



Springfield Planning and Zoning Commission

City Council Chambers (830 Boonville)

Date: August 4th, 2016

Time: 6:30 p.m.

Members: Jason Ray (Chairman), Randall Doennig (Vice-Chairman), Matt Edwards, Melissa Cox, David Shuler, Andrew Cline, King Coltrin, Dee Ogilvy, and Cameron Rose

1. ROLL CALL

2. APPROVAL OF MINUTES

July 7, 2016

Documents:

[PZ MINUTES 7-7-2016.PDF](#)

3. COMMUNICATIONS

July 11, 2016

Documents:

[NA07-11-16.PDF](#)

4. UNFINISHED BUSINESS

5. CONSENT ITEMS

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

6. Relinquishment Of Easement 832

3370 East Hoke Street, Bo Chastain

Documents:

[RE 832 SR.PDF](#)

7. Relinquishment Of Easement 837

6348 North 19th Street, Ozark, MO, City Utilities

Documents:

[RE 837 SR.PDF](#)

8. PUBLIC HEARINGS

9. Vacation 785

2400 blk East Granite Springs Street, Mark and Mary Eck

Documents:

[VAC785 TABLE MEMO.PDF](#)

10. OTHER BUSINESS

11. Residential Off-Street Parking Surface Amendments

Citywide, City of Springfield

Documents:

[RESIDENTIAL OFF-STREET PARKING SURFACE AMENDMENTS MLS.PDF](#)

12. Subdivision Regulation Amendments

Citywide, City of Springfield

Documents:

[LOT DIMENSION AND LOCATION SUBDIVISION REGULATION AMENDMENTS MLS.PDF](#)

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.

July 7, 2016
MINUTES OF THE PLANNING AND ZONING COMMISSION
Springfield, Missouri

The Planning and Zoning Commission met in regular session July 7, 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, Melissa Cox, King Coltrin, Dee Ogilvy, Matthew Edwards, and Cameron Rose. Absent: None

Staff in attendance: 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 Stormwater, Principal Engineer.

Minutes: The minutes of June 9, 2016 were approved unanimously.

COMMUNICATIONS : Request to move item number 11 (Conditional Use Permit 423) after item number 8 (Z-9-2015) since both are the same address and attached with each other.

COMMISSION ACTION:

Ms. Cox motions that we approve the modified agenda (moving item number 11 (Conditional Use Permit 423) after item number 8 (Z-9-2015)). Mr. Edwards seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Shuler, Cline, Cox, Coltrin, Ogilvy, Edwards, and Rose. Nays: None. Abstain: None. Absent: None

UNFINISHED BUSINESS:

NEW BUSINESS :

CONSENT ITEMS :

Request to Dispose 517
301 West McDaniel Street
Applicant: City Utilities

COMMISSION ACTION:

Mr. Edwards motions that we approve the consent item Request to Dispose 517 (301 West McDaniel Street). Ms. Cox seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Shuler, Cline, Cox, Coltrin, Ogilvy, Edwards, and Rose. Nays: None. Abstain: None. Absent: None.

PUBLIC HEARINGS:

Z-9-2016
2420 East Sunshine Street
Applicant: D.L. Rogers Corp

Mr. Hosmer states that this is a request to rezone approximately 0.62 acres of property generally located at 2420 East Sunshine Street from a Planned Development 136 to a GR, General Retail District.

The Growth Management and Land Use Plan of the Comprehensive Plan designate this area along the Sunshine Street corridor as appropriate for medium-intensity retail, office and residential uses. General Retail is one of the zoning districts recommended in these areas. The intent of this application is to rezone the subject property for a new automotive service garage. A conditional use permit is required to allow an automotive service garage. Use Permit 423. A traffic study was not warranted. There are no bufferyards

required adjacent to PD 136 Amended since the permitted uses are similar to the GR, General Retail District. Staff recommends approval

Mr. Ray opened the public hearing.

Mr. Derek Lee, Lee Engineering, 1200 E. Woodhurst Drive, stated that they are turning a Sonic Drive-In into a tire store. Conditional Use Permit 423 has the site plan.

Mr. Ray closed the public hearing.

COMMISSION ACTION:

Mr. Edwards motions that we approve item Z-9-2016 (2420 East Sunshine Street). Mr. King seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Shuler, Cline, Cox, Coltrin, Ogilvy, Edwards, and Rose. Nays: None. Abstain: None. Absent: None.

Conditional Use Permit 423
2420 East Sunshine Street

Applicant: D.L. Rogers Corp

Mr. Hosmer states that this is a request to allow an automotive service garage on property located at 2420 East Sunshine Street in a GR, General Retail District.

A conditional use permit is required to allow an automotive service garage in a GR, General Retail District. The Growth Management and Land Use Plan of the Comprehensive Plan designate this area as appropriate for medium-intensity retail, office and residential uses. There are 21 standards for a Conditional Use Permit in the Zoning Ordinance. An automobile service garage site plan has been reviewed by staff and is in substantial conformance with these standards. The Conditional Use Permit is valid for 18 months or until a building permit or occupancy permit is issued. The Conditional Use Permit shall adhere to the attached site plan. This application meets the approval standards for a Conditional Use Permit. GR, General Retail District does not allow outside storage. Staff recommends approval.

Mr. Ray opened the public hearing.

Mr. Derek Lee, Lee Engineering, 1200 E. Woodhurst Drive stated that this is the site plan for Z-9-2016.

Mr. Edwards asked about the storage of the tires regarding the possibility of the Zika (mosquito) problem.

Mr. Hosmer stated that there are regulations on storing tires, they have to be store inside to prevent them from getting wet and have them removed them from the premises.

Ms. Cox asked about the site plan showing an area that looks like it may be outside of the building.

Mr. Lee noted that it shows an existing building (Sonic Drive-In) on the site plan that will not be part of the new building. The plans are for the waste tire enclosure to be inside the building.

Mr. Hosmer requests a new site plan to only show the planned site and not the existing conditions before it goes to City Council.

Mr. Ray closed the public hearing.

COMMISSION ACTION:

Ms. Cox motions that we approve Conditional Use Permit 423 (2420 East Sunshine Street) with modifications to remove the existing conditions and only show the planned site. Mr. Edwards seconded

the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Shuler, Cline, Cox, Coltrin, Ogilvy, Edwards, and Rose. Nays: None. Abstain: None. Absent: None.

Z-10-2016 w/COD #109
2263 East Cherry Street

Applicant: O'Reilly Automotive Stores, Inc.

Mr. Hosmer states that this is a request to rezone approximately 0.41 acres of property generally located at 2263 East Cherry Street from a R-MD, Medium density Multi-family District to an HM, Heavy Manufacturing District and establishing Conditional Overlay District No.

Commission and City Council approved COD No. 34 which prohibits all other uses except commercial off-street parking lots and structures along Cherry Street and COD No. 106 prohibits all other uses except commercial off-street parking lots and structures and office uses. The Growth Management and Land Use Plan Element of the Comprehensive Plan identify this area as appropriate for General Industry, Transportation, and Utilities land uses. The intent is to rezone the property for commercial off-street parking lots and structures consistent with COD #34. No traffic study is required. Must dedicate right-of-way to meet 35 feet from the centerline of Cherry Street. The property shall be combined with the property to the North (455 South Patterson Avenue). Bufferyards are required adjacent to R-MD District. Staff recommends approval.

Mr. Ray opened the public hearing.

Mr. Jared Davis, 2045 W. Woodland, Anderson Engineering, representing the owners.

Mr. Ray closed the public hearing.

