: Private club and lodge with eating and drinking establishment

FINDINGS FOR STAFF RECOMMENDATION:

1. Approval of IC, Industrial Commercial zoning is compatible and consistent with the surrounding Industrial zoning and development in this area and is appropriate for the subject property's proximity to Kearney Street, classified as a Primary Arterial roadway.
2. Approval of this application will allow for development of this property and promote infill development where investments have already been made in public services and infrastructure.
3. The proposed IC, Industrial Commercial zoning is consistent with the depth of adjacent commercial zoning and uses that are located along Kearney Street.

RECOMMENDATION:

Staff recommends approval of this request with the following conditions:

1. A cross access easement shall be approved and recorded which allows for a shared access to Clifton Avenue for the property to the north of the subject property.
2. Dedicate additional right-of-way to meet 30 feet from the established centerline of Clifton Avenue.

If the above conditions are not met within two (2) years after City Council's approval, that approval is null and void; and the zoning will remain LI, Light Industrial District.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	LI	Undeveloped land
East	LI	Concrete product office and storage yard
South	LI	Contractor office and storage warehouse
West	LI	Transmission service and warehouse

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* Element of the *Comprehensive Plan* identifies this area as Low-Density Housing. However, approval of IC zoning is compatible and consistent with the surrounding Industrial zoning and development in this area and is appropriate for the subject property's proximity to Kearney Street, classified as a Primary Arterial roadway.

STAFF COMMENTS:

1. The applicant is requesting to rezone the subject property from a LI, Light Industrial District to an IC, Industrial Commercial District. The *Growth Management and Land Use Plan* Element of the *Comprehensive Plan* identifies this area as Low-Density Housing. However, approval of IC zoning is compatible and consistent with the surrounding Industrial zoning and development in this area and is appropriate for the subject property's proximity to Kearney Street, classified as a Primary Arterial roadway.
2. The IC, Industrial Commercial district is intended to allow industrial operations and activities in combination with commercial uses and to accommodate land that was zoned for industrial uses prior to the enactment of the current Zoning Ordinance. The subject property has been zoned for Industrial uses dating to 1956 and meets these criteria.
3. Approval of this application will allow for development of this property and promote infill development where investments have already been made in public services and infrastructure.
4. The proposed IC, Industrial Commercial zoning is consistent with the depth of adjacent commercial zoning and uses that are located along Kearney Street.

5. The proposed rezoning was reviewed by City departments and comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on May 19, 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. Six (6) property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request.

CITY COUNCIL MEETING:

June 27, 2016

STAFF CONTACT PERSON:

Michael Sparlin
Senior Planner
864-1091

ATTACHMENT 1
DEPARTMENT COMMENTS
ZONING CASE Z-8-2016

BUILDING DEVELOPMENT SERVICES COMMENTS:

Building Development Services does not have any objections to this request.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

The Transportation Plan classifies Clifton Avenue as a local commercial. The standard right of way width for Clifton Avenue is 60 feet (30 feet from the centerline). Existing right of way appears to be 21 feet from the centerline of Clifton Avenue. This is a City maintained street. Because Clifton is classified as a local street, there are not any recent traffic counts. There are two existing driveway access points along the property frontage. There is not a sidewalk along Clifton Avenue. Per land development code, sidewalk will be required to be constructed at the time of development or the applicant may apply to the ARC committee to seek a fee in lieu of constructing sidewalks. The northernmost driveway approach will need to be reconstructed and moved north across from the driveway approach to the west. A cross access easement needs to be provided for the property to the north to utilize the driveway as MoDOT will require the Kearney Street access to be closed when they redevelop. On-street parking is not allowed along the adjacent streets. There is no greenway trail in the area. There are not any bus stops along Clifton Avenue. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area. There are not any proposed improvements along Clifton Avenue. The proposed change in use does not generate enough additional trips to trigger the need for a Traffic Study. Staff recommends the following: A condition to classification change to require the cross access easement and dedication of additional right of way to meet the 30 feet requirement from the centerline. A survey is recommended to determine the exact amount of right of way.

Public Works Traffic Division	Response
Street classification	Local Commercial
On-street parking along streets	No
Trip generation - existing use	52 trips per day
Trip generation change - proposed use	840 trips per day
Existing street right of way widths	Appears to be 40 feet
Standard right of way widths	60 feet
Traffic study submitted	Not required
Proposed street improvements	Not required

FIRE DEPARTMENT COMMENTS:

Fire has no issues with rezoning.

STORMWATER COMMENTS:

No objection to rezoning. The property is located in the Spring Branch drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. If the project increases the amount of impervious surfacing; detention and water quality is required according to Chapter 96. Buyout in lieu of on-site stormwater detention is not an option. A land disturbance permit is required if disturbing more than one (1) acre. There is not an existing detention pond, channel, or underground storm sewer available for this development to discharge into. There are no sinkholes on the proposed property.

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

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. The proposed amount of impervious surfacing must not exceed the maximum allowed by zoning. Any increase in impervious surfacing will require the development to meet current detention requirements.
3. One acre or more of new impervious surfacing will require the development to meet current water quality requirements.
4. Concentrated points of discharge from these improvements will be required to drain into a certified natural surface-water channel, public right-of-way, or a drainage easement.
5. Please keep in mind that more detailed stormwater calculations will have to be submitted before any permits can be approved.

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

CLEAN WATER SERVICES COMMENTS:

No objections to rezoning. Public sewer and service lateral are currently available.

CITY UTILITIES:

No objection to rezoning request. City Utilities has adequate facilities available.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: Light Industrial (existing zoning) to Industrial Commercial (proposed zoning)

2. Meeting Date & Time: May 19, 2016, 4pm to 6:30pm

3. Meeting Location: 2350 N Clifton, Springfield MO, 65803

4. Number of invitations that were sent: 14

5. How was the mailing list generated: 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.)

No verbal comments

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

No written comments submitted at meeting.

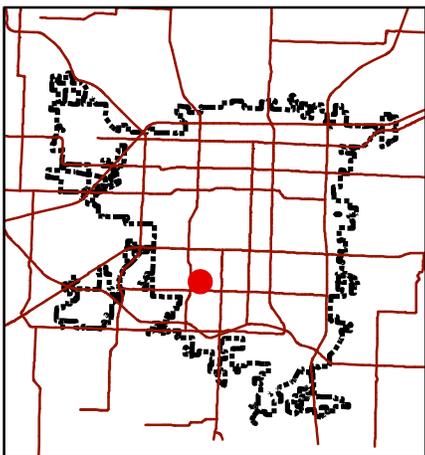
I, Chad Davis (print name), attest that the neighborhood meeting was held on 05/19/2016 (month/date/year), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."


Signature of person completing affidavit

Chad Davis Executive Vice President Southern Missouri Professional Firefighters
Printed name of person completing affidavit

