Springfield Planning and Zoning Commission

City Council Chambers (830 Boonville)

Date: December 8th, 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

November 10, 2016

Documents:

PZ MINUTES 11-10-2016.PDF

3. COMMUNICATIONS

City Council - November 14, 2016

Documents:

NA11-14-16.PDF

City Council - November 28, 2016

Documents:

NA11-28-16.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. Grant Easement 843

3200 South Stewart Avenue, Glenstone Marketplace, LLC

Documents:

GRANTEASEMENT 843.PDF

7. PUBLIC HEARINGS

- **8. Z-20-2016**

  2873 East Chestnut Expressway, R Carlson Properties, LLC

  Documents:

  Z-20-2016.PDF

- **9. Z-21-2016 W/COD #116**

  1408 South National Avenue, Mexican Villa

  Documents:

  Z-21-2016 COD NO 116.PDF

- **10. Z-23-2016**

  3225 & 3242 South Stewart Avenue, KJ Texas Properties, LLC

  Documents:

  Z-23-2016.PDF

- **11. Planned Development 353**

  1040 & 1110 North Sherman Avenue, Greenway Studios, LLC

  Documents:

  PD 353.PDF

- **12. Planned Development 354**

  833-903 South Oak Grove Avenue, The Touchstone Group, LLC & James and Susan Shaeffer

  Documents:

  PD 354.PDF

- **13. Preliminary Plat-Major Subdivision Oak Grove Commons**

  833-903 South Oak Grove Avenue, The Touchstone Group, LLC & James and Susan Shaeffer

  Documents:

  OAKGROVECOMMONS.PDF

- **14. Preliminary Plat Renewal Washita Subdivision**

  2100 blk East Sunshine Street, Hy-Vee, Inc.

  Documents:

WASHITASUBRENEW.PDF

15. Final Development Plan PD 271 Amended

430 West Bryant Street, Butch Mizell

Documents:

PD 271 AMENDED FDP.PDF

16. OTHER BUSINESS

17. East Cherry Townhomes Redevelopment Plan

1361 & 1365 East Cherry Street, Say You Can, LLC

Documents:

EAST CHERRY TOWNHOMES REDEVELOPMENT PLAN.PDF

18. Capital Improvements Program

Citywide, City of Springfield

Documents:

CIP PZC REPORT 11-28-16.PDF
2017 CIP 11-30-16.PDF
2017 CIP HANDOUT 11-28-16.PDF

19. Transfer Of Development Rights Amendments

Citywide, City of Springfield

Documents:

TRANSFER OF DEVELOPMENT RIGHTS AMENDMENTS.PDF

20. Approval Of The 2017 Planning And Zoning Commission Meeting Calendar

City of Springfield

Documents:

2017 PZ CALENDAR.PDF

21. 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.

November 10 , 2016
MINUTES OF THE PLANNING AND ZONING COMMISSION
Springfield, Missouri

The Planning and Zoning Commission met in regular session November 10, 2016 in the City Council Chambers. Chairman Jason Ray called the meeting to order.

Roll Call - Present: Jason Ray (Chair), Randy Doennig (Vice Chair), Andrew Cline, Cameron Rose, Melissa Cox, King Coltrin, and Dee Ogilvy. Absent: Matthew Edwards and David Shuler.

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

Minutes: The minutes of October 13, 2016 were approved unanimously.

COMMUNICATIONS :

Mr. Hosmer reported on the October 3 and October 31, 2016 City Council meeting actions.

UNFINISHED BUSINESS:

Z-12-2016
2832 East Sunshine Street
Applicant: Robert L. O'Block, Trust

Mr. Hosmer stated that this is a request to rezone approximately 1.3 acres of property generally located at 2832 East Sunshine Street from an R-SF, Single-Family Residential District to an O-1, Office District.

The Growth Management and Land Use Plan designate this area as appropriate for low-density housing; however, the property is located at the intersection of an primary arterial and collector street. The applicant is proposing to rezone the corner lot which includes the north 15 feet of an adjacent lot for additional off-street parking. A 15 feet bufferyard is required along the south property line adjacent to the Single Family Residential District. The O-1, Office District requires a 45 degree bulk plane height requirement adjacent to property zoned R-SF. This equates to a one to one building height to building setback distance. The Southern Hills of Springfield Subdivision indicates a 90 foot building setback from Sunshine Street this may require an administrative re-plat of the property depending on the site development. Citizen concerns about a private restrictive covenant (civil matter/not enforced by City). The lot to the south has been purchased to provide stormwater detention facilities and will remain R-SF. A traffic study was not warranted by Public Works Traffic Division. Staff recommends approval

Ms. Cox asked about access from the proposed from Sunshine or will access be on Woodward.

Mr. Hosmer noted that this property could allow access from Sunshine Street and/or Woodward.

Mr. Ray opened the public hearing.

Derek Lee, Lee Engineering, 1200 E. Woodhurst, representing the owner. During the neighborhood meeting there were two property owners against the original zoning of General Retail stating the quality of life change when the gas station moved in from the noise and lights. We purchased his property (2841 E. Normandy Drive) and will put detention only on that property. There will be a reduced 15' bufferyard and no parking or any other improvements on the single family residential and on that 15' strip there will trees and bushes as required between office and residential. After the neighborhood meeting it was changed from General Retail to an Office zoning which reduces the high intensity uses and the traffic. The intent is to have one driveway on Sunshine and one from Woodward Avenue and there will not be any driveways from the single family residential portion. The other neighbor came to the neighborhood meetings and

spoke out his concerns about the possibility of his property be taken away and being condemned and would like for the City to communicate that is not what happens in the City of Springfield and he was also concerned about the neighbors further down on Normandy. Staff will not allow any impervious area or office uses or retail uses to extend into the neighborhood.

Ms. Cox asked about single family residential lot storm water collection.

Mr. Lee noted that there is an existing pipe that runs through the back side of the property and will remain in place, but will have a detention basin located on the single family residential lot around the old growth trees currently on the lot.

Jerry Reynolds, 2833 E. Normandy lives next the proposed water basin. Mr. Reynolds concerns are regarding the protective covenants to maintain a residential appearance to the proposed building. Each of the parcels on Sunshine agreed to maintain the residential look, the gable roof type to their structures. Each building since 1972 has agreed to maintain that residential appearance to blend in with the housing behind them. He also noted that he has not seen any dimensions and is not sure if he will have a lake next to him or seepage from the water basin. The proposed credit union does not intend to build consistent with the residential structure, they intent to build a steel and glass 2-story building.

Mr. Ray closed the public hearing.

Mr. Ray asked about the protective covenants and how it would work in this situation.

Mr. Rykowski noted that staff has seen the documents and noted that zoning standards are where the commission's judgment sit. Protective covenants are enforced between the parties, there are steps that would require legal action to enforce their covenant.

COMMISSION ACTION:
Mr. Rose motioned to approve Z-12-2016 (2832 East Sunshine Street). Ms Cox seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Ogilvy, Cox, Cline, Rose, and Coltrin. Nays: None. Abstain: None. Absent: Edwards and Shuler.

Z-15-2016
404-420 East Madison Street & 802 South Jefferson Avenue
Applicant: Ken E. Porter, John B. Duncan, T & N Investments, LLC

Mr. Hosmer stated that this is a request to rezone approximately 0.55 acres of property generally located at 404, 410, 412, 416, 420 East Madison Street and 802 South Jefferson Avenue from a R-HD, High Density Multi-Family Residential District to a R-HD, High Density Multi-Family Residential District with a UN, University Combining Overlay District.

The Growth Management and Land Use Plan, identifies this area as Medium or High Density Housing within the Center City and the MSU campus and surrounding area major Activity Center. The applicant is requesting to rezone the subject property to add the UN, University Combining Overlay District to the existing R-HD, High Density Multi-Family Residential District zoning. The applicant intends to develop the property to serve Missouri State University students with housing options which may include fraternity and/or sorority housing. The applicant has submitted a Redevelopment Plan for the Elm House Redevelopment Area in conjunction with this request. Staff recommends approval.

Mr. Ray opened the public hearing.

Mr. Kevin Hoffmeyer, 2144 E. Republic, owner representative.

Mr. Ray closed the public hearing.

COMMISSION ACTION:
Ms. Cox motioned to approve Z-15-2016 (404-420 East Madison Street & 802 South Jefferson Avenue). Mr. King seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Ogilvy, Cox, Cline, Rose, and Coltrin. Nays: None. Abstain: None. Absent: Edwards and Shuler.