COMMISSION ACTION:

Ms Cox motions that we approve item Z-10-2016 (2263 East Cherry Street). Mr. Doennig seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Shuler, Cline, Cox, Coltrin, Ogilvy, Edwards, and Rose. Nays: None. Abstain: None. Absent: None.

Planned Development No. 351
4018 & 4022 South Lone Pine Avenue

Applicant: Kaonashi, LLC and Lone Projects, LLC

Ms. Melissa Cox recused herself from the current item.

Mr. Hosmer states that this is a request to rezone approximately 10.8 acres of property generally located at 4018 and 4022 South Lone Pine Avenue from R-SF, Residential Single-Family District, GR, General Retail District and GM, General Manufacturing District to a Planned Development District No. 351.

The Growth Management and Land Use element of the Comprehensive Plan designates a portion of this area as Medium Intensity Retail, Office or Housing and as well as Low Density Housing. The Redevelopment Plan and Blight Study for the Galloway Redevelopment Area adopted by City Council, May 12, 2014, supports the proposed uses. The Southeast Springfield Development Study accepted by City Council on November 4, 2002 supports allowing mixed use developments within this area. The proposed development is within proximity to the US 65/60 Development (Planned Development 330 amended) which is a proposed 500 acre mixed use development approved by City Council in 2011 (to the east of the property). The subject property is located along South Lone Pine Avenue which is classified as a secondary arterial and Allen Drive which is classified as a local roadway. The proposed project is within walking and bicycling distance of the Sequota Park and Greenway Trail. This proposal will provide for a mixed-use development with opportunities for employment and living in the area with the benefit of internal circulation to allow people to live, work and shop in the same location. The project will consist of office, commercial and residential (tract A), 100 Multi-family units/ office/ self-storage (tract C), and 22 single-family/ duplex units (tract B). The Multi-Family Development Location and Design Guidelines were evaluated and the request is consistent with Guidelines. The applicant is requesting a maximum density of

12 dwelling units per acre within the development. A traffic study is required based on the proposed uses. Lone Pine Avenue is classified as a secondary arterial which will require a left turn lane to be constructed; Allen Drive is classified as a local street and must be improved and widened to accommodate on-street parking. Sidewalks required along both streets. A box culvert is required to be constructed for stormwater from the development to the creek on the west side of the BNSF railroad tracks. The project will provide for 30% open space. The project will provide water quality according to the proposed changes to Chapter 10 Stormwater Design Criteria as attached. The proposed planned development will mitigate the potential impact between the permitted uses and the adjacent R-SF property to the east with a bufferyard type C which includes plantings and 6 feet wood fence. The planned development will allow parking adjacent to a public right-of-way on private property and will be allowed to back onto a public street. There will be landscaped islands provided within the right-of-way of South Lone Pine Avenue, however, the maintenance will be the responsibility of the developer through a license agreement. The development is permitted to reduce the overall parking by 10% per bicycle parking reduction standards provided in the zoning ordinance. The applicant is requesting to reduce the overall parking requirements by an additional 10% for Tracts A and C. This additional 10% reduction is requested due to the mixed uses on-site and reduced parking needs i.e., Greenway Trails walking and biking and internal trip captures. Staff recommends approval.

Mr. Coltrin asks about the reference in Exhibit 1 to "recreational district" since we do not have a zoning district called "recreational district" and will this be taken out of the Planned Development.

Mr. Hosmer stated that the applicant had requested that we look at this district holistically, do an overlay district or corridor study, but that never happened. However we are leaving this option open to possibly having a corridor study or overlay district that would have a holistic look because this was a village a long time ago.

Mr. Coltrin stated that he cannot vote on something that does not exist and not knowing what it is stating that most Planned Developments have to be clearly defined to be processed.

Mr. Edwards asked why this project was proposed as a Planned Development.

Mr. Hosmer noted that this is an unique situation such as being in a flood plain and a large tract of 10 acres that couldn't meet conventional type of zoning.

Mr. Ray opened the public hearing

Mr. Derek Lee, Lee Engineering, 1200 E. Woodhurst Drive representing the owner, agrees that "recreational district" should be removed from Exhibit 1.

Mr. Barrett Fisk, 1918 E. Meadowmere, property owner of 2960 E. Allen Street asking for assistance with the current proposal. The current proposal is only giving a 10' bufferyard from my single family residential to the proposed commercial property. Mr. Fisk passed out an e-mail from the developers agent and quoted, "I would advise considering this offer, as it is my belief that your property value, or at very least any marketability will go down once construction begins and there is a giant fence on one side of the property and a trailer park on the other. My client has advised me to tell you that his offer would also either go down or go away." He voiced concerns about his property being devalued, however he is for the development, but in a way to be fair to the property owners in the area. He stated that he is very concerned about the beautiful old trees on the west side of his property because they are planning on removing them and putting in a fence. He would like to have a 30' or 35' natural border as part of the bufferyard requirements by leaving the trees. He believes that the developer can shift the multi-family structures closer to the corner.

Mr. Doennig asked Mr. Fisk if this is his primary residence and about the trees on the property, stating that they look like they are on his property.

Mr. Fisk replied that it is not his primary residence and uses it as a rental and most of the trees are on the developers property but most the canopy from the trees do fall on his property. He would like to keep the trees and not build a fence for a more natural bufferyard.

Mr. Edwards asked if Mr. Fisk is in current negotiations to sell the property.

Mr. Fisk stated that he tried to sell the property and that the developer offered him \$75,000 but declined to sell.

Mr. Coltrin asked about the current proposed 10' bufferyard.

Mr. Fisk stated that he did not feel that the 10' bufferyard is adequate and does not want a fence but a larger bufferyard.

Mr. Ray closed the public hearing.

Mr. Edwards ask Mr. Lee if there could be an accommodation regarding the trees and the fence.

Mr. Lee stated that the applicant would be fine with leaving the trees, but the bufferyard is the standard city bufferyard. The 10' bufferyard is critical to the plans due to the steep rock bluff to the west and there not enough room to allow a 35' bufferyard.

Mr. Edwards stated that he hopes that the developer and staff will work on keeping the trees.

Mr. Coltrin asked about the bufferyard to the south of Mr. Fisk's property.

Mr. Lee stated that they can allow a 15' bufferyard instead of the 10' bufferyard.

Mr. Coltrin agrees with Mr. Edwards about working with the developer and keeping the current trees as the bufferyard.

Mr. Hosmer stated that we will need two motions, one to strike out "recreational district" wording from the planned development and one for the bufferyard changes.

COMMISSION ACTION: 1

Mr. Coltrin motions that we remove/strike "recreational district" wording from Planned Development No. 351 (4018 & 4022 South Lone Pine Avenue). Mr. Edwards seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Shuler, Cline, Coltrin, Ogilvy, Edwards, and Rose. Nays: None. Abstain: Melissa Cox. Absent: None.

COMMISSION ACTION: 2

Mr. Edwards motions that we amend the text in Planned Development No. 351 (4018 & 4022 South Lone Pine Avenue) by removing/striking the proposed fence and keeping the natural growth bufferyard barrier along the north/south (common property line) and the east/west (common property line) and extending the east/west bufferyard to 15'. Mr. Coltrin seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Shuler, Cline, Coltrin, Ogilvy, Edwards, and Rose. Nays: None. Abstain: Melissa Cox. Absent: None.

COMMISSION ACTION: 3

Mr. Doennig motions that we approve Planned Development No. 351 (4018 & 4022 South Lone Pine Avenue) as amended. Mr. Rose seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Shuler, Cline, Coltrin, Ogilvy, Edwards, and Rose. Nays: None. Abstain: Melissa Cox. Absent: None.