Development Review Staff Report

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



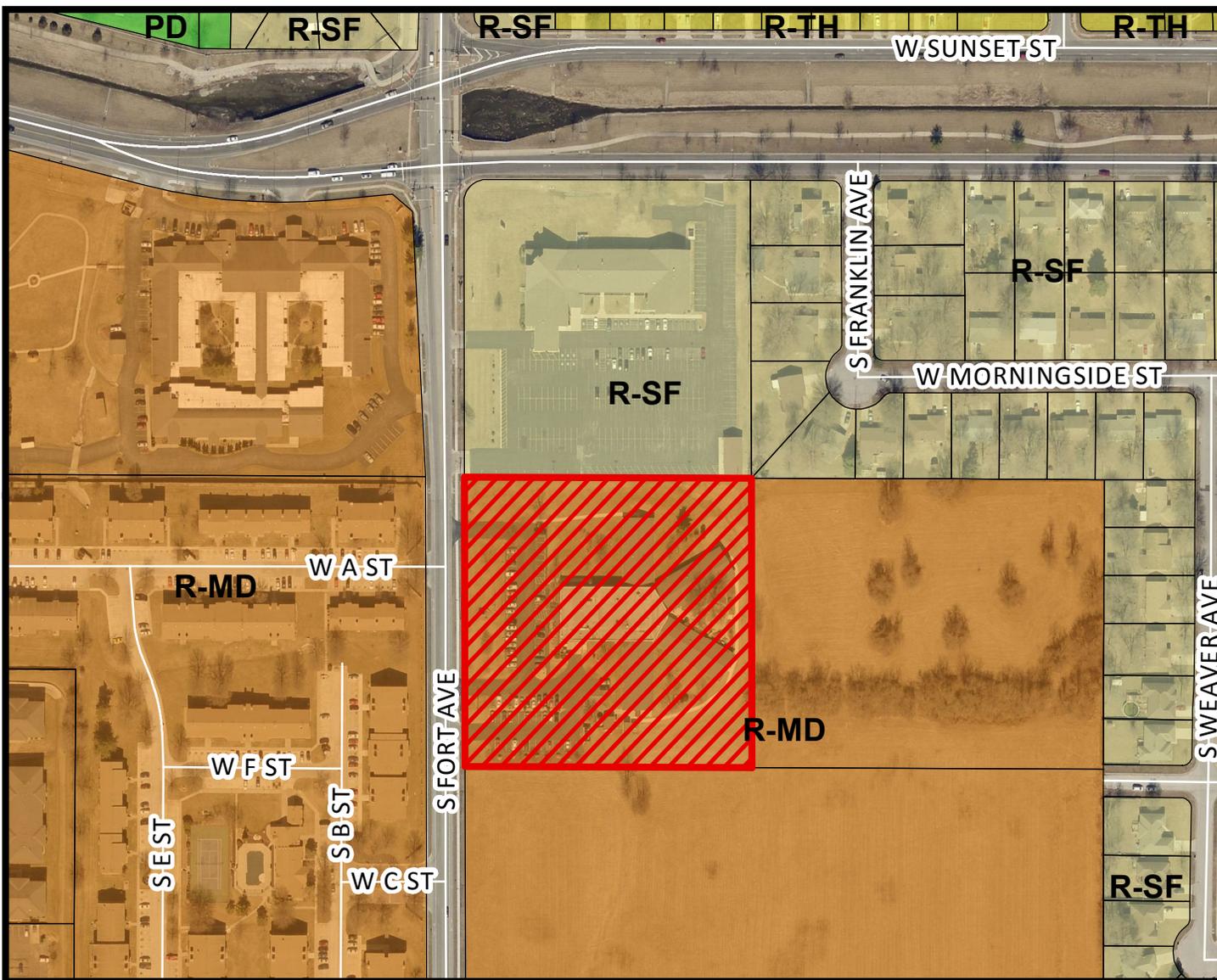
Conditional Use Permit No 424

LOCATION: 2800 South Fort Avenue

CURRENT ZONING: R-MD, Medium-density Multi-family Residential

PROPOSED ZONING: R-MD, Medium-density Multi-family Residential with a Conditional Use Permit to allow a nursing and retirement home

LOCATION SKETCH



- Area of Proposal



1 inch = 250 feet

DEVELOPMENT REVIEW STAFF REPORT
CONDITIONAL USE PERMIT 424

PURPOSE: To allow a nursing and retirement home within a R-MD, Medium-density Multi-family Residential District generally located at 2800 South Fort Avenue

REPORT DATE: May 26, 2016

LOCATION: 2800 South Fort Avenue

APPLICANT: National Healthcare Corp

TRACT SIZE: Approximately 4.56 acres

EXISTING USE: Nursing and retirement home

PROPOSED USE: Nursing and retirement home

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Growth Management and Land Use Plan* of the *Comprehensive Plan* identifies this area as appropriate for Community and Public Land uses. This category includes schools, colleges, public buildings and cemetery. Although not a public use, the existing and proposed use as a nursing and retirement home is compatible and consistent with other uses identified as appropriate land uses for Community and Public Land uses.
2. Approval of this request will provide for redevelopment 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 similar community land use.

RECOMMENDATION:

Staff recommends approval of this request with the following conditions:

1. The regulations and standards listed on Attachment 3 and shall govern and control the use and development of the land in Use Permit Number 424 in a manner consistent with the attached site plan (Attachment 5).

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	R-SF	Church
East	R-MD	Undeveloped land
South	R-MD	Undeveloped land
West	R-MD	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* of the *Comprehensive Plan* identifies this area as appropriate for Community and Public Land uses. This category includes schools, colleges, public buildings and cemetery.

STAFF COMMENTS:

1. The applicant is requesting approval of a Conditional Use Permit for a Nursing and retirement home on the subject property within a R-MD, Medium-density Multi-family Residential District. The Zoning Ordinance requires a use permit in the R-MD, Medium-density Multi-family Residential District for a nursing and

retirement home. The *Growth Management and Land Use Plan* of the *Comprehensive Plan* identifies this area as appropriate for Community and Public Land uses. This category includes schools, colleges, public buildings and cemetery. Although not a public use, the existing and proposed use is compatible and consistent with other uses identified as appropriate land uses for Community and Public Land uses.

2. The existing nursing and retirement home is considered a permitted use within the R-MD, Medium-density Multi-family Residential District because it existed prior to the current Zoning Ordinance. The proposed expansion of the existing use now triggers the requirement of obtaining a Conditional Use Permit.
3. Approval of this request will provide for redevelopment of the subject property which is already served with public infrastructure and services and is not expected to adversely impact the surrounding properties. Furthermore, approval of this request will allow for the on-site expansion of the nursing and retirement home.
4. The bufferyard requirement between R-MD and R-SF zoning is a bufferyard "Type (C)" at least fifteen (15) feet wide with required plantings. This bufferyard will be required on the North property line adjacent to the R-SF, Single-family Residential zoned property. A fire lane will be required that will be located within a portion of this bufferyard. In order to accommodate the fire lane, in this location, using Sec. 36-482 (12), the bufferyard can be reduced to 10 feet when a solid screen is provided.
5. 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) (Attachment 3) of the Zoning Ordinance. Any development of this property must also follow the R-MD, Medium-density Multi-family Residential District requirements.
6. 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 May 19, 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 April 27, 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. Eight (8) property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request.

CITY COUNCIL PUBLIC HEARING: June 27, 2016

STAFF CONTACT PERSON:

Michael Sparlin

Senior Planner

864-1091

ATTACHMENT 1
DEPARTMENT COMMENTS
CONDITIONAL USE PERMIT 424

BUILDING DEVELOPMENT SERVICES COMMENTS:

Building Development Services has no issues with conditional use permit.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

The City's Transportation Plan classifies Fort Avenue as a collector roadway. The standard right of way width for Fort Avenue is 30 feet from the centerline. This is a City maintained street. The most recent traffic count on Fort Avenue is 5,763 vehicles per day. There are three existing driveway access points and sidewalk exists along the property frontage. The existing infrastructure meets current city standards. On-street parking is not allowed along the adjacent streets. There is a greenway trail in the area. There are three bus stops along this portion of Fort Avenue. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area. There are not any proposed improvements along Fort Avenue. Staff has no recommendations for improvements and approves the use permit.

Public Works Traffic Division	Response
Street classification	Collector
On-street parking along streets	No
Trip generation - existing use	180 trips/day
Trip generation - proposed use	180 trips/day
Existing street right of way widths	60 feet
Standard right of way widths	60 feet
Traffic study submitted	Not required
Proposed street improvements	None

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. If the project increases the amount of impervious surfacing; detention and water quality is required according to Chapter 96. Buyout in lieu of on-site stormwater detention is an option if downstream improvements are constructed. Since the project will be disturbing more than one (1) acre there will be a land disturbance permit required. There is an existing detention basin serving this development that will need to be enlarged with this project. The existing detention basin discharges onto the church parking lot directly north of this property. The applicant has spoken with the church about acquiring a drainage easement through the church's property. While the church

has no issue with the stormwater flowing across their parking lot just as it does today, the church doesn't wish to dedicate an easement. The developer will be required to provide detention so they don't increase the rate of discharge to the church's property. There are no sinkholes on the proposed property.

Please note that 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. 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.
3. Please keep in mind that more detailed stormwater calculations will have to be submitted before any permits can be approved.

Public Works Stormwater Division	Response
Drainage Basin	South Creek
Is property located in Floodplain	No
Is property located on a sinkhole	No
Is stormwater buyout an option	Yes, but only with downstream improvements

CLEAN WATER SERVICES COMMENTS:

No objections. New addition is only adding 30 additional beds.

CITY UTILITIES:

No conflicts with building addition. The property is "primary metered" electrically. This means the transformers are owned and maintained by the property. If the water meter needs to be increased in size due to the addition, the work will be done at estimated cost.

FIRE DEPARTMENT:

Fire department has no issues with the conditional use permit. Fire lane has been provided.

ATTACHMENT 2
REQUIREMENTS FOR CONDITIONAL USE PERMIT 424

1. A nursing and retirement home is permitted in conformance with Attachment 5.
2. The nursing and retirement home shall comply with all the standards listed in Attachment 3.
3. 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 424

An application for a conditional use permit shall be granted only if evidence is presented which establishes the following:

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.