NEW BUSINESS:

CONSENT ITEMS :

Relinquishment of Easement 842
3800 blk West Washita Street
Applicant: Grace One, LLC

COMMISSION ACTION:
Mr. Doennig motioned to approve Relinquishment of Easement 842 (3800 blk West Washita Street). Mr. Rose seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Ogilvy, Cox, Cline, Rose, and Coltrin. Nays: None. Abstain: None. Absent: Edwards and Shuler.

PUBLIC HEARINGS:

Z-18-2016
3150 South National Avenue
Applicant: Elpidio Y. Alcancia, Trust

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

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

Growth Management and Land Use Plan identifies this area as appropriate for High Intensity Retail, Office or Housing.
The applicant is proposing to rezone from an O-1, Office District to an O-2, Office District. The O-1 zoning district limits structure heights to thirty-five (35) feet. The O-2 zoning district does not have a height limit. The applicant is proposing to construct a 3-story office building that exceeds 35 feet in height. Staff recommends approval.

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

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

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

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

Mr. Ray opened the public hearing.

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

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

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

Mr. Brian Kubik, 1435 E. Bradford, architect passed out pictures of what the building would look like. The plan is to do a Class A office building with proposed 10' ceilings. He states that there is enough parking on the property and noted other buildings on the medical mile. He also noted that they are renovating the building next door, 3150 S. National at the same time.
Ms. Gabrielle White, 1200 E. Woodhurst, owns property in the Woodhurst Development. Passed out traffic engineering reports showing the turning moving counts, traffic crash history, and 24 hour traffic counts. She stated that her concerns are increased traffic and in/out turns on Montclair and National and the waiver on the setbacks from 50' to 45' and feels that it may cause more traffic problems.

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

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

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

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

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

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

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

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

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

Ms. Gardner, Traffic Engineer noted that the City can force them to close the driveway and make an agreement with the neighboring property owner if they don't want to make an agreement without a plat. However, Fire Dept also needs access to this property, which is another reason why Traffic cannot force

the closure. The current driveway does not meet the City's standards, but cannot force the closure due to other issues.

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

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

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

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

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

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

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

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

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

Mr. Ray closed the public hearing.

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

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

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

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

Ms. Cox will also support this rezoning.

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

Z-19-2016 w/COD #115
1435 West Talmage Street & 1432 West Livingston Street
Applicant: Greenway Studios North, LLC

Mr. Hosmer requests that this be tabled due to a scheduling issue with the Neighborhood Meeting being held at the Library Center and not in the vicinity of the property to the January 12, 2017 Planning and Zoning Commission meeting.

COMMISSION ACTION:
Ms. Cox motioned to table Z-19-2016 w/COD #115 (1435 West Talmage Street & 1432 West Livingston Street) until the January 12, 2017 meeting. Mr. Rose seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Ogilvy, Cox, Cline, Rose, and Coltrin. Nays: None. Abstain: None. Absent: Edwards and Shuler.

Planned Development 352
4900 South National Avenue
Applicant: Martin Property Management, LLC

Mr. Hosmer stated that this is a request to rezone approximately 7.8 acres of property generally located at the 4900 block South National Avenue from Planned Development District No. 306 to a Planned Development District No. 352.

The Growth Management and Land Use Plan designates this area as appropriate for low-density housing; however these properties are located near a major intersection of two arterial streets. The applicant is proposing to revise the existing planned development for a new nursing home facility on Lot 3 of the Ironbridge Phase XIV preliminary plat, which currently does not allow this use. The applicant is also proposing to remove the additional bufferyard requirement along National Avenue. Staff believes that the normal perimeter landscaping requirements are adequate buffering for the single-family residences across National Avenue. The applicant is proposing to update the access restrictions to only include the subject property's accesses per Exhibit 2. A traffic study was not warranted by Public Works Traffic Division since the proposed nursing home use will not generate a significant amount of additional traffic. Staff Recommends approval

Mr. Ray opened the public hearing.

Mr. Jared Rasmussen, 550 St. Louis Street representing the applicant. Stating that is simple rezoning just asking to add a retirement home.

Mr. Ray closed the public hearing.

COMMISSION ACTION:
Mr. Doennig motioned to approve Planned Development 352 (4900 South National Avenue). Mr. Rose seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Ogilvy, Cox, Cline, Rose, and Coltrin. Nays: None. Abstain: None. Absent: Edwards and Shuler.

Final Development Plan 296
4050 South Fairview Avenue
Applicant: John Young, Four Eyes Investment Properties, LLC

Mr. Hosmer stated that this is a request to approve the final development plan for PD 296 that the Administrative Review Committee (ARC) cannot approve due to its lack of conformity to the approved

planned development but merits approval despite this lack of conformity.

The proposed Final Development Plan is not in substantial conformance to the requirements of the approved Planned Development ordinance and cannot be approved administratively. The site plan as submitted does not meet the original site plan of PD 296 since the parking lot is proposed to be moved to a different location as well as a proposed sidewalk within the required bufferyard. The Administrative Review Committee has reviewed the proposed Final Development Plan and finds that the plan merits approval despite its lack of conformity. Staff Recommends approval

Mr. Ray opened the public hearing.

Mr. Andrew Peters,1736 E. Sunshine. There is an existing drive on the lot that is current, the proposal conforms with the Planned Development with the exception of Exhibit 2. Exhibit 2 requires a shared parking lot with the neighbor. There is no access easement and will have to build the drive on the neighbors property. My client has a contract on the property and the closing is scheduled for tomorrow. Would like for the commission to state that this substantial confirms to the Planned Development and that it would not be necessary to pass this on to City Council.

Mr. Ray closed the public hearing.

Ms. Cox asked for further clarification.

Mr. Hosmer noted that they are meeting the intent of the PD as far as the uses and bufferyard, the issue is location of parking lot. The parking lot is in a different location compared to the site plan. The building has been shifted so the parking lot is in a
different area.

COMMISSION ACTION:
Mr. Cline motioned to approve Final Development Plan 296 (4050 South Fairview Avenue) and that it conforms to the Preliminary Development Plan from the original PD. Ms. Ogilvy seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Ogilvy, Cox, Cline, Rose, and Coltrin. Nays: None. Abstain: None. Absent: Edwards and Shuler.

Conditional Use Permit 426
815 & 943 South Kimbrough Avenue, 840 South Roanoke Avenue, and 500 East Madison Street
Applicant: Bear Village IV, LLC & Bear Village Phase 1, LLC

Mr. Hosmer stated that this is a request to allow a reduction of the front yard setback along Kimbrough Avenue within an R-HD, High-Density Multi-Family Residential District generally located at 815 & 943 South Kimbrough Avenue, 940 South Roanoke Avenue and 500 East Madison Street

The Growth Management and Land Use Plan identifies this area as appropriate for medium- or high-density housing.
In 2013, City Council passed General Ordinance 6032 to allow a reduction in the front yard setback along collector and higher classification roadways with a Conditional Use Permit. The applicant is requesting to reduce the front yard setback along Kimbrough Avenue, from twenty-five (25) feet to three (3) feet and at Kimbrough and Madison from twenty-five (25) feet to six (6) feet for an existing multi-family building. City Council has approved other similar requests for reduced front yard setbacks in this area specifically along Kimbrough Avenue, Bear Boulevard and Madison Street. The regulations and standards listed on Attachment 3 shall govern and control the use and development of the land in Use Permit Number 426 in a manner consistent with the attached site plan (Attachment 5). Staff Recommends approval.

Mr. Rose asked if these buildings are already built.

Mr. Hosmer stated that one building is already built within this request however several buildings were built along Kimbrough which allowed the reduced setback with a plat which allowed the reduced setback. They are asking for the setback on the Kimbrough location at the corner of Grand and at the Corner of Madison.

Ms.Ogilvy asked about the sidewalk width and setback.

Mr. Hosmer stated that the setback is 35' from the centerline on the street and will not affect the sidewalk.

Mr. Ray opened the public hearing.

Mr. Rick Muenks, 3041 S. Kimbrough, representing the applicant. The center of the development was initial plan and was part of a plat. The southern part which is in question has platted lots that had existing buildings on it. We are wanting to make the building align and be consistent with the other buildings that already exist. The Springfield Public School property operations manager came to the neighborhood meeting and wanted to make sure that the sidewalks were not being impacted. There is no change to the sidewalks.