OTHER BUSINESS :

Initiate Residential Off-Street Parking Surface Amendments
Citywide

Applicant: City of Springfield

Mr. Hosmer states that this is a request to initiate amendments to Section 36-483. - Off-street parking and loading area design standards for single-family detached, single-family semi-detached, duplex, townhouse and mobile homes.

Staff is requesting amendments to the design standards of surfacing material for off-street parking areas for single-family detached, single-family semi-detached, duplex, townhouse and mobile homes. The current requirements do not allow these residential uses to utilize pervious pavers, permeable pavement or other alternative methods to reduce impervious surfaces. The current requirements, however, do allow multi-family, commercial and industrial uses to utilize pervious or porous pavers.

Staff is proposing to modify the Off-street parking and loading area design standards section (36-483.) of the Zoning Ordinance to allow all uses to utilize this alternative to constructing off-street parking surfaces. This will provide an alternative to reducing impervious surface areas and stormwater runoff. Staff requests that Commission initiate amendments to the Zoning Ordinance to consider modifications as specified. If approved Staff will prepare and draft changes to the Zoning Ordinance and schedule a public hearing at the next available date for both the Commission and the City Council. Staff recommends approval

COMMISSION ACTION:

Ms Cox motions that we approve Initiate Residential Off-Street Parking Surface Amendments (Citywide). Mr. Rose seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Shuler, Cline, Cox, Coltrin, Ogilvy, Edwards, and Rose. Nays: None. Abstain: None. Absent: None.



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
July 11, 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.

Approved as
Presented
Approved as
Amended
See item #42

APPROVAL OF MINUTES. June 27, 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.

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

Added
10274

Council Bill 2016-176. (Council)

A resolution recognizing Mary Mannix Decker for her dedicated years of service to the City of Springfield on the occasion of her retirement.

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

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

All meetings are recorded.

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SECOND READING AND FINAL PASSAGE. Citizens Have Spoken. May Be Voted On Except Items No. 7, No. 8, and No. 15. Item No. 7 was Amended at the June 27, 2016 City Council Meeting. For Item No. 7, Public Hearing on the Amendment is Being Carried Over. Citizens May Speak To Amendment Only. May Be Voted On. For Item No. 8, If This Bill Is Removed From The Table, Public Hearing will be held. Citizens May Speak. May Be Voted On. For Item No. 15, Public Hearing will be Held. Citizens May Speak. May Be Voted On.

6290

Amended Council Bill 2016-059. (McClure) Citizens May Speak to Amendment Only. May Be Voted On.

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

6291

Council Bill 2016-147. (Hosmer) May Be Removed From The Table. If Removed, Public Hearing Will Be Held. Citizens May Speak. May Be Voted On.

A general ordinance amending the Springfield City Code, Section 2-504(b)(14) to limit the insurance requirements for special events held on public property to \$1,000,000.00; including a severability clause, savings clause, and declaring an emergency.

26761

Council Bill 2016-148. (Schilling)

A special ordinance approving the mapping of the East West Arterial, generally located between US Highway 65 and Riverbluff Boulevard to Kissick Avenue, pursuant to Section 11.10 of the City Charter of the City of Springfield, Missouri in order to preserve right-of-way for future public street improvements for five years. (Planning and Zoning Commission and Staff recommend approval.)

6292

Council Bill 2016-150. (Ferguson)

A general ordinance amending the Springfield Land Development Code, Section 36-306, Zoning Maps, by rezoning approximately 0.89 acres of property, generally located at 1215 and 1225 North Benton Avenue, from a Planned Development No. 348 with the Mid-Town Urban Conservation District No. 3 Area E to a Planned Development District No. 348 Amendment 1 with the Mid-Town Urban Conservation District No. 3 Area E; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval.) (By: Mike and Hannah Textor; 1215 and 1225 North Benton Avenue; Planned Development 348 Amendment 1.)

26762

Council Bill 2016-149. (Fishel)

A special ordinance amending the Historic Patterson House Redevelopment Plan and declaring its redevelopment necessary for the preservation of the public peace, prosperity, health, safety, morals, and welfare. (Planning and Zoning Commission, the Land Clearance for Redevelopment Authority and Staff recommend approval.)

6293

Council Bill 2016-151. (Fulnecky)

A general ordinance amending the Springfield Land Development Code, Section 36-306, Zoning Maps, by rezoning approximately 1.1 acres of property, generally located at 2350 North Clifton Avenue, from LI, Light Industrial District, to an IC, Industrial Commercial District; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval.) (By: Springfield Mo. Association of Fire Fighters; 2350 North Clifton Avenue; Z-8-2016.)

26763

Council Bill 2016-152. (Schilling)

A special ordinance authorizing the issuance of Conditional Use Permit No. 424 to allow a nursing and retirement home within the R-MD, Medium-density Multi-family Residential District, generally located at 2800 South Fort Avenue. (Staff and Planning and Zoning Commission recommend approval.)

26764

Council Bill 2016-153. (Fulnecky)

A special ordinance approving the plans and bid specifications, and accepting the bid of Landfill Drilling and Piping Specialists, LLC in the amount of \$440,925.90 for installation of Phase V of the Gas Collection & Control System Expansion at the Springfield Sanitary Landfill; authorizing the City Manager, or his designee, to enter into a contract with such bidder; and approving a budget adjustment to amend the Fiscal Year 2016-2017 budget of the Environmental Services Department for the Solid Waste Fund in the amount of \$485,000 for construction of this project and reimbursement from City Utilities based on a previously approved Memorandum of Understanding #2005-0937.

26765

Council Bill 2016-154. (McClure) Public Hearing Will Be Held. Citizens May Speak. May Be Voted On.

A special ordinance authorizing the City Manager, or his designee, to enter into agreements with RSM US LLP, to provide professional auditing services to the City and to The Police Officers' and Fire Fighters' Retirement System for fiscal years 2016 through 2020.

26766

Council Bill 2016-155. (Fisk)

A special ordinance approving the plans and specifications for the Turner Street Drainage Improvements from Lyon Avenue to Boonville Avenue Project, Plan No. 2014PW0029SWT, accepting the bid of Hartman and Company, Inc. for that project; and authorizing the City Manager, or his designee, to enter into a contract with such bidder.

RESOLUTIONS. Citizens May Speak. May Be Voted On.

10275

Council Bill 2016-160. (McClure)

A resolution authorizing Mayor Bob Stephens to travel to Orlando, Florida to represent the City of Springfield and the Greene County Mayor's Association during the 2016 Association of Public-Safety Communications (APCO)

International Conference.

10276

Council Bill 2016-161. (Stephens)

A resolution accepting the report from Kevin O'Keefe addressing the facts regarding Councilwoman Kristi Fulnecky's business license taxes.

EMERGENCY BILLS.

PUBLIC IMPROVEMENTS.

GRANTS. Citizens May Speak. May Be Voted On.

26767

Council Bill 2016-162. (Burnett)

A special ordinance authorizing the City Manager, or his designee, to accept the Edward Byrne Memorial Justice Assistance Grant from the United States Department of Justice and to enter into an interlocal agreement with Greene County, outlining the division of the grant funds; amending the budget for the Springfield Police Department for Fiscal Year 2016-2017 in the amount of \$151,450; and declaring that this bill qualifies for approval on one reading.

AMENDED BILLS.

COUNCIL BILLS FOR PUBLIC HEARING.

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

Council Bill 2016-163. (Schilling)

A special ordinance amending the operating budget in the General Fund for the City of Springfield, Missouri, for Fiscal Year 2015-2016, by increasing revenue and expenses in the amount of \$658,335.89.