Attachment 3 continued

A. State how the proposed conditional use will comply with the applicable standards in Subsection 36-363 (10) of the Zoning Ordinance.

1. The proposed conditional use will be consistent with the adopted policies in the *Springfield Comprehensive Plan*;
The Growth Management and Land Use Plan of the Comprehensive Plan identifies appropriate for Community and Public Land uses. This category includes schools, colleges, public buildings and cemetery. Although not a public use, the existing and proposed use as a nursing and retirement home is compatible and consistent with other uses identified as appropriate land uses for Community and Public Land uses. The existing use is a Nursing Home facility. The project is adding 30 additional beds.
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;
No additional access points to Fort Avenue are proposed. Fort Avenue is classified as a collector and is suitable for this use.
3. The proposed conditional use will adequately provide for safety from fire hazards, and have effective measures of fire control;
The proposed building addition will be properly sprinkled and a fire lane will be provided along the north side of the addition.
4. The proposed conditional use will not increase the hazard to adjacent property from flood or water damage;
We will meet the city regulations for storm water detention and will not increase the flow to the neighbor by enlarging the existing detention basin to meet the current runoff rates. We have meet with the neighbor to the north about the storm water runoff and they are in favor of the plan.
5. The proposed conditional use will not have noise characteristics that exceed the sound levels that are typical of uses permitted as a matter of right in the district;
The noise characteristics of this site will be no different than a typical R-MD use. The proposed use has no outdoor activities except for parking.
6. The glare of vehicular and stationary lights will not affect the established character of the neighborhood, and to the extend such lights will be visible from any residential district, measures to shield or direct such lights so as to eliminate or mitigate such glare are proposed;
The site sits lower than the adjacent properties to the east and south. This will help reduce such lights from being visible from these properties. No parking is proposed on the north and the building will be located between the parking areas and the property to the north.
7. The location, lighting, and type of signs and the relationship of signs to traffic control is appropriate for the site;

The existing signage will remain and is appropriately located on the site.

8. Such signs will not have an adverse effect on any adjacent properties;
The existing signage will remain and is appropriately located on the site.
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;
Fort Avenue is classified as a collector with a width of 33' and a right of way of 60'. This is suitable for this 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;
The site already has a Nursing Home use and this request will not adversely impact any of the mentioned items. Items included to help with not adversely effecting the adjacent properties include a landscape bufferyard type C beind added along the north boundary, the existing stormwater detention basin will be enlarged to eliminate additional discharge to the north, the parking areas sit lower than the adjacent properties and the building will be sprinkled with a fire lane added along the north.
11. The proposed conditional use will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations. In determining whether the proposed conditional use will so dominate the immediate neighborhood, consideration shall be given to:
 - a. The location, nature and height of buildings, structures, walls and fences on the site; and
The one-story building addition will be similar in nature to the existing structure and will blend in with the existing facility.
 - b. The nature and extent of landscaping and screening on the site;
The north property line will be upgraded with additional landscaping to meet bufferyard type C.
12. The proposed conditional use, as shown by the application, will not destroy, damage, detrimentally modify or interfere with the enjoyment and function of any significant natural topographic or physical features of the site;
The natural topography or physical features of the site will not be adversely impacted. The site will be regraded to allow the existing stormwater to flow through the site in a more controlled fashion and the existing detention basin will be enlarged.
13. The proposed conditional use will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance;
There are no known features of significant importance 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;

Yes. The proposed development will comply with these development standards.

15. The proposed conditional use at the specified location will contribute to or promote the welfare or convenience of the public;
The conditional use is to add beds to the existing Nursing Home use. The additional beds have been identified as a need for the communities aging population.
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;
The parking and loading areas are designed to be in accordance with regulations. The parking and circulation will primarily be located in the front portion of the site. Some additional parking will be located in the southeast portion of the site. A new loading and unloading area will be added at the revamped front door.
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;
No additional access points to Fort Avenue are proposed. Fort Avenue is classified as a collector and is suitable for this use.
18. The vehicular circulation elements of the proposed application will not create hazards to the safety of vehicular or pedestrian traffic on or off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian travel;
The vehicular circulation elements have been designed to provide adequate use of the site.
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;
No interference with the items listed are known.
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
Existing structures are already being utilized for the use and are not being converted. All new structures will be required to meet building codes and will be addressed during permitting.
21. The proposed conditional use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services.
The site is already a Nursing Home facility and has adequate facilities and services. The site will be designed to pass off-site drainage through the site as it does today. The site currently point discharges from an existing detention basin to the property to

the north and has done so prior to the development of the property to the north. We have met with the owner of the property to the north and they are good with the drainage occurring the way it does now. We will provide an enlarged detention basin to handle the additional development that this is being proposed by this request.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Conditional Use Permit for: PLN2016-00148 - Use Permit 424 - Nursing Home
2. Meeting Date & Time: May 19, 2016 4:00 pm to 6:30 pm
3. Meeting Location: 2800 S Fort
4. Number of invitations that were sent: 30
5. How was the mailing list generated: City Staff
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 were happy it was not the property behind them and were in favor of this project.

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

None provided.

I, Neil S. Brady (*print name*), attest that the neighborhood meeting was held on 05/19/2016 (*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."



Digitally signed by Neil S. Brady
Date: 2016.05.20 08:29:19 -05'00'

Signature of person completing affidavit

Neil S Brady

Printed name of person completing affidavit

ANDERSON ENGINEERING, INC

EMPLOYEE OWNED

2045 W. Woodland • Springfield, MO 65807 • (417) 866-2741 • FAX (417) 866-2778
811 E. Third St. • Joplin, MO 64801 • (417) 782-7399 • FAX (417) 782-7398
aeinc@aeincmo.com • www.aeincmo.com

CLIENT _____

CLIENT No. _____ SHEET No. _____ Of _____

CALCULATED By _____ DATE _____

CHECKED By _____ DATE _____

PROJECT _____

CALCULATIONS FOR:

NEIGHBORHOOD MEETING 5/19/16

NAME

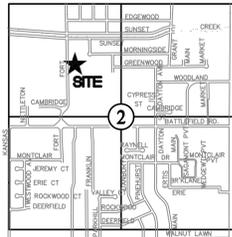
ADDRESS

NEIL BRADY

2045 W WOODLAND

Paul Wittaker
Dawn Ward
Dawn Ward

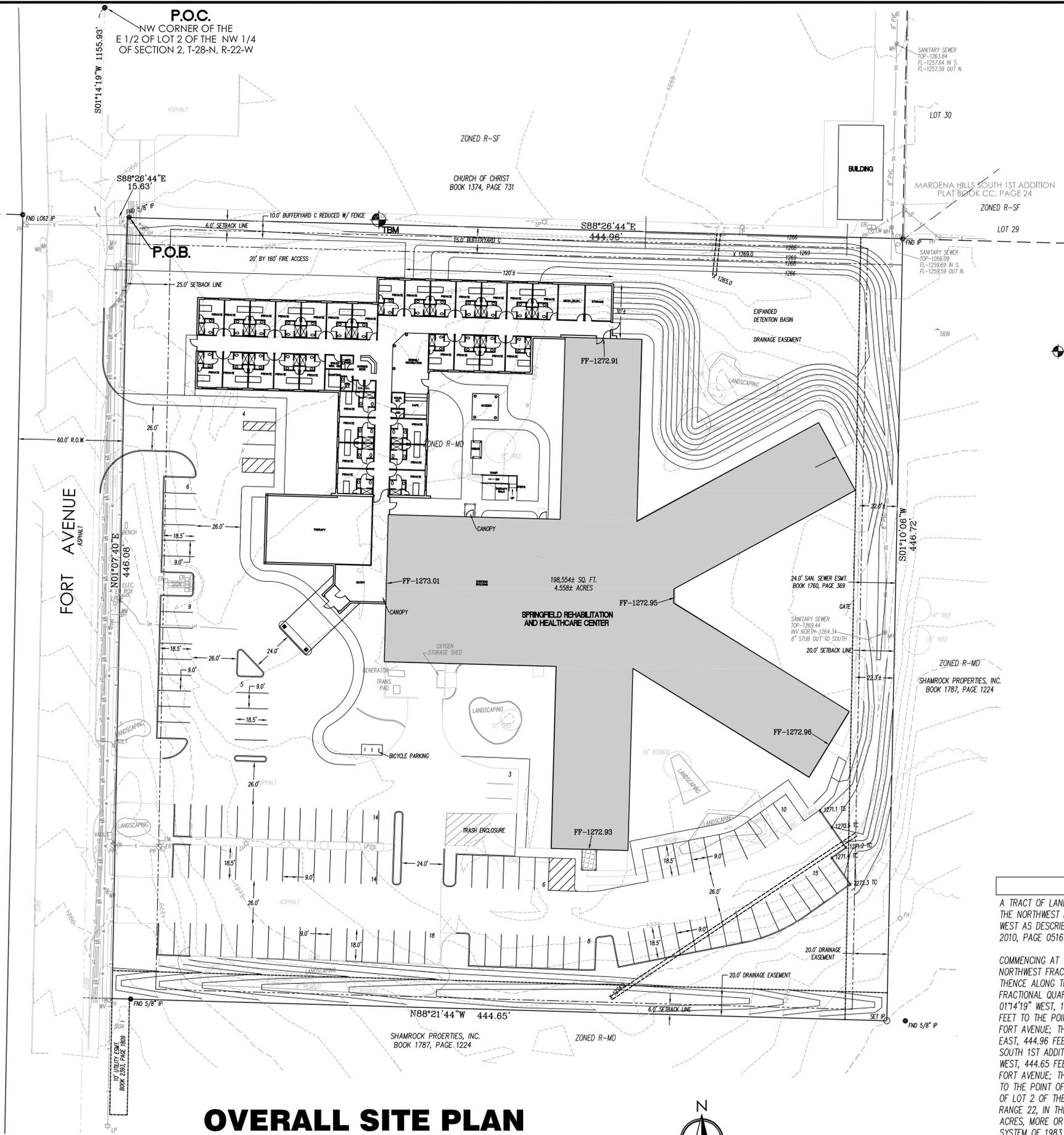
1150 W. MORNINGSIDE
1128 W. MORNINGSIDE
1128 W. MORNINGSIDE