Mr. Eddie Tims, 1174 S. Maryland, has a problem that the City has allowed the apartment complex to encroach further onto Kimbrough and take away the green space. The building on Grand Street is big mistake because of the height of the building and has concerns about the increase of traffic. Believes that the visibility on the corner Kimbrough/Grand becomes an issue and would like to see more landscaping.

Mr. Ray closed the public hearing.

COMMISSION ACTION:
Mr. Doennig motioned to approve Conditional Use Permit 426 (815 & 943 South Kimbrough Avenue & 840 South Roanoke Avenue & 500 East Madison Street). Ms. Cox seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Ogilvy, Cox, Cline, Rose, and Coltrin. Nays: None. Abstain: None. Absent: Edwards and Shuler.

Elm House Redevelopment Plan
404-420 East Madison Street & 802 South Jefferson Avenue
Applicant: Elm House, LLC

Mr. Schaefer stated that this is a request to approve the Redevelopment Plan for the Elm House Redevelopment Area. Land Clearance for Redevelopment Authority Law Provides incentives to encourage investment and removal of blight and blighting conditions within designated redevelopment areas. Requires adoption of a redevelopment plan. Projects consistent with the redevelopment plan are entitled to 100% abatement on increase in assessed value for 10 years. The Planning and Zoning Commission's role is to review proposed redevelopment plans for conformance with the City's general plan for the development of the City as a whole. Redevelopment Plan conforms with the Springfield-Greene County Comprehensive Plan Growth Management and Land Use Element designates area for medium- or high-density housing Includes all types of multi-family residential housing with densities >6 du/acre. Should be located where there is good traffic access, between low-density housing and non-residential land uses, and near high-amenity areas. Center City Plan Element mentions the Center City area suffers from physical deterioration and economic obsolescence; overall tone is one of an area that could use revitalization and new investment. Declared a blighted area in 1964, reaffirmed in 1967. The requirements of the Redevelopment Plan will supersede those of the Urban Renewal Plan within the Redevelopment Area. Redevelopment Proposal Demolish existing structures

Construct fraternity and sorority development consisting of two, three-story buildings. Buildings will be leased to college fraternities and sororities. Each building will accommodate up to 24 students. Redevelopment Plan conforms with the Springfield-Greene County Comprehensive Plan. Growth Management and Land Use Element designates area for medium- or high-density housing. Includes all types of multi-family residential housing with densities >6 du/acre. Should be located where there is good traffic access, between low-density housing and non-residential land uses, and near high-amenity areas Center City Plan Element mentions the Center City area suffers from physical deterioration and economic obsolescence; overall tone is one of an area that could use revitalization and new investment

Mr. Ray opened the public hearing.

Mr. Kevin Hoffmey, 2144 E. Republic Road, the developers representative.

Mr. Ray closed the public hearing.

COMMISSION ACTION:
Ms. Cox motioned to approve Elm House Redevelopment Plan (404-420 East Madison Street & 802 South Jefferson Avenue). Ms. Ogilvy seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Ogilvy, Cox, Cline, Rose, and Coltrin. Nays: None. Abstain: None. Absent: Edwards and Shuler.

Preliminary Plat - Major Subdivision Ironbridge Phase XIV
4900 blk South National Avenue
Applicant: Martin Property Management, LLC

Mr. Hosmer stated that this is a request to approve the plat of Ironbridge Phase XIV to subdivide approximately 7.8 acres into a three lot subdivision.

The property is currently zoned Planned Development 306, but the applicant has requested to rezone the property to construct a new nursing home facility on Lot 3. This preliminary plat is being processed concurrently with the rezoning request Planned Development 352. The preliminary plat of Ironbridge Phase XII, expired on March 15, 2014. Since all requirements of the plat were never met for the subject property, a new preliminary plat is required to be reviewed and approved by Planning and Zoning Commission and City Council. The proposed plat was reviewed by City departments All improvements shall be constructed in accordance with the “Design Standards for Public Improvements” of the Public Works Department City Council Public Hearing October 31, 2016. Staff Recommends approval.

Mr. Ray opened the public hearing.

Mr. Jared Rasmussen, 550 St. Louis Street representing the applicant. This will be a 3 lot subdivision, access to the back lot which is adjacent to the residential. There will be two access points that would come onto National from the east and one to Weaver from the south.

Mr. Ray closed the public hearing.

COMMISSION ACTION:
Mr. Doennig motioned to approve Preliminary Plat - Major Subdivision Ironbridge Phase XIV (4900 blk South National Avenue). Ms. Cox seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Ogilvy, Cox, Cline, Rose, and Coltrin. Nays: None. Abstain: None. Absent: Edwards and Shuler.

OTHER BUSINESS :

Off-Street Parking for Convenience Food Stores Amendments

Citywide
Applicant: City of Springfield

Mr. Hosmer stated that this is a request to amend Subsection 36-455.(2)(b)10., to modify the off-street parking requirements for convenience food stores.

The proposed text amendment was initiated at the October13, 2016 Planning and Zoning Commission meeting. Staff has had concerns with the required off-street parking requirements for convenience store uses being excessive especially for on-site seating activities. The current off-street parking requirements require one parking space for each 350 square feet of total building floor area plus one parking space for each two and one-half seats of on-site seating, but not less than ten. Service areas at gas pumps shall not be counted as parking spaces. Staff reviewed the City of Columbia, MO., Branson MO., and Fayetteville Arkansas parking requirements for convenience stores. The 1 parking space per 250 square feet of building is consistent with our general retail use parking requirements.

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

Sec. 36-455. - Off-street parking requirements.
(2) Required spaces.
(b) Business and commercial uses.
10. Convenience food stores.
One for each ~~350~~ 250 square feet of total building floor area ~~plus one for each two and one-half seats of on-site seating, but not less than ten~~. Service areas at gas pumps can ~~shall not~~ be counted as parking spaces.

Staff recommends approval.

Mr. Ray opened the public hearing.

Mr. Cameron Smith, 550 St. Louis Street. Is in agreement with the proposal.

Mr. Ray closed the public hearing.

COMMISSION ACTION:
Ms. Cox motioned to approve Off-Street Parking for Convenience Food Stores Amendments (Citywide). Ms. Ogilvy seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Ogilvy, Cox, Cline, Rose, and Coltrin. Nays: None. Abstain: None. Absent: Edwards and Shuler.

Noted Agenda City Council Meeting

City Council Chambers
Historic City Hall, 830 Boonville

Robert Stephens, Mayor

Zone Councilmembers	**General Councilmembers**
Phyllis Ferguson, Zone 1	Jan Fisk, General A
Tom Prater, Zone 2	Craig Hosmer, General B
Mike Schilling, Zone 3	Kristi Fulnecky, General C
Craig Fishel, Zone 4	Ken McClure, General D

Upcoming Council Meeting Agenda
November 14, 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.

1. ROLL CALL.

Approved as Presented

2. APPROVAL OF MINUTES. October 31, 2016

Approved as Presented

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

4. CEREMONIAL MATTERS.

10293

5. Council Bill 2016-248. (Stephens)

A resolution recognizing the contributions to the City and Citizens of Springfield, by Barbara J. Lucks upon the occasion of her retirement.

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

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

All meetings are recorded.

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

7. SECOND READING AND FINAL PASSAGE. Citizens Have Spoken. May Be Voted On.

6313 **8. Council Bill 2016-241. (Fishel)**

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Zoning Maps,' by rezoning approximately 0.68 acres of property, generally located at 519, 525 and 529 East Cherry Street from Planned Development No. 232, to a CC, Center City District; establishing Conditional Overlay District No. 113; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval). (By: Family Violence Center, Inc. c/o Jason Murray; 519, 525 & 529 E. Cherry Street; Z-16-2016 Conditional Overlay District No. 113.)

6314 **9. Council Bill 2016-242. (Schilling)**

A general ordinance amending Section 1-9 of the Springfield City Code, 'City Limits,' by annexing approximately 4.7 acres of Greene County right-of-way into the City of Springfield, Missouri, generally located between the 2700 and 3000 blocks of West Republic Street, generally referenced as Annexation A-2-16; and amending the Springfield City Code, Chapter 46, Section 46-1, 'Boundaries of wards, precincts and council zones,' by adding this property to the ward and precinct assigned them by the County Clerk.