Council Bill 2016-164. (Fulnecky)

A special ordinance amending the operating budget for various Special Revenue Funds for the City of Springfield, Missouri, for Fiscal Year 2015-2016, by increasing revenue and expenses in the amount of \$801,278.79.

Council Bill 2016-165. (Fulnecky)

A special ordinance amending the Park Board's Fiscal Year 2015-2016 Operating Budget by increasing revenue and expenses in the amount of \$600,000; and allocating appropriations between the Parks 2001 and 2006 Sales Tax Funds, respectively.

Council Bill 2016-166. (Ferguson)

A special ordinance authorizing the City Manager, or his designee, to apply for and accept an additional \$500,000 grant from the Environmental Protection Agency for the purpose of providing supplemental funds for the Brownfields Revolving Loan Fund and to enter into contracts to carry out the grant objectives; and amending the Department of Planning and Development budget for Fiscal Year 2017 in the amount of \$500,000.

Council Bill 2016-167. (Ferguson)

A general ordinance amending the Springfield City Code, Chapter 106 – Traffic and Vehicles, Article II – Administration and Enforcement, Division 2 – Violations and Procedure Upon Arrest, to add Section 106-102 – City Agency Towing Authority.

Council Bill 2016-168. (Fishel)

A general ordinance amending the Springfield City Code, Chapter 106, Traffic and Vehicles, Article IV, In General Section 106-157, Flashing signals by adding a new subsection (3) pertaining to flashing yellow arrow signals.

Council Bill 2016-169. (Hosmer)

A general ordinance amending the Springfield City Code, Chapter 106, Traffic and Vehicles, Article VI Stopping, Standing and Parking, Division 3, Method of Parking, by amending Sections 106-295 and 106-298 to add language allowing reverse angle parking.

Council Bill 2016-170. (Burnett)

A general ordinance amending Chapter 120, Wastewater Regulations, Article VI, Wastewater Charges and Rates, Section 120-247, Extra charges, of the Springfield City Code, by repealing Section 120-247(6) to maintain the existing surcharge for biochemical oxygen demand and total suspended solids.

Council Bill 2016-171. (Fisk)

A special ordinance approving the plans and specifications for Sanitary Sewers for District 38 of Section 1 - Aerial Sanitary Sewer Replacement, accepting the bid of Hamilton & Dad, Inc., for that project and authorizing the City Manager, or his designee, to enter into a contract for said improvement.

Council Bill 2016-172. (Hosmer)

A special ordinance authorizing the City of Springfield, Missouri, to enter into Schedule of Equipment No. 5, which will become a part of its existing Master Equipment Lease Purchase Agreement, the proceeds of which will be used to pay the costs of acquiring equipment for the Parks Department, to do all things necessary to carry out the lease-purchase transaction, including the execution of certain documents in connection therewith; and amending the budget of the Parks Department for Fiscal Year 2016-2017 in the amount of not to exceed \$490,000.

PETITIONS, REMONSTRANCES, AND COMMUNICATIONS.

NEW BUSINESS.

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

UNFINISHED BUSINESS.

MISCELLANEOUS.

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

Removed
From Agenda

Council Bill 2016-173. (McClure)

A special ordinance authorizing the City of Springfield, Missouri staff to proceed with condemnation of certain right(s)-of-way over, under, and through the properties located at 2738 East Kearney Street and 2808 East Kearney Street to proceed with Sanitary Sewer District 17 of Section 26 (Kearney Street and Lurvey Avenue) Project #4PW5542, and to do all things necessary to carry out the acquisition of the necessary right(s)-of-way for said sewer project.

Council Bill 2016-174. (Ferguson)

A special ordinance authorizing the City Manager, or his designee, to enter into an Eighth Amendment to the 800 MHz Trunked Radio System Participation Agreement, Contract No. 2000-0182-07, to expand the license pool from 300 licenses to 600 licenses.

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

26768

Council Bill 2016-175. (McClure)

A special ordinance authorizing the City Manager, or his designee, to execute a contract between the City of Springfield and the Missouri Highways and Transportation Commission, providing for a grant of funds under Section 305.230, RSMo, to the City, by and through the Springfield-Branson National Airport Board in the amount of \$215,000.00 for air service marketing and promotion of the Springfield-Branson National Airport, and amending the budget of the Springfield-Branson National Airport Board in the amount of \$238,889.00; and declaring that this bill qualifies for approval on one reading.

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

26769

Council Bill 2016-157. (Burnett)

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 Paragon Court generally located at 2638 North National 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.)

26770

Council Bill 2016-158. (Burnett)

A special ordinance approving the sale of real property at 711 East Jean Street to Barbara and Grant James for \$8,000 and authorizing the issuance of a deed for same.

Confirmed

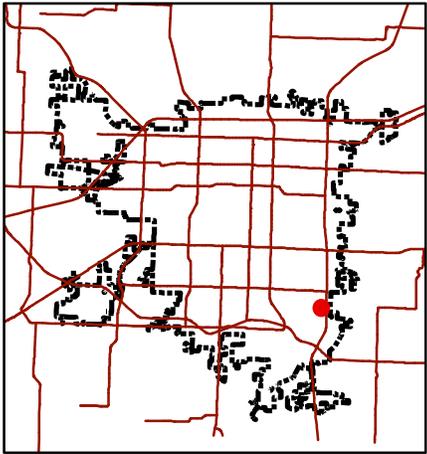
Confirm the following appointment to the Land Clearance for Redevelopment Authority: Dr. Allen Grymes with term to expire March 1, 2019.

END OF CONSENT AGENDA.

ADJOURN.

Development Review Staff Report

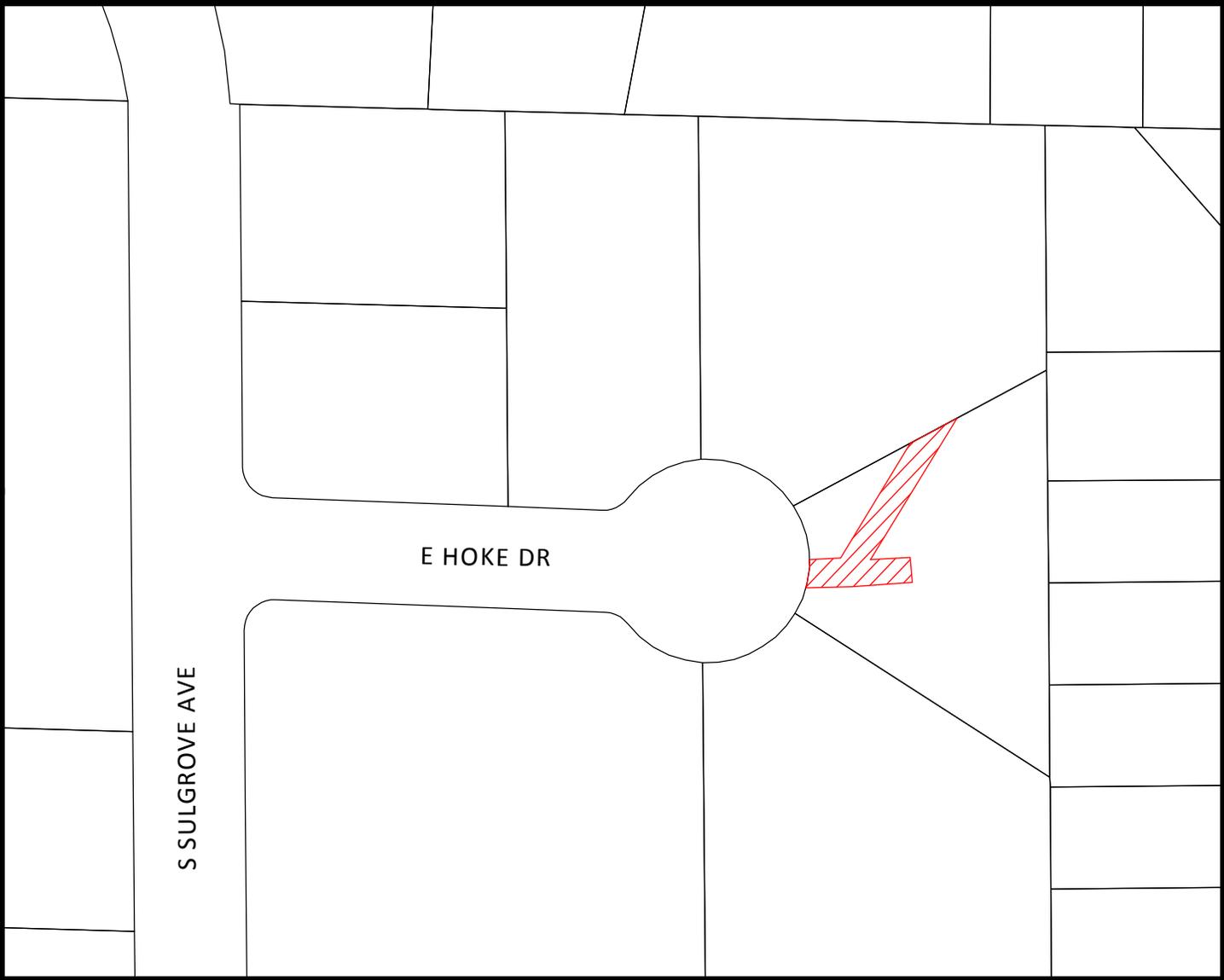
Department of Planning & Development - 417-864-1031
840 Boonville - Springfield, Missouri 65802