LOCATION SKETCH
SEC. 2, T28N, R22W
SCALE: 1"=2000'



- LEGEND**
- CP CONTROL POINT
 - IP FOUND IRON PIN
 - IP SET IRON PIN
 - △ RWM RIGHT-OF-WAY MARKER
 - P/G POWER POLE W/ GUY
 - MH MANHOLE
 - SCW SEWER CLEANOUT
 - GM GAS METER
 - LP LIGHT POLE
 - ▲ SIGN
 - WM WATER METER
 - WV WATER VALVE
 - GV GAS VALVE
 - FH FIRE HYDRANT
 - ▲ TR TELEPHONE RISER
 - BUMPER POST
 - GRATE INLET
 - TREELINE
 - BUSH
 - ER ELECTRICAL RISER
 - GL GROUND LIGHT
 - MB MAIL BOX
- PROPERTY LINE ————
- SANITARY SEWER — SS ————
- STORM SEWER — SW ————
- TELEPHONE LINE — T ————
- UNDERGROUND TELEPHONE — UT ————
- GAS LINE — G ————
- WATER LINE — W ————
- ELECTRIC LINE — E ————
- UNDERGROUND ELECTRIC — UE ————
- FENCE LINE — X ————
- RETAINING WALL ————
- LINE LABELS ————
- MEASURED DEED 100' M / 100' D



OVERALL SITE PLAN
SCALE: 1" = 30'

- 15' BUFFERYARD C
- 1 CANOPY TREE
 - 2 UNDERSTORY TREE
 - 2 EVERGREEN TREE
 - 10 SHRUBS
 - PER 100 LINEAR FEET
- 10' BUFFERYARD C REDUCED W/FENCE
- 6' SOLID WOOD FENCE
 - 4 UNDERSTORY TREE
 - 2 EVERGREEN TREE
 - 10 SHRUBS
 - PER 100 LINEAR FEET

BENCHMARK
BENCH IS A SQUARE CUT IN THE LIGHT POLE BASE AT THE NORTH SIDE OF SUBJECT PROPERTY WITH AN ELEVATION OF 1269.09 VERTICAL DATUM = NAVD 1988.

OWNER/APPLICANT:
NATIONAL HEALTHCARE CORPORATION
100 VINE STREET, CITY CENTER
MURFREESBORO, TN 37130

SITE DATA

TOTAL SITE AREA: 4.56 AC

PARKING:
TOTAL STAFF COUNT 80
EX BED COUNT 119
NEW BED COUNT 30
TOTAL BED COUNT 149

REQUIRED PARKING:
STAFF 80/2 = 40
BED 149/3 = 50

EXISTING PARKING COUNT 83
PROPOSED PARKING COUNT 112
BICYCLE PARKING REQUIRED 5

EXISTING IMPERVIOUS AREA 1.79 AC
PROPOSED IMPERVIOUS AREA 2.60 AC
ADDED IMPERVIOUS AREA 0.81 AC

PROPOSED OPEN SPACE 1.96 AC/4.56 AC = 43%

EXISTING BUILDING FLOOR AREA 32,668 SF
ADDITION BUILDING FLOOR AREA 19,330 SF

CURRENT ZONING R-MD
CURRENT USE NURSING HOME

PROPOSED USE NURSING HOME
ADDITIONAL 30 BEDS AND 19,330 SF BUILDING



PERIMETER DESCRIPTION

A TRACT OF LAND AS LYING IN THE EAST HALF OF LOT 1 AND THE EAST HALF OF LOT 2 OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 28 NORTH, RANGE 22 WEST AS DESCRIBED IN THE GREENE COUNTY, MISSOURI, RECORDER'S OFFICE IN BOOK 2010, PAGE 051608-10 AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF LOT 2 OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 28 NORTH, RANGE 22 WEST; THENCE ALONG THE WEST LINE OF THE EAST HALF OF LOT 2 OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 28 NORTH, RANGE 22 WEST, SOUTH 01°14'19" WEST, 1155.93 FEET; THENCE LEAVING SAID WEST LINE, SOUTH 88°26'44" EAST, 15.63 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO LYING ON THE EAST RIGHT-OF-WAY OF FORT AVENUE; THENCE LEAVING SAID EAST RIGHT-OF-WAY AND CONTINUING SOUTH 88°26'44" EAST, 444.96 FEET TO A POINT LYING AT THE SOUTHWEST CORNER OF MARDENA HILLS SOUTH 1ST ADDITION; THENCE SOUTH 01°10'06" WEST, 446.72 FEET; THENCE NORTH 88°21'44" WEST, 444.65 FEET TO A POINT LYING ON THE AFOREMENTIONED EAST RIGHT-OF-WAY OF FORT AVENUE; THENCE ALONG SAID EAST RIGHT-OF-WAY, NORTH 01°07'40" EAST, 446.08 FEET TO THE POINT OF BEGINNING, ALL LYING IN THE EAST HALF OF LOT 1 AND THE EAST HALF OF LOT 2 OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 28 NORTH, RANGE 22, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, CONTAINING 4.558 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE CONDITIONS AND MONUMENTS ARE AS SHOWN ON ANDERSON ENGINEERING, INC. DRAWING NUMBER WB 110-582.

ANDERSON ENGINEERING
EMPLOYEE OWNED

ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
2045 W. WOODLAND - SPRINGFIELD, MISSOURI 65807 • PHONE (417) 866-2741
ANDERSON COAF 0000652-AARON T HARGRAVE PEI 2007020274

DRAWING INFO.	
FIELD BY:	NSB
DRAWN BY:	NSB
CHECK BY:	04/12/16
DATE:	FIELD BOOK:
JOB NUMBER:	10087-16

NATIONAL HEALTHCARE CORPORATION

SPRINGFIELD REHABILITATION CENTER
SITE PLAN

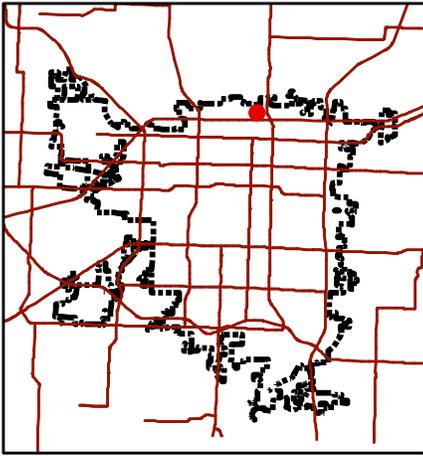
2800 S. FORT AVENUE
SPRINGFIELD, MISSOURI