6315 **10. Council Bill 2016-243. (Fulnecky)**

A general ordinance amending Chapter 36 of the Springfield, Missouri, City Code, known as the Land Development Code, Article III – 'Zoning Regulations,' Division 1 'Intent, Purpose and General Provisions,' Section 36-303(30)(b) 'Utilities.'

6316 **11. Amended Council Bill 2016-244. Substitute No. 1. (McClure)**

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

Failed Due to Substitute Passing **12. Council Bill 2016-244. (McClure, Hosmer, Fulnecky, & Schilling)**

A general ordinance amending the Springfield City Code by repealing language contained in Chapter 118 Vehicles for Hire, and adding new regulations for Transportation Network Companies and Drivers. (The Finance and Administration Committee recommends approval.)

13. RESOLUTIONS. Citizens May Speak. May Be Voted On.

10294 **14. Council Bill 2016-249. (Hosmer)**

A resolution accepting the recommendations of the Hotel-Motel Tax Reallocation Committee and directing the City Manager to negotiate contracts with the Commercial Club of Springfield, Lake Country Soccer, and the History Museum on the Square for

the disbursement of Hotel-Motel Tax proceeds totaling $167,000; and recommending that an additional $225,993 be allocated toward the design, planning, and cost estimate of the Expo Center renovations proposed in the Hunden Report.

10295

15. Council Bill 2016-250. (Schilling)

A resolution declaring it necessary to construct sanitary sewers in Joint Sanitary Sewer District No. 171 of Section No. 11 and Sanitary Sewer District No. 171A of Section No. 11 in the City, located in the general vicinity of the 3200 block of West Sunshine Street and the 1900 block of South Moore Road; providing for payment therefore in the amount of $458,256.50; and providing for publications and notices.

Moved to Item #25.5

16. Council Bill 2016-251. (Schilling)

A resolution determining the official intent of the City of Springfield, Missouri, to consider and negotiate an Industrial Development Plan and other financing documents related to Industrial Development Revenue Bonds in a principal amount not to exceed $15,000,000 to finance the costs of a project involving the 3M Company under the provisions of Sections 100.010 to 100.200 RSMo.

17. EMERGENCY BILLS.

18. PUBLIC IMPROVEMENTS.

19. GRANTS.

20. AMENDED BILLS.

21. COUNCIL BILLS FOR PUBLIC HEARING. Citizens May Speak. Not Anticipated To Be Voted On.

22. Council Bill 2016-252. (McClure)

A general ordinance approving revisions to and simplification of the previously established Residential Water Service Rate, General Water Service Rate, General Terms and Conditions Governing Water Service and Emergency Conservation Water Service Rate.

23. Council Bill 2016-253. (Fishel)

A general ordinance to approve revisions to the previously established Residential Gas Service Rate, General Gas Service Rate, Curtailable Gas Service Rate, High Load Factor General Gas Service Rate, Purchased Gas Clause and General Terms and Conditions Governing Gas Service.

24. Council Bill 2016-254. (Fisk)

A general ordinance amending Chapter 120, ‘Wastewater Regulations,’ Article VI, ‘Wastewater Charges and Rates,’ Section 120-245, ‘Rates,’ and Section 120-247, ‘Extra charges,’ of the Springfield City Code, by repealing existing rate schedules effective May 31, 2011, and establishing new rate schedules that provide for three years of annual rate increases, beginning July 1, 2017, which will provide necessary funding for the cost of complying with the Clean Water Act and Missouri Department of Natural Resources mandates. (Environmental Services recommends approval.)

Noted Agenda City Council Meeting

City Council Chambers
Historic City Hall, 830 Boonville

Robert Stephens, Mayor

Zone Councilmembers	**General Councilmembers**
Phyllis Ferguson, Zone 1	Jan Fisk, General A
Tom Prater, Zone 2	Craig Hosmer, General B
Mike Schilling, Zone 3	Kristi Fulnecky, General C
Craig Fishel, Zone 4	Ken McClure, General D

Upcoming Council Meeting Agenda
November 28, 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.

1. ROLL CALL.

Approved as Presented

2. APPROVAL OF MINUTES. November 14, 2016 – Regular and November 22, 2016 - Special

Approved as Amended

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

4. CEREMONIAL MATTERS.

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

6. SECOND READING AND FINAL PASSAGE. Citizens Have Spoken. May Be Voted On.

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

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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.

6318 **7. Council Bill 2016-252. (McClure)**

A general ordinance approving revisions to and simplification of the previously established Residential Water Service Rate, General Water Service Rate, General Terms and Conditions Governing Water Service and Emergency Conservation Water Service Rate.

6319 **8. Council Bill 2016-253. (Fishel)**

A general ordinance to approve revisions to the previously established Residential Gas Service Rate, General Gas Service Rate, Curtailable Gas Service Rate, High Load Factor General Gas Service Rate, Purchased Gas Clause and General Terms and Conditions Governing Gas Service.

6320 **9. Council Bill 2016-254. (Fisk)**

A general ordinance amending Chapter 120, ‘Wastewater Regulations,’ Article VI, ‘Wastewater Charges and Rates,’ Section 120-245, ‘Rates,’ and Section 120-247, ‘Extra charges,’ of the Springfield City Code, by repealing existing rate schedules effective May 31, 2011, and establishing new rate schedules that provide for three years of annual rate increases, beginning July 1, 2017, which will provide necessary funding for the cost of complying with the Clean Water Act and Missouri Department of Natural Resources mandates. (Environmental Services recommends approval.)

26813 **10. Council Bill 2016-255. (Schilling)**

A special ordinance authorizing the City Manager, or his designee, to execute a Preliminary Funding Agreement between the City of Springfield, Missouri, and 3M Company; authorizing the execution of documents; and the taking of actions consistent therewith; and amending the budget provided for the Department of Planning and Development for Fiscal Year 2016-2017, in the amount of $25,000.

26814 **11. Council Bill 2016-256. (McClure)**

A special ordinance authorizing an increased level of property tax abatement from 50 percent to 75 percent on new improvements to real property located in the Enhanced Enterprise Zone for the 3M Company in recognition of the 92 high-quality jobs the company's proposed plant expansion will bring to the Springfield community.

26815 **12. Council Bill 2016-258. (Fulnecky)**

A special ordinance approving and authorizing the purchase of a Caterpillar D8T bulldozer from Caterpillar Inc., through the National Intergovernmental Purchasing Alliance, for the Springfield Sanitary Landfill; and approving a budget adjustment to amend the Fiscal Year 2016-2017 budget of the Department of Environmental Services Solid Waste Management Enterprise Fund in the amount $825,000.00.

6321 **13. Council Bill 2016-260. (Fishel)**

A general ordinance amending Chapter 106 of the Springfield, Missouri, City Code, titled 'Traffic and Vehicles,' Article VI, 'Stopping, Standing and Parking,' Division 8, 'Off-Street Parking Lots,' Subdivision I, 'Generally,' for the purpose of revising and simplifying public parking regulations on certain City-owned parking lots.

26816 **14. Council Bill 2016-261. (Fisk)**

A special ordinance authorizing the City Manager, or his designee, to accept a grant from the Springfield Police Foundation; and amending the budget for the Police Department for Fiscal Year 2016-2017 in the amount of $16,000.

26817 **15. Council Bill 2016-262. (Hosmer)**

A special ordinance authorizing the City Manager, or his designee, to enter into an agreement with Missouri Highways and Transportation Commission and TransCore, LP for the development, implementation and maintenance of Advanced Traffic Management System software and hardware at an estimated cost of $84,996.96 to be paid for by the 1/8-Cent Transportation Sales Tax and Signal System Improvements Program.

16. RESOLUTIONS. Citizens May Speak. May Be Voted On.

10297 **17. Council Bill 2016-270. (Hosmer)**

A resolution declaring it necessary to construct sanitary sewers in Sanitary Sewer District No. 200 of Section No. 15 in the City, located in the general vicinity of Roslyn Avenue and Bagnell Street; designating the method of payment therefore in the amount of $201,463.97 (to be repaid by special tax bills); and providing for publications and notices.

10298 **18. Council Bill 2016-271. (Fisk, Ferguson, McClure, and Prater)**

A resolution adopting the City of Springfield's Legislative Priorities for 2017. (Recommended for Council Action by the Community Involvement Committee).