Relinquish Easement 832

LOCATION: 3370 E HOKE DRIVE

LOCATION SKETCH



  - Area of Proposal  1 inch = 80 feet

DEVELOPMENT REVIEW STAFF REPORT
REQUEST TO RELINQUISH EASEMENT NUMBER 832

PURPOSE: To relinquish an electric easement

REPORT DATE: July 20, 2016

LOCATION: 3370 East Hoke Drive

APPLICANT: Bo Chastain

RECOMMENDATION:

The request be **approved**.

FINDING:

The request meets the approval criteria listed in Attachment B.

STAFF CONTACT PERSON:

Alyssa S. Ahner
Assistant City Planner

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

ATTACHMENT A
RELINQUISH EASEMENT NO. 832
BACKGROUND REPORT

APPLICANT'S PROPOSAL:

The applicant is requesting to relinquish an electric easement in order to facilitate development of the property.

CITY UTILITY COMMENTS:

The replacement easement has been received and customer has paid for the relocation of the overhead electric facilities located within the easement to be relinquished.

AT&T COMMENTS:

There is an attached service drop as part of the joint use agreement with City Utilities. City Utilities would need to make adjustments to what or how it feeds which would depend on City Utilities plan to relocate its facilities.

STAFF COMMENTS:

1. The applicant is requesting to relinquish a electric easement in order to facilitate development of the property. The electric easement will be in conflict with the proposed structures on the property. The subject easement is located inside city limits. A replacement has been provided along with the necessary payment for relocation of the overhead electric facilities located within the easement to be relinquished.
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. 832
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. 832
EXHIBIT 1

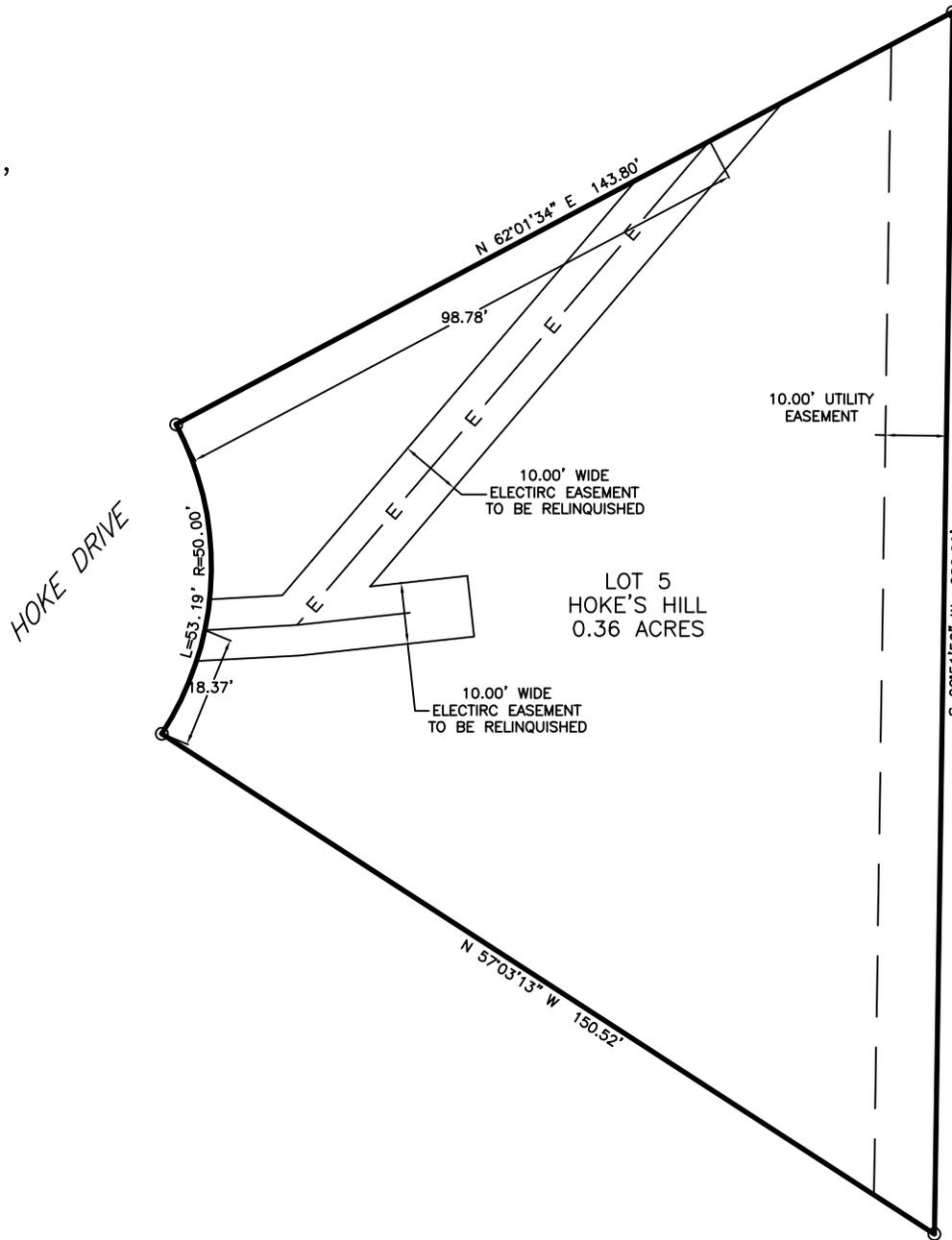
ALL THAT PART OF A 10 FEET WIDE ELECTRIC EASEMENT BEING OVER AND ACROSS LOT 5, HOKE'S HILL, A SUBDIVISION IN SECTION NINE (9), TOWNSHIP TWENTY-EIGHT NORTH (T28N), RANGE TWENTY-ONE WEST (R21W) IN THE CITY OF SPRINGFIELD, MISSOURI, ACCORDING TO THE RECORDED PLAT THEROF IN BOOK GG AT PAGE 5.