DRAWING NO. _____

SHEET NUMBER **C1** OF 1

Development Review Staff Report

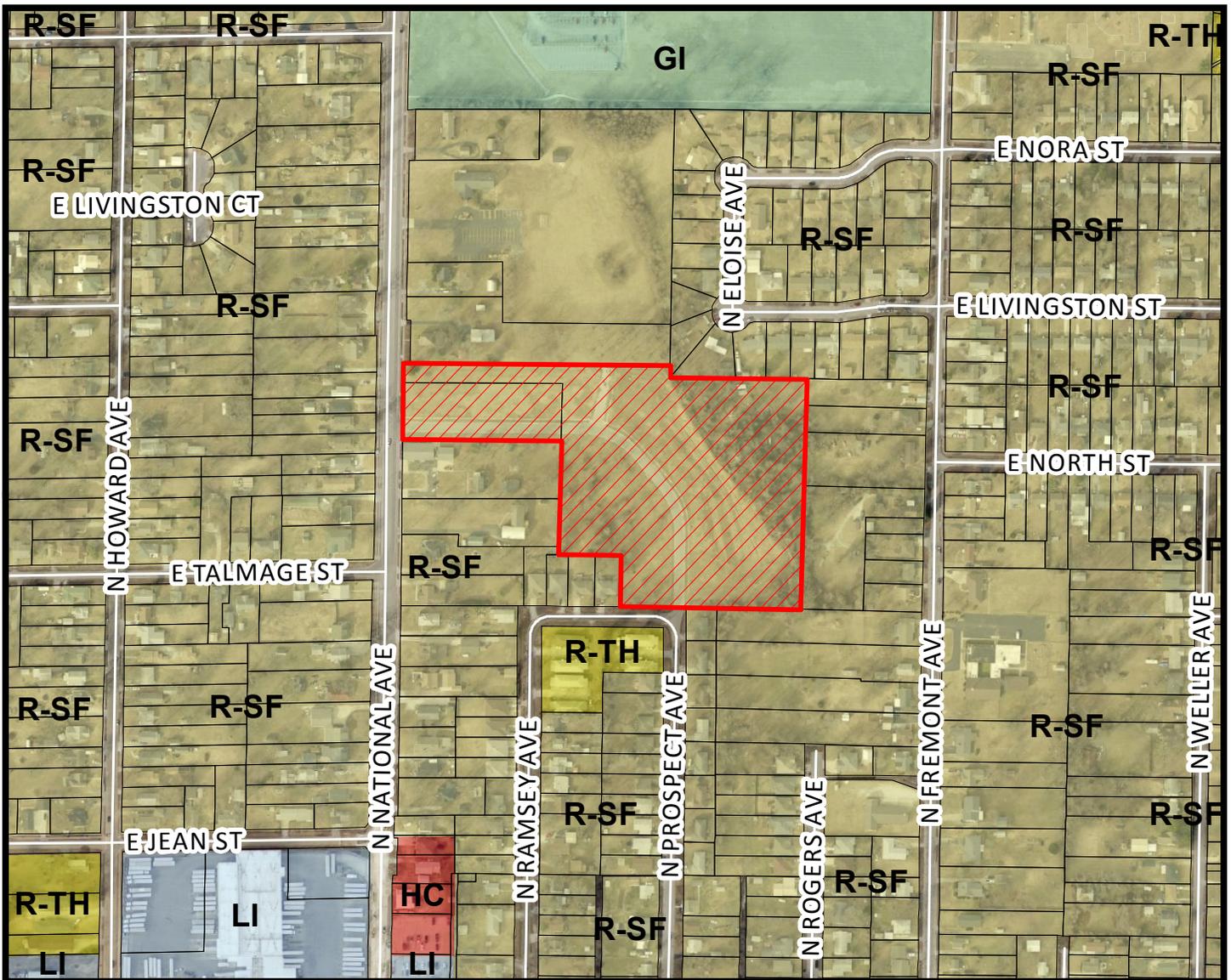
Department of Planning & Development - 417-864-1031
840 Boonville - Springfield, Missouri 65802



Preliminary Plat - Paragon Court

LOCATION: 2638 N. National Avenue
CURRENT ZONING: R-SF, Single-Family Residential
PROPOSED ZONING: NA

LOCATION SKETCH



- Area of Proposal



1 inch = 400 feet

DEVELOPMENT REVIEW STAFF REPORT
PRELIMINARY PLAT – PARAGON COURT

PURPOSE: To approve a preliminary plat to subdivide approximately 9.3 acres into a 32 lot single-family residential subdivision with common area

REPORT DATE: May 27, 2016

LOCATION: 2638 N. National Avenue

APPLICANT: Kenneth E. Pontious Family Living Trust

TRACT SIZE: Approximately 9.3 acres

EXISTING USE: Vacant/undeveloped land with an existing street and sidewalk

PROPOSED USE: Single-family patio court home subdivision

FINDINGS FOR STAFF RECOMMENDATION:

1. The applicant's proposal, with the conditions listed below, 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. Sanitary sewer shall be extended to all building sites. Existing sanitary sewer must be tested and approved prior to the final plat being recorded.
 - b. Sidewalks shall be constructed on one side of each internal street.
 - c. Detention basin was previously constructed but lacks sufficient volume per the approved public improvement plans. Applicant will be required to reconstruct detention basin in accordance with the approved plan or resubmit revised grading plan showing how additional volume in the detention basin will be attained.

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 shall be permitted from any lot to National Avenue.
 - b. The dedication of right-of-way for National, Paragon and Prospect Avenues are required as follows. Paragon and Prospect will be classified as local residential, which requires 25 feet of right-of-way from the centerline and 50 feet of right-of-way in total. National Avenue is classified as a secondary arterial, which requires 35 feet of right-of-way from the centerline.
 - c. Change minimum width of sewer easements on plat and plans to 15 feet.
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	Single-family residences

South	R-SF	Single-family residences
West	R-SF	Single-family residences

HISTORY:

The original preliminary plat of Paragon Court was approved by City Council in 2005 (Special Ordinance 24903). It was approved as a zero lot line, cluster subdivision with 33 single-family lots. Public improvement plans were submitted, but never accepted and filed. Therefore, a final plat was never approved or recorded and the preliminary plat expired. The City has never accepted the existing infrastructure improvements for this subdivision area.

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 9.3 acres into a 32 lot single-family residential subdivision named "PARAGON COURT". The property is currently zoned R-SF, Single-Family Residential District and is vacant/undeveloped land with an existing street and sidewalk.
2. The proposed zero lot line, cluster subdivision has been revised and resubmitted from the original preliminary plat that was approved in 2005 and expired in 2007. Zero lot line construction (Section 36-362) allows for single-family residences to have no side or rear yard setback which essentially allows them to be an attached single-family home. A cluster development (Section 36-361) preserves open space to serve recreational, scenic and public service purposes. The lot sizes in a residential cluster subdivision may be reduced from the minimum lot area prescribed for that zoning district (in this case 3,000 sq. ft.); however, all such lot reductions shall be compensated for by an equivalent amount of land in open space or common area to be preserved and maintained for its scenic or historic value, for recreation or conservation purposes. The proposed preliminary plat is allocating approximately 3.9 acres of common area compared to approximately 0.39 acres of lot reduction area which more than exceeds the provisions in the ordinance. The modifications of minimum lot widths are also permitted with a cluster development. The proposed preliminary plat is reducing the minimum lot widths in the R-SF District from 50 feet to 45 feet.
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: June 27, 2016

STAFF CONTACT:

Daniel Neal
Senior Planner
864-1036

ATTACHMENT 1
DEPARTMENT COMMENTS
PRELIMINARY PLAT – PARAGON COURT

AT&T COMMENTS:

AT&T does not have facilities placed along Prospect Avenue. Please note that developer of this property will need to contact engineer Steven Beier 417-836-2761, 180 days prior to construction so facilities can be placed to serve this development. AT&T would request that the utility easement shown on the south side of Prospect Ave. read utility easement and footage.

BUILDING DEVELOPMENT SERVICES COMMENTS:

No issues.

CITY UTILITIES COMMENTS:

Need to confirm water main location in lots 27-30. Our records do not show the water main encroaching this far into the lot. If it does then the water line easement makes sense. However the easement will be encroaching into the 20 foot building setback line.

Electric and water facilities were installed and accepted by CU in 2006. Thus all lots are served.

PUBLIC WORKS CONSTRUCTION INSPECTION COMMENTS:

Final acceptance of the original public improvement plans 5PW5713, were never accepted or completed. In order for the City to accept the public streets and stormwater associated with this plat, the following items will need addressed:

1. A new set of Public Improvement Plans will need to be submitted in ProjectDox. These may be the original set of public improvement plans with current survey data, elevations, etc. added to show the original set of plans were constructed correctly. Survey information shall include, but not be limited to: Manhole invert elevations, detention volume and elevations, and sidewalk elevations/cross-slope. Data should also be uploaded that clearly shows what remaining work will be done to bring all items into compliance, a bid submitted for this work, and fees paid.
2. The street will need to be cored to determine thickness of asphalt and base material in accordance with current City Standards.
3. The street will need to have an approved micro- seal placed on it to bring it to an acceptable maintenance level.
4. The City will allow the 4 feet sidewalks to remain. However, driveways must

accommodate 5 feet wide sidewalk sections.