Moved to Item #32.5 **19. Council Bill 2016-272. (Hosmer, Fisk, Fishel, and Fulnecky)**

A resolution approving terms of an agreement under which pit bull dogs may be rescued from the City Animal Shelter and put up for adoption. (Plans and Policies Committee recommends approval.)

20. EMERGENCY BILLS.

21. PUBLIC IMPROVEMENTS.

22. GRANTS.

23. AMENDED BILLS.

24. COUNCIL BILLS FOR PUBLIC HEARING. Citizens May Speak. Not Anticipated To Be Voted On.

25. Council Bill 2016-273. (McClure)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Zoning Maps,' by rezoning approximately 7.8 acres of property, generally located in the 4900 block of South National Avenue from Planned Development District Number 306, to Planned Development Number 352 to allow the addition of a nursing home use; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval). (By: Martin Property Management, LLC; 4900 block S. National Avenue; Planned Development 352.)

26. Council Bill 2016-274. (Schilling)

A special ordinance authorizing the issuance of Conditional Use Permit No. 426 to allow a reduction in front yard setback along Kimbrough Avenue between 815 and 943 South Kimbrough Avenue, 940 South Roanoke Avenue and 500 East Madison Street. (Planning and Zoning Commission and staff recommend approval).

Amended

27. Council Bill 2016-275. (Prater)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Zoning Maps,' by rezoning approximately 1.88 acres of property, generally located at 3150 South National Avenue from an O-1, Office District, to an O-2, Office District; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval). (By: Elpidio Alcancia Trustee; 3150 South National Avenue; Z-18-2016.)

28. Council Bill 2016-276. (Fishel)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Zoning Maps,' by rezoning approximately 0.55 acres of property, generally located at 404, 410, 412, 416, and 420 East Madison Street as well as 802 South Jefferson Avenue from a R-HD, High Density Multi-Family Residential District to a R-HD, High Density Multi-Family Residential District with a UN, University Combining Overlay District; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval). (By: Ken E. Porter, John B. Duncan, & T&N Investments LLC; 404, 410, 412, 416, and 420 East Madison Street and 802 South Jefferson Avenue; Z-15-2016.)

29. Council Bill 2016-277. (Schilling)

A special ordinance adopting the Redevelopment Plan for the Elm House Redevelopment Area generally located along the south side of East Madison Street between South Jefferson Avenue and South Thomas Avenue, and declaring its redevelopment necessary for the preservation of the public peace, prosperity, health, safety, morals, and welfare.

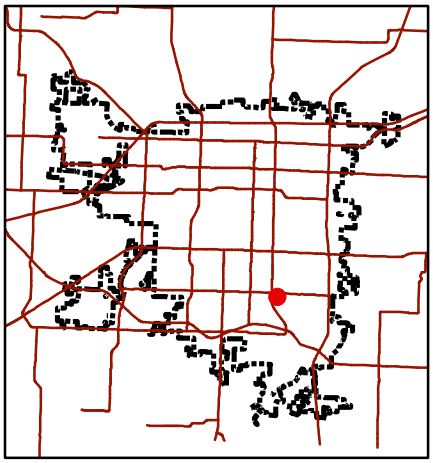
30. Council Bill 2016-278. (Prater)

A general ordinance amending Chapter 36 of the Springfield, Missouri, City Code, titled ‘Land Development Code of the City of Springfield,’ Article III, ‘Zoning Regulations,’ Division 5, ‘Supplemental District Regulations,’ Section 36-455, ‘Off-street parking requirements,’ Subsection 36-455(2)(b)(10), for the purpose of modifying the off-street parking requirements for convenience food stores.

Tabled Until January 9, 2017

31. Council Bill 2016-279. (Ferguson) City Staff Will Be Requesting This Item Be Tabled Until the January 9, 2017 City Council Meeting.

A general ordinance amending the Springfield Land Development Code, Section 36-306, ‘Zoning Maps,’ by rezoning approximately 1.3 acres of property, generally located at 2832 East Sunshine Street from a R-SF, Single-Family Residential District, to a O-1, Office District; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval). (By: Robert O’Block; 2832 E. Sunshine Street; Z-12-2016.)



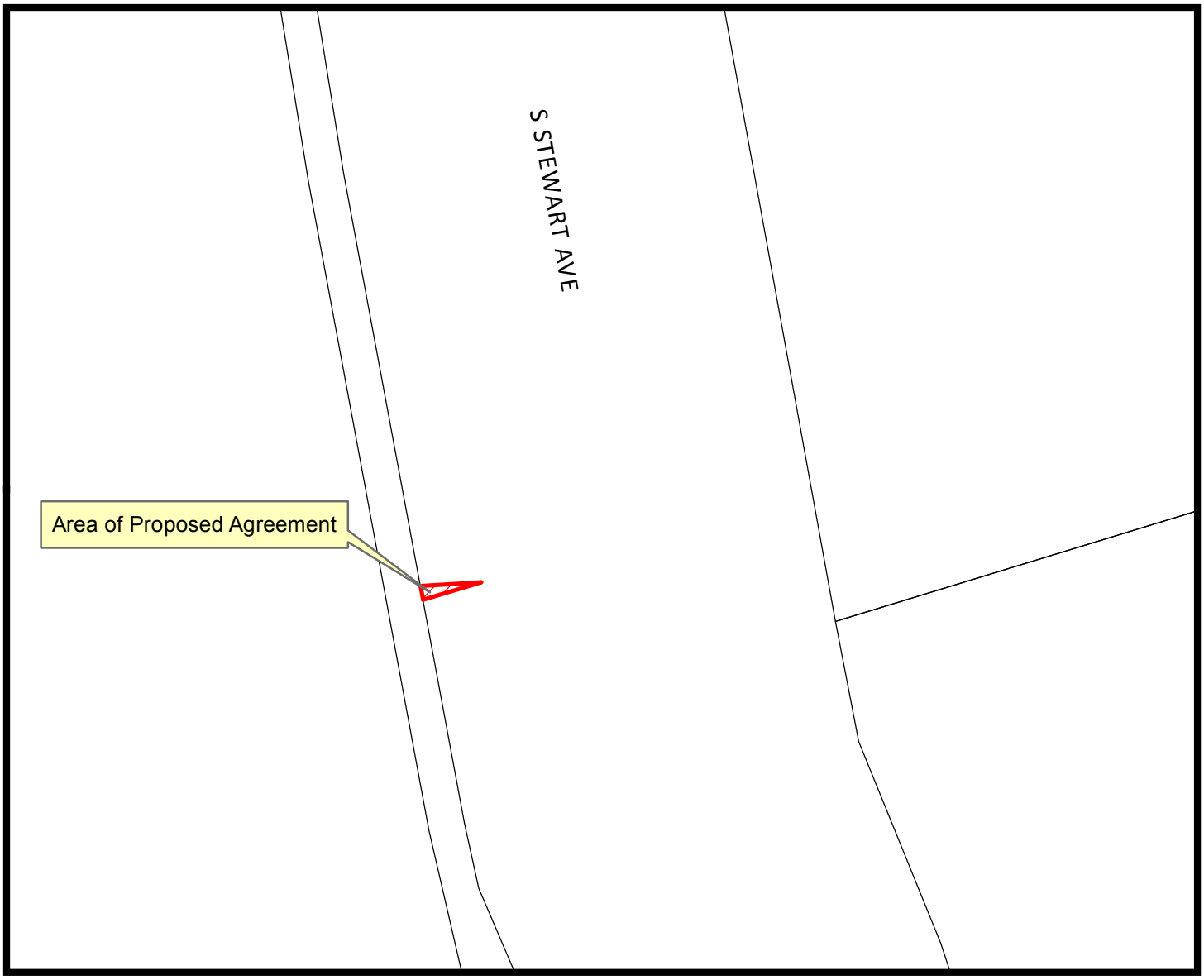
Development Review Staff Report

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

Grant Easement 843

LOCATION: 3200 S. Stewart Avenue

LOCATION SKETCH



N

- Area of Proposal

0 12.5 25 50 Feet

1 inch = 20 feet

DEVELOPMENT REVIEW STAFF REPORT
REQUEST TO GRANT EASEMENT NUMBER 843

PURPOSE: To authorize the City of Springfield, Missouri to enter into an Agreement regarding the priority of easements ("Agreement") with the United States of America ("USA"), said agreement to grant the United States of America priority status for their electric transmission lines which run over a six (6) square foot portion of Stewart Avenue right of way held by the City.