EXHIBIT "B"

N

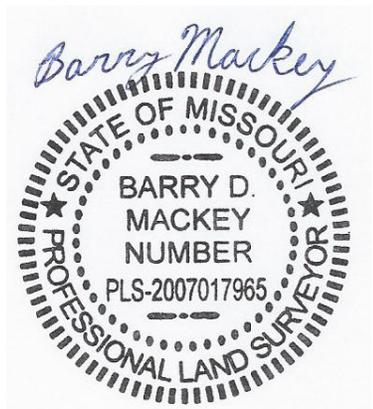


1" = 30'



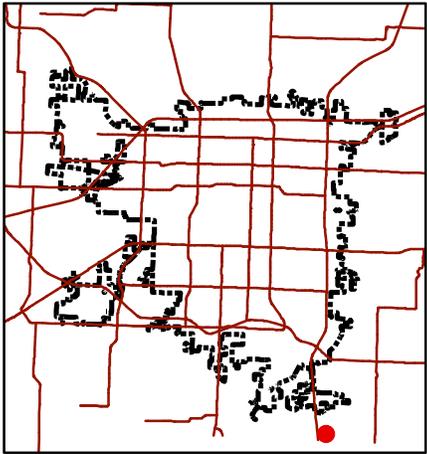
BDM & ASSOCIATES, LLC
Land Surveyors and Planners

472 TROUT ROAD OZARK, MISSOURI 65721
417-830-1171



Development Review Staff Report

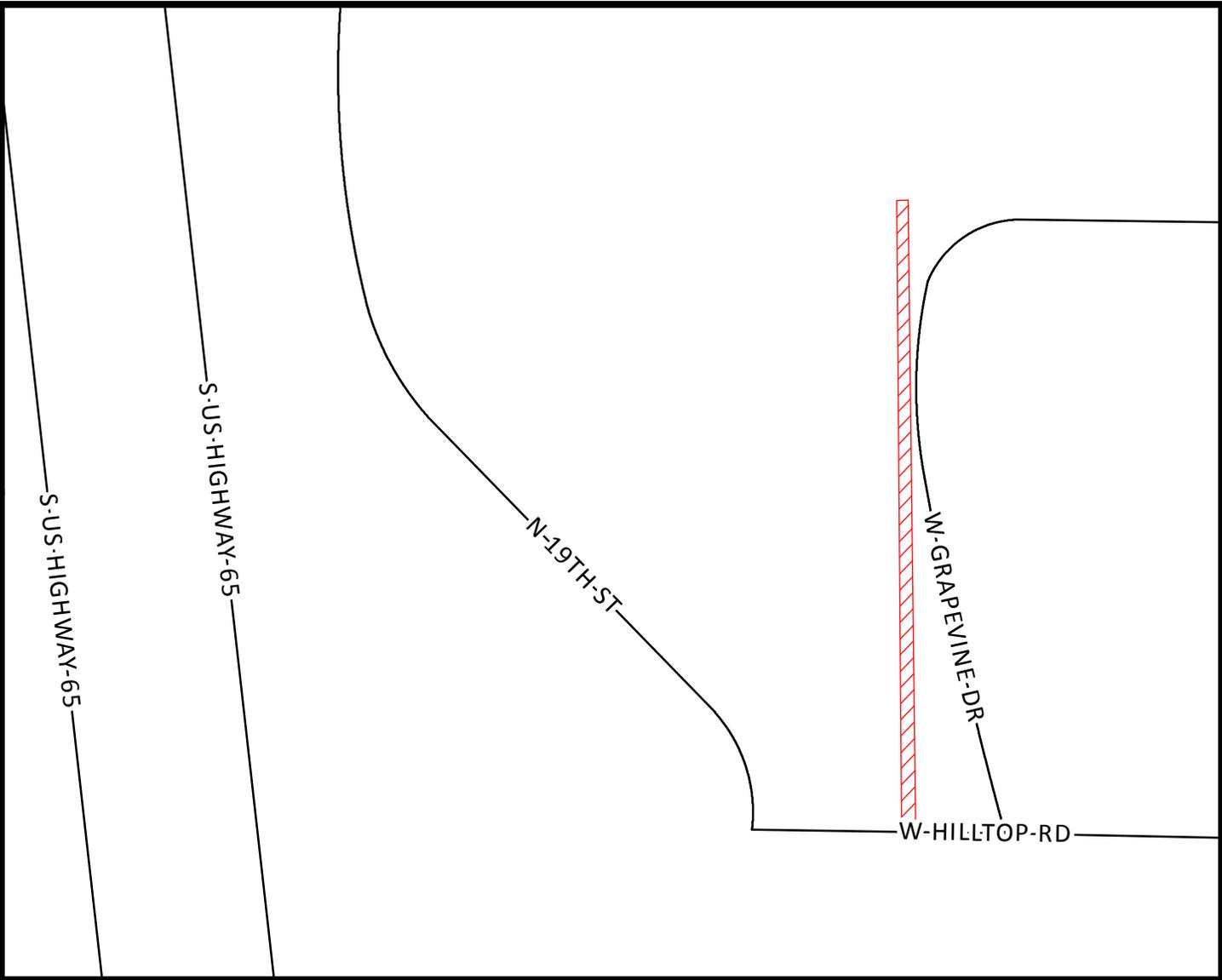
Department of Planning & Development - 417-864-1031
840 Boonville - Springfield, Missouri 65802



Relinquish Easement 837

LOCATION: 6348 N. 19TH STREET

LOCATION SKETCH



- Area of Proposal



1 inch = 80 feet

DEVELOPMENT REVIEW STAFF REPORT
REQUEST TO RELINQUISH EASEMENT NUMBER 837

PURPOSE: To relinquish a utility easement

REPORT DATE: July 13, 2016

LOCATION: 6348 North 19th Street, Christian County, Missouri

APPLICANT: City Utilities of Springfield

RECOMMENDATION:

The request be **approved**.

FINDING:

The request meets the approval criteria listed in Attachment B.

STAFF CONTACT PERSON:

Alyssa S. Ahner
Assistant City Planner

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

ATTACHMENT A
RELINQUISH EASEMENT NO. 837
BACKGROUND REPORT

APPLICANT'S PROPOSAL:

The applicant is requesting to relinquish a utility easement as the project the easement was originally intended for has been withdrawn.

CITY UTILITY COMMENTS:

No objection to relinquishment of the easement.

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 as the project the easement was originally intended for has been withdrawn. The subject easement is located outside of the city limits and in Christian County. Since this is a CU utility easement it is subject to our approval criteria. If approved, the relinquished easement will have to be recorded in Christian County Records Office.
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. 837
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. 837
EXHIBIT 1

COMMENCING AT AN EXISTING IRON PIN AT THE SOUTHEAST CORNER OF SAID SECTION 33, TOWNSHIP 28 NORTH, RANGE 21 WEST; THENCE NORTH 02°44'45" EAST, ALONG THE EAST LINE OF SAID SECTION 33, A DISTANCE OF 21.01 FEET TO THE NORTH RIGHT OF WAY LINE OF HILLTOP ROAD, ALSO BEING THE SOUTH LINE OF THE OUTLOT OF BLOCK 1, CAMPBELL CITY 1ST ADDITION; THENCE NORTH 87°15'15" WEST, ALONG SAID NORTH RIGHT OF WAY, A DISTANCE OF 130.53 FEET TO THE SOUTH EAST CORNER OF GRANTOR'S TRACT, BEING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY OF HILLTOP ROAD AND THE WEST RIGHT OF WAY OF GRAPEVINE DRIVE, FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 87°15'15" WEST, ALONG THE NORTH RIGHT OF WAY OF HILLTOP ROAD, A DISTANCE OF 5.00 FEET; THENCE NORTH 00°38'13" EAST, A DISTANCE OF 294.61 FEET; THENCE SOUTH 87°21'17" EAST A DISTANCE OF 5.00 FEET TO THE WEST LINE OF GRAPEVINE DRIVE; THENCE SOUTH 00°38'13" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 294.61 FEET, TO THE POINT OF BEGINNING. ALL LYING IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 21 WEST, IN CHRISTIAN COUNTY, MISSOURI. BEARINGS BASED ON GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE. DATE OF ADJUSTMENT 2007. CONTAINING 1473.05 SQUARE FEET OR 0.0338 ACRES, MORE OR LESS

PLANNING AND DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW OFFICE
MEMORANDUM

DATE: July 25, 2016
TO: Planning and Zoning Commission Members
FROM: Michael Sparlin, Senior Planner
Planning and Development
SUBJECT: Vacation #785

This application is requested to be tabled for the meeting on August 4, 2016 and will be rescheduled to the next Planning and Zoning Commission meeting on September 1, 2016.