5. Missing sidewalk shall be replaced.
6. Sidewalk ramp shall be added to tie sidewalk into Talmage Street.
7. Object markers shall be placed at dead-end street.
8. Storm boxes and pipes must be cleaned out and inverts poured if necessary.
9. Rip-rap pads must be added to storm inlets/exits as per original plans.
10. Also, sewer must be tested and cleanouts added as per Environmental Services comments.

FIRE DEPARTMENT COMMENTS:

No issues.

TRAFFIC DIVISION COMMENTS:

Preliminary plat is acceptable, but the following previous comments will need to be addressed before final plat approval:

1. Prospect Avenue and Paragon Street are not public streets. The streets will need to meet current City of Springfield public works standards before the city will consider them to be accepted into the city street system.
2. The size of the lots are small. Access may need to be shared by two lots (for example, Lots 1&2; Lots 3&4, Lots 5&6, etc) if the lots are developed as shown on the preliminary plat. Access must meet city code requirements specified in Chapter 98-117 - Residential Driveway Approaches.
3. No access from any lot to National.

STORMWATER COMMENTS:

The property is located in the Pea Ridge Creek drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. If the project increases the amount of impervious surfacing; detention and water quality is required according to Chapter 96. Buyout in lieu of on-site stormwater detention is not an option. Since the project will be disturbing less than one (1) acre there will not be a land disturbance permit required. There is an existing detention basin and storm sewer available for this development to discharge into. There are no sinkholes on the proposed property.

Please note that development of the property will be subject to the following conditions at

the time of development:

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. Concentrated points of discharge from these improvements will be required to drain into a certified natural surface-water channel, public right-of-way, or a drainage easement.
3. Please keep in mind that more detailed stormwater calculations will have to be submitted before any permits can be approved.
4. Detention basin was previously constructed but lacks sufficient volume per the approved public improvement plans. Applicant will be required to reconstruct detention basin in accordance with the approved plan or resubmit revised grading plan showing how additional volume in the detention basin will be attained.

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

CLEAN WATER SERVICES COMMENTS:

Preliminary plat is acceptable however we have the following requirements before the final plat can be filed:

1. Prepare and submit AS-BUILT plans on subdivision.
2. Change minimum width of sewer easements on plat and plans to 15 feet.
3. Collect Inspection Fees on unfinished or reconstructed portions of the subdivision.
4. Require the current specifications on clean outs at the ROW and visually inspected the laterals. Contractor to provide CCTV (Closed-circuit television) of laterals to inspector.
5. Environmental Services will waive the requirement for tracer wire.
6. Shoot important elevations, such as flow lines, manhole lids, etc. Show as-built pipe grades on plans.
7. Vacuum, pressure and mandrel testing need to be performed by the developer's contractor. Any defects from this testing must be corrected.
8. There are three manholes with the wrong lid and frame that need to be corrected. One lid is welded shut. Could not be inspected. One manhole has an offset frame

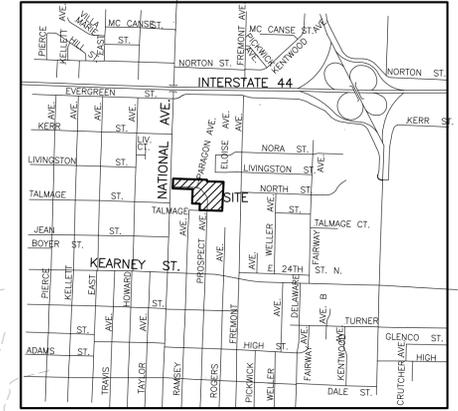
that needs to be corrected.

9. CCTV revealed 8 point repairs that need to be corrected.

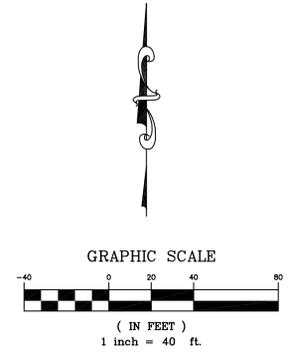
10. Anything that does not meet specs will need to be corrected.

PRELIMINARY PLAT OF PARAGON COURT

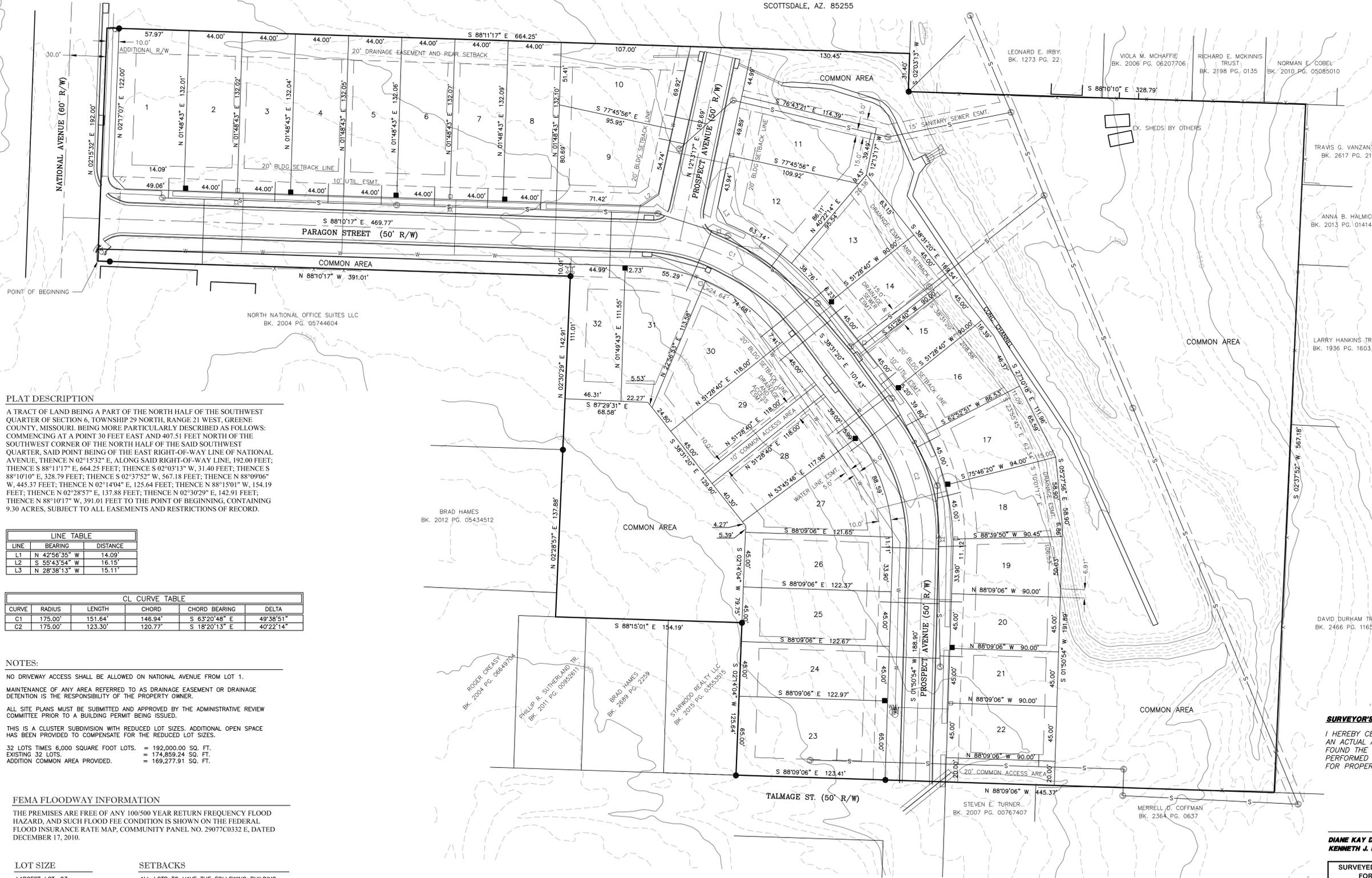
A SUBDIVISION IN SPRINGFIELD, GREENE COUNTY, MO
A PROPOSED ZERO LOT LINE CLUSTER SUBDIVISION
OWNER/DEVELOPER: SHIRLEY PONTIOUS
8711 E. PINNACLE PEAK RD.
SCOTTSDALE, AZ. 85255