REPORT DATE: November 21, 2016

LOCATION: 3200 S. Stewart Avenue

APPLICANT: Glenstone Market Place, LLC

RECOMMENDATION:

The request be **approved**.

FINDING:

The applicant is requesting that the City of Springfield enter into an agreement with the USA regarding the priority of easements located on a six (6) square foot portion of Stewart Avenue in Springfield, Missouri. Said Agreement will grant the USA priority status over that six (6) square foot portion of Stewart Avenue for the running of transmission lines across Stewart Avenue.

CITY COUNCIL MEETING:

December 12, 2016

STAFF CONTACT PERSON:

Alyssa S. Ahner
Assistant City Planner

REQUEST TO GRANT EASEMENT 843
BACKGROUND REPORT

APPLICANT'S PROPOSAL:

The applicant is requesting that the City enter into a subordination agreement with the USA granting the USA's electric line easement priority status over a six (6) square foot portion of right of way in order to maintain public utilities once proposed development of nearby property has been completed.

RIGHT OF WAY COMMENTS:
There is an existing 100' wide Southwestern Power Administration (SWPA) electric easement (Book 918 Page 1) adjacent to the proposed easement. The additional six square feet of SWPA electric easement area will not hinder the use of the City's right-of-way. Public Works supports the granting of the electric easement.

TRAFFIC COMMENTS:
Traffic has approved the granting of the easement.

STAFF COMMENTS:

1. The applicant is requesting that the City enter into an agreement with the USA to subordinate six (6) square feet of right of way to an electric line easement in order to maintain public utilities once proposed development of nearby property has been completed. The subject easement is located inside of the city limits.

2. The Planning and Zoning Commission has the authority to prepare and recommend to the city council a master plan for the physical development of the city as defined in City Charter Section 11.2. The master plan is to guide public improvements. Section 11.7 of the City Charter requires any acceptance, widening, removal, extension, relocation, narrowing, vacation, abandonment, change of use, acquisition of land, sale or lease of any street or other public facility be subject to review by the Planning and Zoning Commission prior to approval or action by City Council.

3. No one has objected to this request to date.

ATTACHMENT 1
AGREEMENT
GRANT EASEMENT 843

AGREEMENT REGARDING PRIORTY BETWEEN EASEMENTS AND RELINQUISHMENT OF EASEMENT

THIS AGREEMENT REGARDING PRIORITY BETWEEN EASEMENTS AND RELINQUISHMENT OF EASEMENT ("Agreement") is made by the City of Springfield, Missouri, a municipal corporation (the "City") in favor of the United States of America ("USA") this____ day of_____, 2016.

WHEREAS, the USA is acquiring additional easement for transmission line purposes as described in that certain Perpetual Easement for Transmission Line Purposes (the "Easement") recorded in Book _____, Page_____ in the Recorder's Office of Greene County, Missouri, which easement covers that certain real property described on Exhibit A, attached hereto and incorporated herein (the "Easement Area").

WHEREAS, the Easement Area is adjacent to an easement area that exists by way of a Judgment Upon Declaration of Taking dated April 9, 1953 and recorded in Book 918, Page 1 in the Recorder's Office for Greene County, Missouri (the "USA Condemnation"); and

WHEREAS, the Easement Area is located on an easement for right of way purposes for S. Stewart Ave., located in Springfield, Greene County, Missouri that exists by way of a Final Amended Plat of Primrose Marketplace recorded at Plat Book MM, Page 97 in the Recorder's Office for Greene County, Missouri (the "Stewart ROW"); and

WHEREAS, City and the USA desire to confirm their understanding and agreement that USA shall have priority in its rights in the Easement Area as shown in the Easement in relation to the Stewart ROW and the rights of City in the Easement Area.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, City and USA agree as follows:

1. City hereby agrees that its rights in the Easement Area as described in the Stewart ROW are inferior and subordinate to those rights of the USA in the Easement Area as described in the Easement.

2. USA shall consider the relinquishing of easement rights it acquired in the USA Condemnation in the area of the easement that City acquired in the Stewart ROW that is outside of the Easement Area.

3. USA acknowledges that work performed by or with the permission of the USA in the Easement Area requires a permit from the City.

4. USA and City acknowledge and agree that the rights of City under the Stewart ROW, and the rights of USA under the USA Condemnation, shall remain in full force and effect and undisturbed other than as expressly set forth herein.

This agreement shall be binding upon us, and our successors and/or assigns. Grantee USA's mailing address is_____.

IN WITNESS WHEREOF, the undersigned has hereunto set their hands this _____ day of_____, 2016.

City of Springfield, Missouri

By:_____
Robert Stephens, Mayor

Attest: _____
City Clerk or his/her designee

Approved as to form:

_____
City Attorney or Assistant Attorney

STATE OF MISSOURI ACKNOWLEDGEMENT BY CITY
COUNTY OF GREENE SS.

On this _____day of _____, 20 ___ , before me appeared **Robert Stephens**, personally known to me, who being by me duly sworn, did say that he is the Mayor of the City of Springfield and that the foregoing instrument was signed and sealed on behalf of the City of Springfield and that he acknowledged said instrument to be the free act and deed of the City of Springfield and that it was executed for the consideration stated herein and no other.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, in the County and State aforesaid the day and year first above written.

Notary Public: _____ "Notary Seal"

Print Name: _____

UNITED STATES OF AMERICA

_____

BY: _____

TITLE:_____

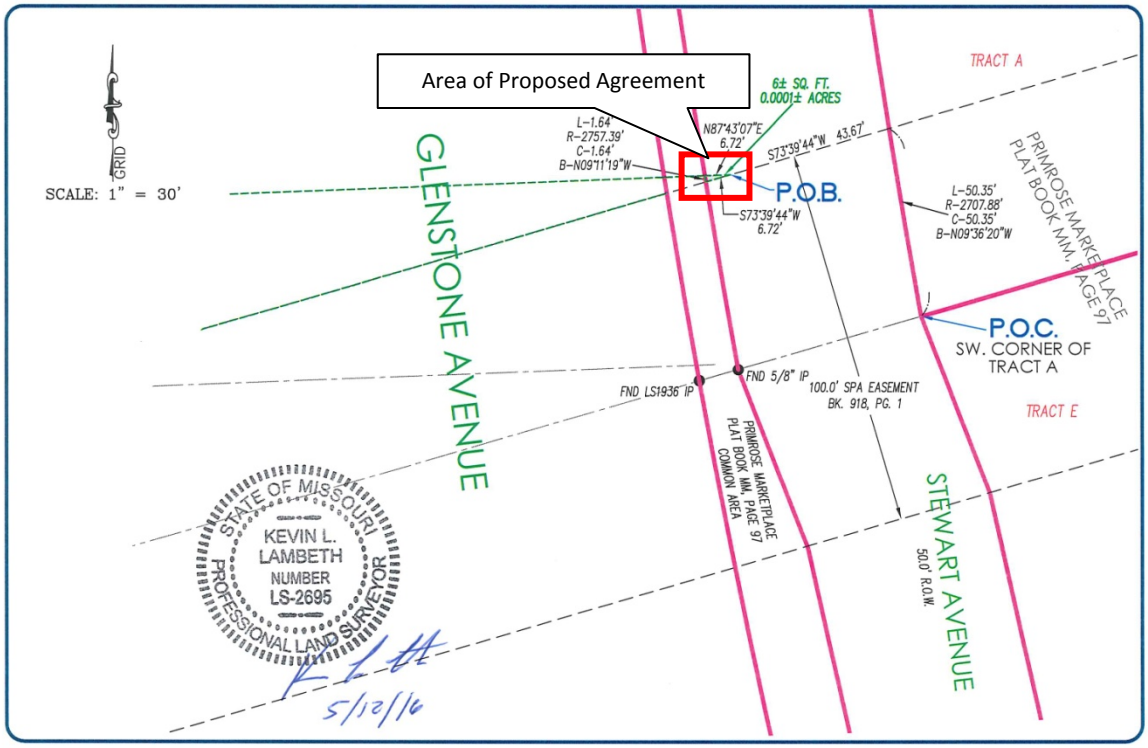
STATE OF_____)
) ss
COUNTY OF_____)

In the State of_____, County of_____, on this____day of_____, 2016, before me, appeared_____, to me personally known, who being by me duly sworn, did say that he/she is the_____of THE UNITED STATES OF AMERICA, and that said instrument was signed on authority of said governmental entity.