Please contact me at (417)864-1831 if you have any questions or need any additional information.

DEVELOPMENT REVIEW STAFF REPORT
RESIDENTIAL OFF-STREET PARKING SURFACE AMENDMENTS

PURPOSE: To amend Subsection 36-483.(1)(f), Off-street parking area design standards., in the Zoning Ordinance to allow alternative residential off-street parking surfaces.

REPORT DATE: July 27, 2016

APPLICANT: City of Springfield

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Growth Management and Land Use Element* of the *Comprehensive Plan* encourages innovative development and redevelopment through the use of incentives and appropriate regulations, to achieve desired residential and nonresidential development patterns.
2. Approval of these amendments will promote sustainable practices through the reduction of impervious surface in residential areas.

RECOMMENDATION:

Staff recommends **approval** of this request.

COMPREHENSIVE PLAN:

1. The *Growth Management and Land Use Element* of the *Comprehensive Plan* encourages innovative development and redevelopment through the use of incentives and appropriate regulations, to achieve desired residential and nonresidential development patterns.

STAFF COMMENTS:

1. Planning and Zoning Commission initiated amendments regarding residential off-street parking surfaces at their meeting on July 7, 2016.
2. Staff is requesting amendments to the design standards of surfacing material of off-street parking areas for single-family detached, single-family semi-detached, duplex, townhouse and mobile homes. The current requirements do not allow these residential uses to utilize pervious pavers, permeable pavement or other alternative methods to reduce impervious surfaces. The current requirements, however, do allow multi-family, commercial and industrial uses to utilize pervious or porous pavers.
3. Staff is proposing to modify the Off-street parking and loading area design standards section (36-483.) of the Zoning Ordinance to allow all uses to utilize

this alternative to constructing off-street parking surfaces. This will provide an alternative to reducing impervious surface areas and stormwater runoff.

4. With the proposed amendments, the aforementioned residential uses will be able to use a driveway or off-street parking of pervious or permeable pavement such as pervious concrete, permeable interlocking concrete and brick pavers, and other pervious or permeable paving systems capable of withstanding the normal wear and tear associated with the parking and maneuvering of vehicles and appropriate for the traffic loads and frequency of use. All materials shall be designed, installed, and maintained per industry standards. Appropriate soils and site conditions shall exist for the pervious or permeable pavement to function. When designed to meet stormwater requirements for flood control detention or water quality, pervious or permeable pavement systems must be designed in accordance with City Code Chapter 96.
5. The proposed amendments will also allow for ribbon driveways that consist of two wheel tracks with a median for each drive lane for single-family detached, single-family semi-detached, duplex or townhouse dwelling units or mobile homes. Each wheel track shall meet the surfacing requirements of this section and shall be at least three (3) feet in width. The median shall not exceed three (3) feet in width with a surface of grass, gravel, or other approved pervious materials (Exhibit B, Attachment 4). The width of residential driveway approaches shall not exceed 22 feet without permission from City Traffic Engineer and shall not be less than 12 feet for new construction. The width of a driveway is measured at the Right-of-Way line.
6. The Development Issues Input Group (DIIG), Springfield Downtown Association (DSA), Environmental Advisory Board (EAB) and all registered neighborhood associations were notified of these amendments on July 20th and have made no objections to date.

CITY COUNCIL MEETING:

August 22, 2016

STAFF CONTACT PERSON:

Daniel Neal
Senior Planner
864-1036

ATTACHMENT 1
PROPOSED CHANGES TO ZONING ORDINANCE
RESIDENTIAL OFF-STREET PARKING SURFACE AMENDMENTS

Note: Language to be deleted is ~~stricken~~. Language to be added is underlined.

Sec. 36-453. – Off-street parking and loading area design standards.

(1) Off-street parking area design standards:

(f) Surfacing. All off-street parking areas, shall be graded for proper drainage, provided with an all-weather, hard surface; and maintained in a condition to retain the original surface and to prevent the release of dust, mud or silt; and to be free of dust, mud, silt, standing water, trash and debris. The following materials~~Concrete, asphalt, and pavers~~ constitute an acceptable all-weather hard surface material. ~~Porous pavers also constitute an all-weather hard surface material subject to the following restrictions:~~

1. ~~Asphalt~~The porous pavers are used only for off-street parking spaces within an off-street parking area, open to the sky.
2. ~~Concrete~~The off-street parking area open to the sky does not serve the following uses: single-family detached, single-family semi-detached, duplex or townhouse dwelling unit or mobile home.
3. Pervious or permeable pavement such as pervious concrete, permeable interlocking concrete and brick pavers, and other pervious or permeable paving systems capable of withstanding the normal wear and tear associated with the parking and maneuvering of vehicles and appropriate for the traffic loads and frequency of use. All materials shall be designed, installed, and maintained per industry standards. Appropriate soils and site conditions shall exist for the pervious or permeable pavement to function. When designed to meet stormwater requirements for flood control detention or water quality, pervious or permeable pavement systems must be designed in accordance with City Code Chapter 96.
4. Ribbon driveways that consist of two wheel tracks with a median are allowed for each drive lane for single-family detached, single-family semi-detached, duplex or townhouse dwelling units or mobile homes. Each wheel track shall meet the surfacing requirements of this section and shall be at least three (3) feet in width. The median shall not exceed three (3) feet in width with a surface of grass, gravel, or other approved pervious materials.

ATTACHMENT 2
FINAL LANGUAGE AFTER PROPOSED CHANGES
RESIDENTIAL OFF-STREET PARKING SURFACE AMENDMENTS

Sec. 36-453. – Off-street parking and loading area design standards.

(1) Off-street parking area design standards:

- (f) Surfacing. All off-street parking areas shall be graded for proper drainage, provided with an all-weather, hard surface; and maintained in a condition to retain the original surface and to prevent the release of dust, mud or silt; and to be free of dust, mud, silt, standing water, trash and debris. The following materials constitute an acceptable all-weather hard surface material:
1. Asphalt.
 2. Concrete.
 3. Pervious or permeable pavement such as pervious concrete, permeable interlocking concrete and brick pavers, and other pervious or permeable paving systems capable of withstanding the normal wear and tear associated with the parking and maneuvering of vehicles and appropriate for the traffic loads and frequency of use. All materials shall be designed, installed, and maintained per industry standards. Appropriate soils and site conditions shall exist for the pervious or permeable pavement to function. When designed to meet stormwater requirements for flood control detention or water quality, pervious or permeable pavement systems must be designed in accordance with City Code Chapter 96.
 4. Ribbon driveways that consist of two wheel tracks with a median are allowed for each drive lane for single-family detached, single-family semi-detached, duplex or townhouse dwelling units or mobile homes. Each wheel track shall meet the surfacing requirements of this section and shall be at least three (3) feet in width. The median shall not exceed three (3) feet in width with a surface of grass, gravel, or other approved pervious materials.