VICINITY MAP
1" = 1000'



- LEGEND**
- EXISTING IRON PIN
 - SET IRON PIN
 - ⊠ EXISTING STONE
 - (P) PLAT
 - (D) DEED
 - (M) MEASURED
 - ⊕ UTILITY POLE
 - ⊞ ELECTRIC PEDESTAL
 - ⊠ ELECTRIC TRANSFORMER
 - ⊗ LIGHT POLE
 - ⊕ FIRE HYDRANT
 - ⊕ WATER METER
 - ⊕ WATER VALVE
 - ⊕ GAS VALVE
 - ⊕ SANITARY SEWER MANHOLE



PLAT DESCRIPTION

A TRACT OF LAND BEING A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 29 NORTH, RANGE 21 WEST, GREENE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 30 FEET EAST AND 407.51 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SAID SOUTHWEST QUARTER, SAID POINT BEING OF THE EAST RIGHT-OF-WAY LINE OF NATIONAL AVENUE, THENCE N 02°15'32" E, ALONG SAID RIGHT-OF-WAY LINE, 192.00 FEET; THENCE S 88°11'17" E, 664.25 FEET; THENCE S 02°03'13" W, 31.40 FEET; THENCE S 88°10'10" E, 328.79 FEET; THENCE S 02°37'52" W, 567.18 FEET; THENCE N 88°09'06" W, 445.37 FEET; THENCE N 02°14'04" E, 125.64 FEET; THENCE N 88°15'01" W, 154.19 FEET; THENCE N 02°28'57" E, 137.88 FEET; THENCE N 02°30'29" E, 142.91 FEET; THENCE N 88°10'17" W, 391.01 FEET TO THE POINT OF BEGINNING, CONTAINING 9.30 ACRES, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

LINE	BEARING	DISTANCE
L1	N 42°56'35" W	14.09'
L2	S 55°43'54" W	16.15'
L3	N 28°38'13" W	15.11'

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA
C1	175.00'	151.64'	146.94'	S 63°20'48" E	49°38'51"
C2	175.00'	123.30'	120.77'	S 18°20'13" E	40°22'14"

NOTES:

- NO DRIVEWAY ACCESS SHALL BE ALLOWED ON NATIONAL AVENUE FROM LOT 1.
- MAINTENANCE OF ANY AREA REFERRED TO AS DRAINAGE EASEMENT OR DRAINAGE DETENTION IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- ALL SITE PLANS MUST BE SUBMITTED AND APPROVED BY THE ADMINISTRATIVE REVIEW COMMITTEE PRIOR TO A BUILDING PERMIT BEING ISSUED.
- THIS IS A CLUSTER SUBDIVISION WITH REDUCED LOT SIZES. ADDITIONAL OPEN SPACE HAS BEEN PROVIDED TO COMPENSATE FOR THE REDUCED LOT SIZES.
- 32 LOTS TIMES 6,000 SQUARE FOOT LOTS. = 192,000.00 SQ. FT.
- EXISTING 32 LOTS. = 174,859.24 SQ. FT.
- ADDITION COMMON AREA PROVIDED. = 169,277.91 SQ. FT.

FEMA FLOODWAY INFORMATION

THE PREMISES ARE FREE OF ANY 100/500 YEAR RETURN FREQUENCY FLOOD HAZARD, AND SUCH FLOOD FEE CONDITION IS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 2907C0332 E, DATED DECEMBER 17, 2010.

LOT SIZE

LARGEST LOT: 23
ACRES: 0.18
SQFT: 8007.41

SMALLEST LOT: 20, 21, 22
ACRES: 0.09
SQFT: 4050.00

SETBACKS

ALL LOTS TO HAVE THE FOLLOWING BUILDING SETBACK DIMENSIONS, UNLESS OTHERWISE NOTED.

FRONT YARD = 20'
REAR YARD = 15'
SIDE YARD = 5'

SURVEY CLASSIFICATION

"URBAN SURVEY"

RECORD SOURCE

WARRANTY DEED
BOOK: 2005, PAGE: 48695

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT AT THE REQUEST OF: SHIRLEY PONTIOUS, I HAVE MADE AN ACTUAL AND ACCURATE SURVEY OF THE LAND DESCRIBED HEREON AND FOUND THE CONDITIONS TO BE AS INDICATED. IN MY OPINION THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

DIANE KAY DIEBOLD L.S. 2424
KENNETH J. BUCHANAN L.S. 2340, P.L.S. 1307

SURVEYED KENNETH E. PONTIOUS FAMILY FOR: LIVING TRUST	
SECTIONAL MAP	W.O.# 216012
R 21 W	DATE: 05-02-2016
T 29	DRAWN BY: KCB
N	CHECKED BY: KJB
SEC. 06	REVISED: 05-16-2016
	SCALE: 1" = 40'
	SHEET: 1 OF 1

ALL PLATS THAT DO NOT SHOW A SEAL IMPRINT IN RED INK MAY HAVE BEEN FRAUDULENTLY ALTERED. ALL INFORMATION SHOULD BE DISREGARDED UNLESS VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS ON THIS DOCUMENT.

RSE

ROZELL SURVEY CO.
4270 S. HILLCREST STE 211
SPRINGFIELD, MISSOURI 65810

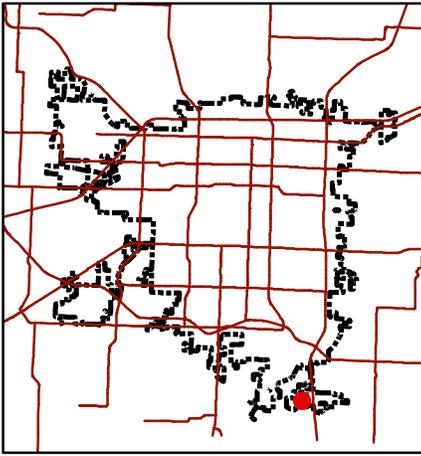
PHONE: (417) 881-0505
FAX: (417) 881-0564

Development Review Staff Report

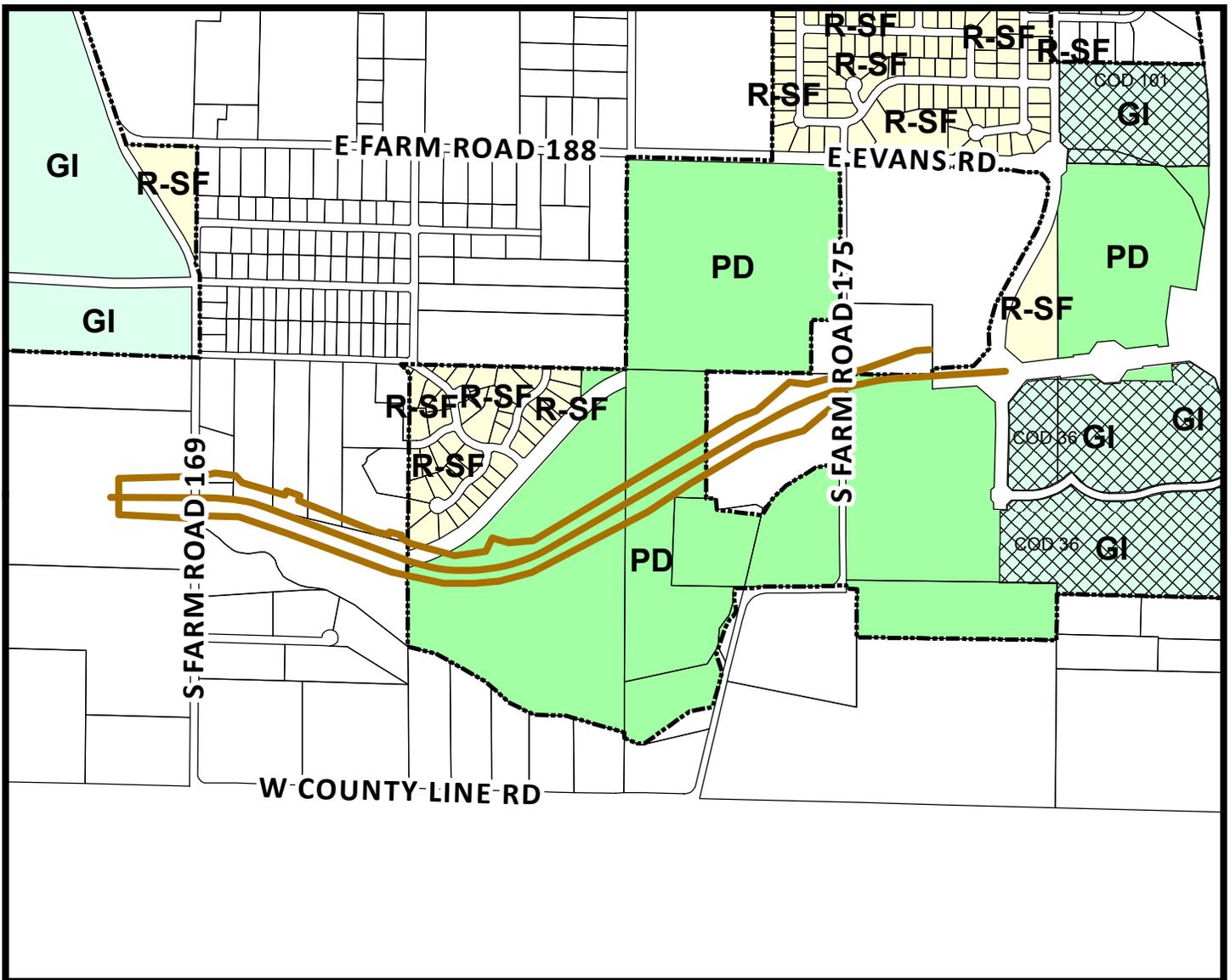
Department of Planning & Development - 417-864-1031
840 Boonville - Springfield, Missouri 65802