Witness my hand and Notarial Seal subscribed and affixed in said County and State, the day and year in this certificate above written.

_____
Notary Public

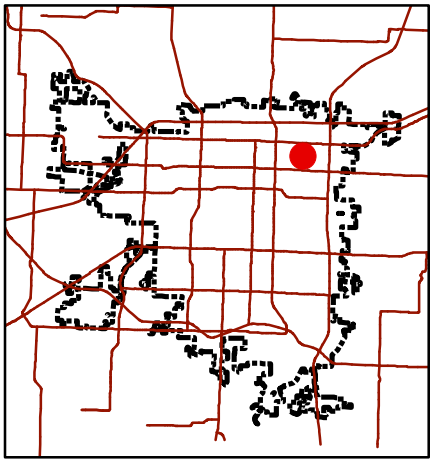
My Term Expires: _____



ANDERSON ENGINEERING, INC
ENGINEERS • SURVEYORS • LABORATORIES • DRILLING
2045 W. WOODLAND • SPRINGFIELD, MISSOURI 65807 • PHONE (417) 866-2741

SWPA
ELECTRIC EASEMENT SKETCH
S. GLENSTONE AVENUE, SPRINGFIELD, MO.

DRAWN BY: BAC	FIELD BY: BH
DATE: 5-09-2016	FIELD BK: -
CLIENT NO: 30049-16	DRAWING NO: 110600.DWG



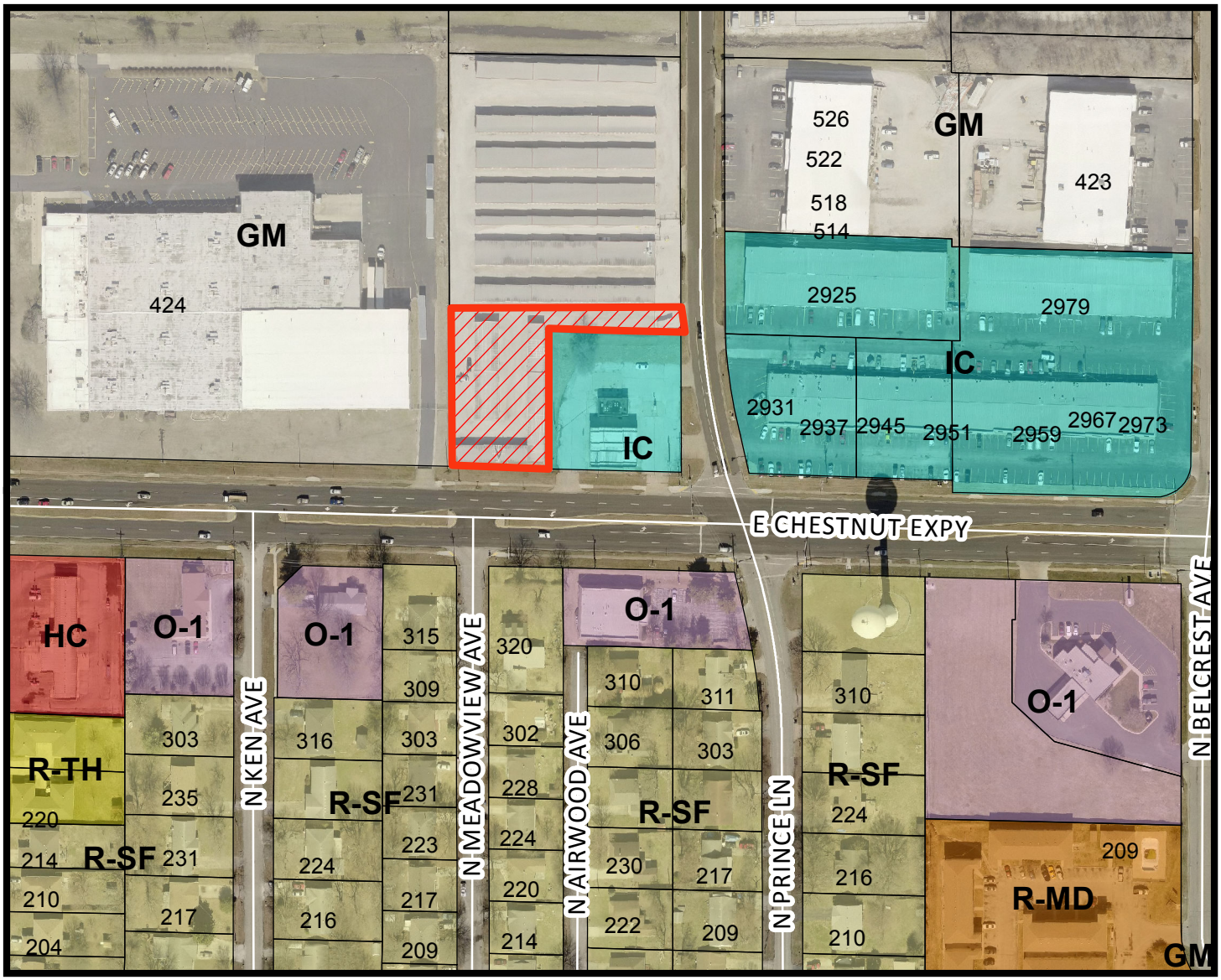
Development Review Staff Report

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

Z-20-2016

LOCATION: 2873 East Chestnut Expressway
CURRENT ZONING: GM, General Manufacturing District
PROPOSED ZONING: IC, Industrial Commercial District

LOCATION SKETCH



N

- Area of Proposal

0 150 300 600 Feet

1 inch = 200 feet

DEVELOPMENT REVIEW STAFF REPORT
ZONING CASE Z-20-2016

PURPOSE: To rezone approximately 0.57 acres of property generally located at 2873 East Chestnut Expressway from a GM, General Manufacturing District to an IC, Industrial Commercial District.

REPORT DATE: November 15, 2016

LOCATION: 2873 East Chestnut Expressway

APPLICANT: A-1 Self Storage

TRACT SIZE: Approximately 0.57 acres

EXISTING USE: Vacant and self-storage use

PROPOSED USE: Gas station

FINDINGS FOR STAFF RECOMMENDATION:

1. The G*rowth Management and Land Use Plan* Element of the *Comprehensive Plan* identifies this area for Medium Intensity Retail, Office or Housing land uses.

2. Approval of this application will allow a more compatible zoning district in relation to the existing uses of the subject property. The subject property will be combined with the adjacent IC zoned property at the intersection of Prince Lane and Chestnut Expressway for the redevelopment of the site into a new gas station.

RECOMMENDATION:

Staff recommends approval of this request with conditions.

This rezoning shall not become effective until the following condition is met:

1. An administrative lot combination of the subject property and the property located at 2885 East Chestnut Expressway is completed.

If this condition is not met within two (2) years of City Council's approval, then the rezoning approval is null and void and the subject property will remain zoned GM, General Manufacturing.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	GM	Self-storage uses
East	IC	Vacant gas station
South	O-1/ R-SF	Office and Single Family uses
West	GM	Manufacturing uses

HISTORY:

The subject property was zoned to GM, General Manufacturing District by General Ordinance 4494 on March 7, 1995.

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* element designates this area Medium Intensity Retail, Office or Housing on the front and General Industry, Transportation and Utilities on the remaining portion of the subject property. Chestnut Expressway is classified as an Expressway roadway and Prince Lane is classified as a collector roadway in the Transportation Plan.

STAFF COMMENTS:

1. The applicant is requesting to rezone ~~the~~ a portion of the subject property from a GM, General Manufacturing District to an IC, Industrial Commercial District similar to the property at 2885 East Chestnut Expressway. The applicant is intends to combine the two properties into one tract for redevelopment.
2. The purpose of the IC, Industrial Commercial District is to allow industrial operations and activities in combination with commercial uses. The G*rowth Management and Land Use Plan* identifies this area for Medium Intensity Retail, Office or Housing uses. A traffic study was not warranted.
3. Staff is requesting a condition that the subject property be combined with the existing IC zoned property at 2885 East Chestnut Expressway before the rezoning will become effective. The properties must be combined within two years or the rezoning will be null and void.
4. Approval of this request will provide for the redevelopment of this property consistent with the surrounding property and will provide for the productive use of

this property where investments in public infrastructure and services have already been made.