ATTACHMENT 3
EXISTING LANGUAGE IN ZONING ORDINANCE
RESIDENTIAL OFF-STREET PARKING SURFACE AMENDMENTS

Sec. 36-453. – Off-street parking and loading area design standards.

(1) Off-street parking area design standards:

- (f) Surfacing. All off-street parking areas, shall be graded for proper drainage, provided with an all-weather, hard surface; and maintained in a condition to retain the original surface and to prevent the release of dust, mud or silt; and to be free of dust, mud, silt, standing water, trash and debris. Concrete, asphalt, and pavers constitute an acceptable all-weather hard surface material. Porous pavers also constitute an all-weather hard surface material subject to the following restrictions:
 - 1. The porous pavers are used only for off-street parking spaces within an off-street parking area, open to the sky.
 - 2. The off-street parking area open to the sky does not serve the following uses: single-family detached, single-family semi-detached, duplex or townhouse dwelling unit or mobile home.





3 feet wide

3 feet wide

At least 3 feet wide

DEVELOPMENT REVIEW STAFF REPORT
LOT DIMENSION AND LOCATION AMENDMENTS

PURPOSE: To amend Subsection 36-247.(1) and (2), Lots., and add a new Section 36-214 in the Subdivision Regulations to modify lot dimension and location requirements and add an amendment process.

REPORT DATE: July 27, 2016

APPLICANT: City of Springfield

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Growth Management and Land Use Element* of the *Comprehensive Plan* recommends making land use and development decisions in a reasonable, responsible, predictable manner based on approved plans and ordinances.
2. The *Growth Management and Land Use Element* of the *Comprehensive Plan* encourages innovative development and redevelopment through the use of incentives and appropriate regulations, to achieve desired residential and nonresidential development patterns.
3. Approval of these amendments will clarify, remove inconsistencies and provide more flexibility in the subdivision review process.

RECOMMENDATION:

Staff recommends **approval** of this request.

COMPREHENSIVE PLAN:

1. The *Growth Management and Land Use Element* of the *Comprehensive Plan* encourages innovative development and redevelopment through the use of incentives and appropriate regulations, to achieve desired residential and nonresidential development patterns.

STAFF COMMENTS:

1. Staff recommends three amendments to the Subdivision Regulations.
2. The first amendment outlines the process for amending the Subdivision Regulations. The current Subdivision Regulations do not have a process for amendments to the regulations. State Statutes Section 89.410 states that the planning commission shall recommend and the council may by ordinance adopt regulations governing the subdivision of land within its jurisdiction. Staff is proposing to add a section to the Subdivision Regulations that follows the current process and State Statutes where any amendments must be recommended by Planning and Zoning Commission at a public hearing and reviewed and

approved as an ordinance by City Council. This will clarify the Subdivision Regulations amendment process for staff and citizens.

3. The second amendment addresses minimum lot size and width. The current Subdivision Regulations require all residential lots to have at least 6,000 square feet of area and a minimum lot width of 50 feet; however, the Zoning Ordinance allows residential lots in the R-TH, Residential Townhouse District to have 5,000 square foot lots with 45 feet of lot width. There are also Cluster Subdivision provisions that allow sizes and widths to be reduced below minimums. Staff is proposing to amend Section 36-247(1) of the Subdivision Regulations to simply reference the Zoning Ordinance for required lot dimension minimums.
4. The third amendment clarifies what constitutes a valid subdivision lot. The proposed Subdivision Regulations amendments also include removing the term "full" from the lot location requirements and replace it with "required". Staff has processed numerous subdivision variances over the years when a lot line makes a slight deviation that causes the proposed lot to not have public street frontage along the entire or "full" front of a lot. The proposed amendment will allow a lot to be created following the subdivision process if the lot has the minimum required width, as designated in the Zoning Ordinance, on a publicly dedicated street or a street that has received legal status as such. This will allow more flexibility for the applicant and staff when reviewing an oddly shaped lot.
5. The Development Issues Input Group (DIIG), Springfield Downtown Association (DSA), Environmental Advisory Board (EAB) and all registered neighborhood associations were notified of these amendments on July 20th and have made no objections to date.

CITY COUNCIL MEETING:

August 22, 2016

STAFF CONTACT PERSON:

Daniel Neal
Senior Planner
864-1036

ATTACHMENT 1
PROPOSED CHANGES TO SUBDIVISION REGULATIONS
LOT DIMENSION AND LOCATION AMENDMENTS

Note: Language to be deleted is ~~stricken~~. Language to be added is underlined.

Sec. 36-214. – Amendments

(1) For the purpose of providing for the public health, safety and general welfare, the city council may from time to time amend the provisions imposed by this article. Public hearings on all proposed amendments shall be held by the planning and zoning commission and the city council.

Sec. 36-247. – Lots.

- (1) Dimensions. The lot size, width, depth, shape and orientation, and the minimum building setback lines shall be appropriate for the location of the subdivision and for the type of development and use contemplated.
 - (a) Lot dimensions shall conform to the requirements of the zoning article if such requirements are more stringent, otherwise lot dimensions shall be as follows:
 1. Residential lots shall be not less than the minimum width and area as permitted in the zoning ordinance~~6,000 square feet in area and shall not be less than 50 feet in width at the building line.~~
 2. Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated but in no case shall the lot frontage on a public street be less than 36 feet.
- (2) Location. All lots shall abut by their ~~required~~full frontage on a publicly dedicated street or a street that has received legal status as such.

ATTACHMENT 2
FINAL LANGUAGE AFTER PROPOSED CHANGES
LOT DIMENSION AND LOCATION AMENDMENTS

Sec. 36-214. – Amendments

- (1) For the purpose of providing for the public health, safety and general welfare, the city council may from time to time amend the provisions imposed by this article. Public hearings on all proposed amendments shall be held by the planning and zoning commission and the city council.

Sec. 36-247. – Lots.

- (1) Dimensions. The lot size, width, depth, shape and orientation, and the minimum building setback lines shall be appropriate for the location of the subdivision and for the type of development and use contemplated.
 - (a) Lot dimensions shall conform to the requirements of the zoning article if such requirements are more stringent, otherwise lot dimensions shall be as follows:
 1. Residential lots shall be not less than the minimum width and area as permitted in the zoning ordinance.
 2. Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated but in no case shall the lot frontage on a public street be less than 36 feet.
- (2) Location. All lots shall abut by their required frontage on a publicly dedicated street or a street that has received legal status as such.

ATTACHMENT 3
EXISTING LANGUAGE IN SUBDIVISION REGULATIONS
LOT DIMENSION AND LOCATION AMENDMENTS

Secs. 36-214–36-220. – Reserved.

Sec. 36-247. – Lots.

- (1) Dimensions. The lot size, width, depth, shape and orientation, and the minimum building setback lines shall be appropriate for the location of the subdivision and for the type of development and use contemplated.
 - (a) Lot dimensions shall conform to the requirements of the zoning article if such requirements are more stringent, otherwise lot dimensions shall be as follows:
 1. Residential lots shall be not less than 6,000 square feet in area and shall not be less than 50 feet in width at the building line.
 2. Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated but in no case shall the lot frontage on a public street be less than 36 feet.
- (2) Location. All lots shall abut by their full frontage on a publicly dedicated street or a street that has received legal status as such.