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 ARTERIAL MAPPING

DATE: May 25, 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), implement a 5 year time limit on the mapping and to clarify that the mapping only applies to property currently within the City of Springfield.

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 more detailed alignment of the East West Arterial at their meeting on June 4, 2015.
5. On February 4, 2016, the Planning and Zoning Commission amended the City of Springfield-Greene County Comprehensive Plan Transportation Plan Element Major Thoroughfare plan which included the new general alignment of the primary arterial.

6. A more detailed survey has been completed showing the exact alignment of the East West Arterial corridor (Attachment 2 and 3). The Commission's estimate of the time within which the land shown on the survey for the East West Arterial should be acquired for street purposes shall be (5) five years. In the event that plans for the East West Arterial are not implemented within (5) five years from the date of the passage of the ordinance, the Planning and Zoning Commission shall conduct further review of the continuing need for the East West Arterial and shall report its findings to the City Council.
7. 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.
8. 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 of the City of Springfield.
9. 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 that portion of the East West Arterial located between US Highway 65 and Riverbluff Boulevard to Kissick Avenue (Farm Road 169) that lies within the city limits. 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 held a public hearing on April 14, 2016 and recommended approval of the East West Arterial Mapping.
2. On May 2, 2016 the City Council held a public hearing on the East West Arterial Mapping and decided to remand this back to the Planning and Zoning Commission. City Council wanted Commission to place a (5) five year time limit on the mapping of the East West Arterial as well as clarify that the mapping is only for properties that are within the City of Springfield.
3. 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 together with the commission's estimate of the time period within which the land shown on the plat or street locations should be acquired for street purposes.
4. 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).

5. 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).
6. City Council will consider an ordinance on June 27, 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.
7. The public can view the plans as set forth by the City by going to the Public Works Department file number 9PS6179. The City will continue to map the East West Arterial as additional properties along the alignment are annexed into the City.

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:

June 27, 2016

STAFF CONTACT PERSON:

Bob Hosmer, AICP
Principal Planner

ATTACHEMNT 2
EAST WEST ARTERIAL 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.

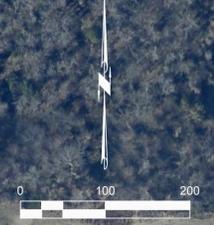
Right of way widths, slope easements, and other appurtenances are as shown on plan #2016PW0009T which is made a part of this description by reference.

SPRINGFIELD

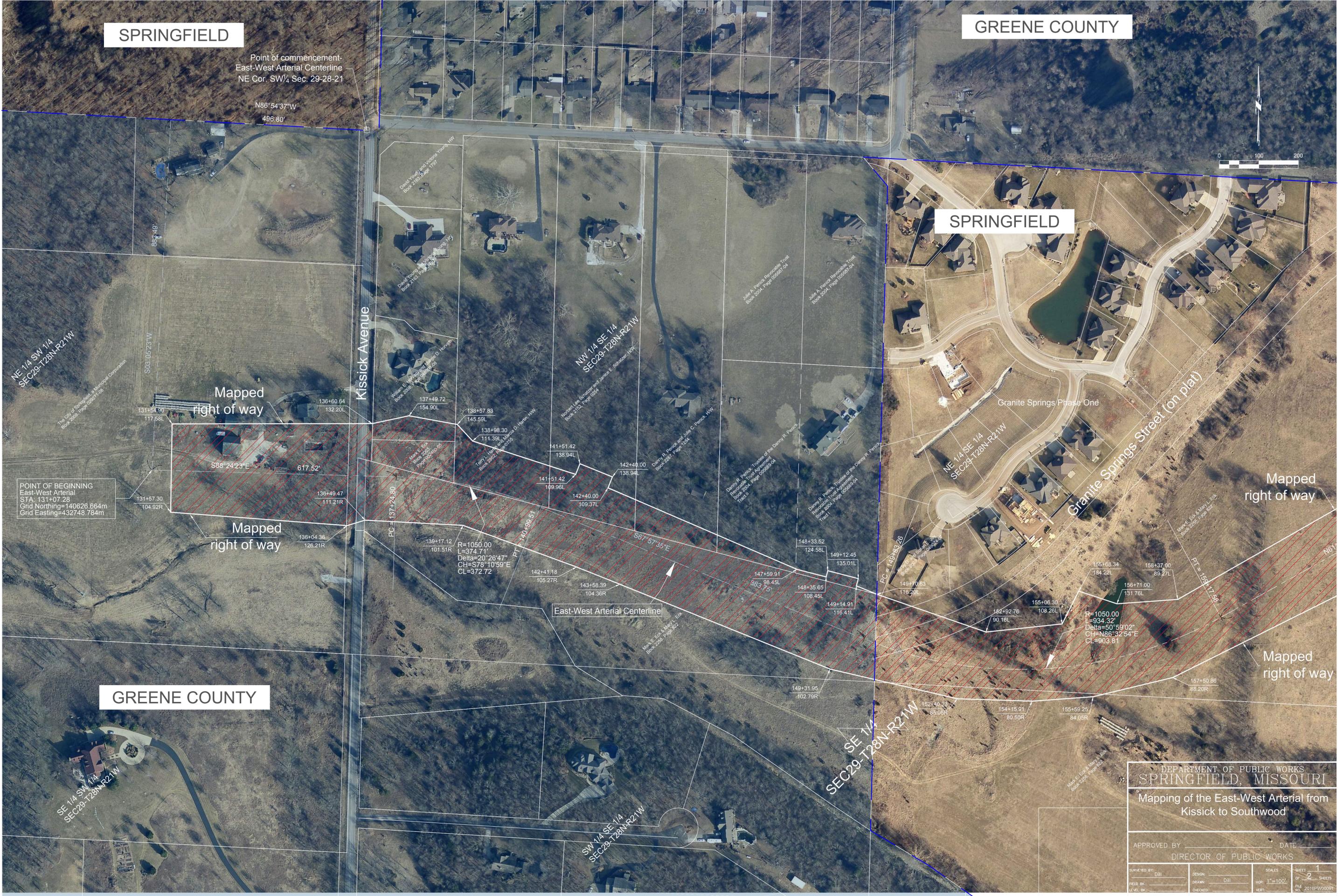
GREENE COUNTY

Point of commencement
East-West Arterial Centerline
NE Cor. SW $\frac{1}{4}$, Sec. 29-28-21

N86°54'37"W
496.80'



SPRINGFIELD



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

Mapped
right of way

Mapped
right of way

Mapped
right of way

Mapped
right of way

GREENE COUNTY

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: DJH	DESIGN: DJH	SCALE: 1"=100'	SHEET 1 OF 2 SHEETS
FIELD BK: _____	DRAWN: _____	HOR: _____	FILE NO. 2016P-W0009T
LEVEL BK: _____	CHECKED: _____	VERT: _____	

GREENE COUNTY

GREENE COUNTY

SPRINGFIELD



Mapped right of way

Mapped right of way

Mapped right of way

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: DIII	SCALE: 1"=100'	SHEET 2 OF 2 SHEETS
FIELD BK:	DRAWN:	NO.:	FILE NO. 2016PWB0001
LEVEL BK:	CHECKED:	VERT:	