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 November 10, 2016 regarding the rezoning request. A summary of the meeting is attached (Attachment 2).

PUBLIC COMMENTS:

The property was posted by the applicant at least 10 days prior to the public hearing. The public notice was advertised in the Daily Events at least 15 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet. Seven (7) property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request.

CITY COUNCIL MEETING:

January 9, 2016

STAFF CONTACT PERSON:

Bob Hosmer, AICP
Principal Planner
864-1834

ATTACHMENT 1
DEPARTMENT COMMENTS
ZONING CASE Z-20-2016

BUILDING DEVELOPMENT SERVICES COMMENTS:

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

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

The City's Transportation Plan classifies Chestnut Expressway as an Expressway. The standard right of way width for Chestnut Expressway is 65 feet from the centerline. Additional right of way is not needed. Chestnut Expressway is a MoDOT maintained street. The most recent traffic counts on Stewart Avenue is 26,046 vehicles per day. There are no existing driveway access points along Chestnut Expressway pertaining to the property in this zoning. There is not a sidewalk along the property frontage. The existing infrastructure meets current city standards. On-street parking is not allowed along the Chestnut Expressway. There is not a greenway trail in the area. There are no bus stops along this area of Chestnut Expressway. 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 Chestnut Expressway.

Public Works Traffic Division	Response
Street classification	Chestnut Expressway - Expressway
On-street parking along streets	No
Trip generation - existing use	63 vehicles per day
Trip generation change - proposed use	840 vehicles per day
Existing street right of way widths	Chestnut Expressway - 65 ft from the centerline
Standard right of way widths	Chestnut Expressway - 65 ft from the centerline
Traffic study submitted	Not required
Proposed street improvements	None

STORMWATER COMMENTS:

The property is located in the Jordan Creek South Branch drainage basin. The property is not located in a FEMA designated floodplain. Staff is 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 not an option. There are no sinkholes on the 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. A stormwater detention permit will be required for the private, onsite detention and/or water quality facility. This permit may be obtained through the Building Development Services (BDS) office, once the stormwater plans and calculations have been approved. The cost of this permit is $135. These facilities must be constructed, inspected, approved and operational prior to issuance of the building permit.
3. Proposed underground detention is shown on the site layout and could drain either to Prince Lane or to the West side of the property. You will need to do a public improvement project if connecting to stormwater on Prince Lane. Public Improvements must be constructed or escrowed prior to issuance of a building permit.

Public Works Stormwater Division	Response
Drainage Basin	Jordan Creek South 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 objection to rezoning. Tract is served by public sewer.

CITY UTILITIES:

No objection to rezoning request.

ATTACHMENT 2

OLSSON ASSOCIATES

Dear Property Owner:

We are submitting a rezoning application to the City of Springfield for property located at 2873 E Chestnut Expy., at the northwest corner of the intersection of Chestnut Expy. and Prince Ln. The area to be rezoned is a portion of the A-1 Storage facility property.

The properties are currently zoned as (IC) Industrial Commercial and (GM) General Manufacturing and we are requesting to rezone the (GM) property to an (IC) Industrial Commercial District. The proposed rezoning will allow Kum & Go, LC to construct a new convenience store in this location.

Representatives from Olsson Associates will be available to speak with neighbors and answer any questions you might have about the rezoning application on **Thursday, November 10, 2016 from 4:00 – 6:30 p.m. at the Greenstay Hotel & Suites Conference Room** located at 222 N Ingram Mill Road, Springfield, MO 65802. A map indicating the affected property as well as the meeting location is attached to this letter.

This case is scheduled to be heard before the City of Springfield Planning and Zoning Commission on December 8, 2016 at 6:30 p.m. Please plan to attend. If you should have any questions, please feel free to contact our office at (417) 890-8802.

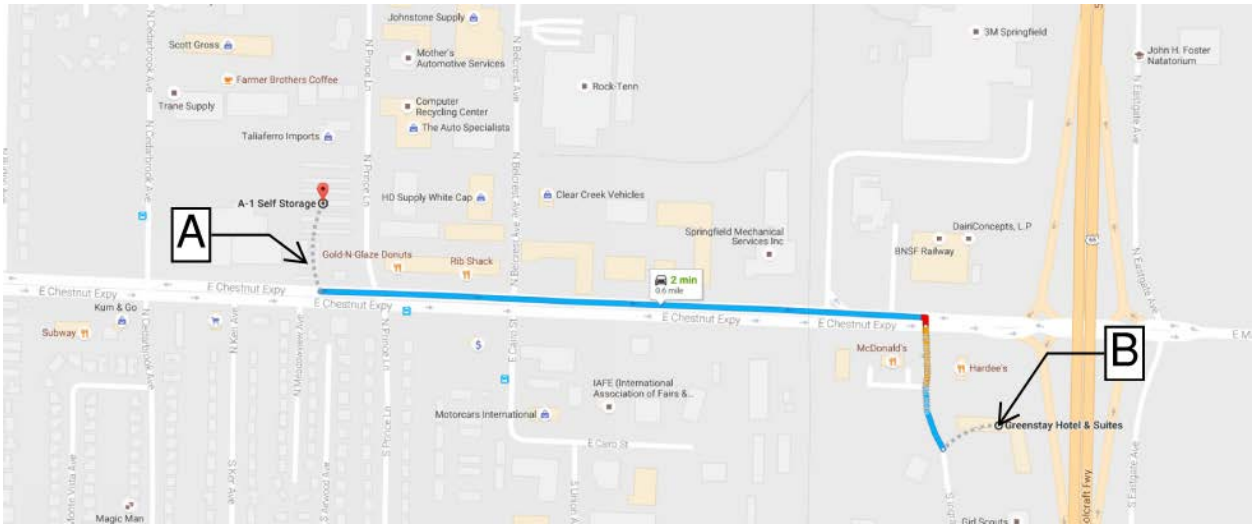
Sincerely,

Cameron R. Smith, PLA, ASLA
Olsson Associates

550 St. Louis Street
Springfield, MO 65806

TEL 417.890.8802
FAX 417.890.8805

www.oaconsulting.com



NORTH

LEGEND

A – 2873 E Chestnut Expressway
B – Greenstay Hotel & Suites @ 222 N Ingram Mill Road

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: GM (General Manufacturing) to IC (Industrial Commercial)
   (existing zoning) *(proposed zoning)*
2. Meeting Date & Time: November 10, 2016 from 4:00-6:30pm
3. Meeting Location: Greenstay Hotel & Suites, 222 N. Ingram Mill Road, Springfield, MO
4. Number of invitations that were sent: 67 Invitations sent, addresses provided by the City
5. How was the mailing list generated: Generated by the City
6. Number of neighbors in attendance (attach a sign-in sheet): 1
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.)

   Prior to the meeting, I received a call from Abraham Clark at 235 N Ken Ave letting me know that he couldn't attend the neighborhood meeting. He was calling due to being curious on what the rezoning was for. He did not note any objections to the rezoning.

   See Attached Sign-in Sheet for attendees, no noted objections.

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

   See Attached Sign-in Sheet for attendees, no noted objections.

I, Cameron Smith (*print name*), attest that the neighborhood meeting was held on 11/10/2016 (*month/date/year),* and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."

Signature of person completing affidavit

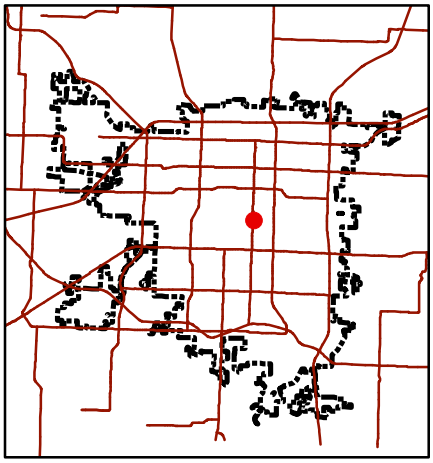
Cameron Smith

Printed name of person completing affidavit

Neighborhood Meeting
Proposed Kum & Go - Rezoning
November 10, 2016
4:00 p.m. – 6:30 p.m.

Name	Address	Phone	Comments
Coby Cullins	424 N. Cedarbrook Ave	417-869-2944	National Safety Orphanie CCMC Properties

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



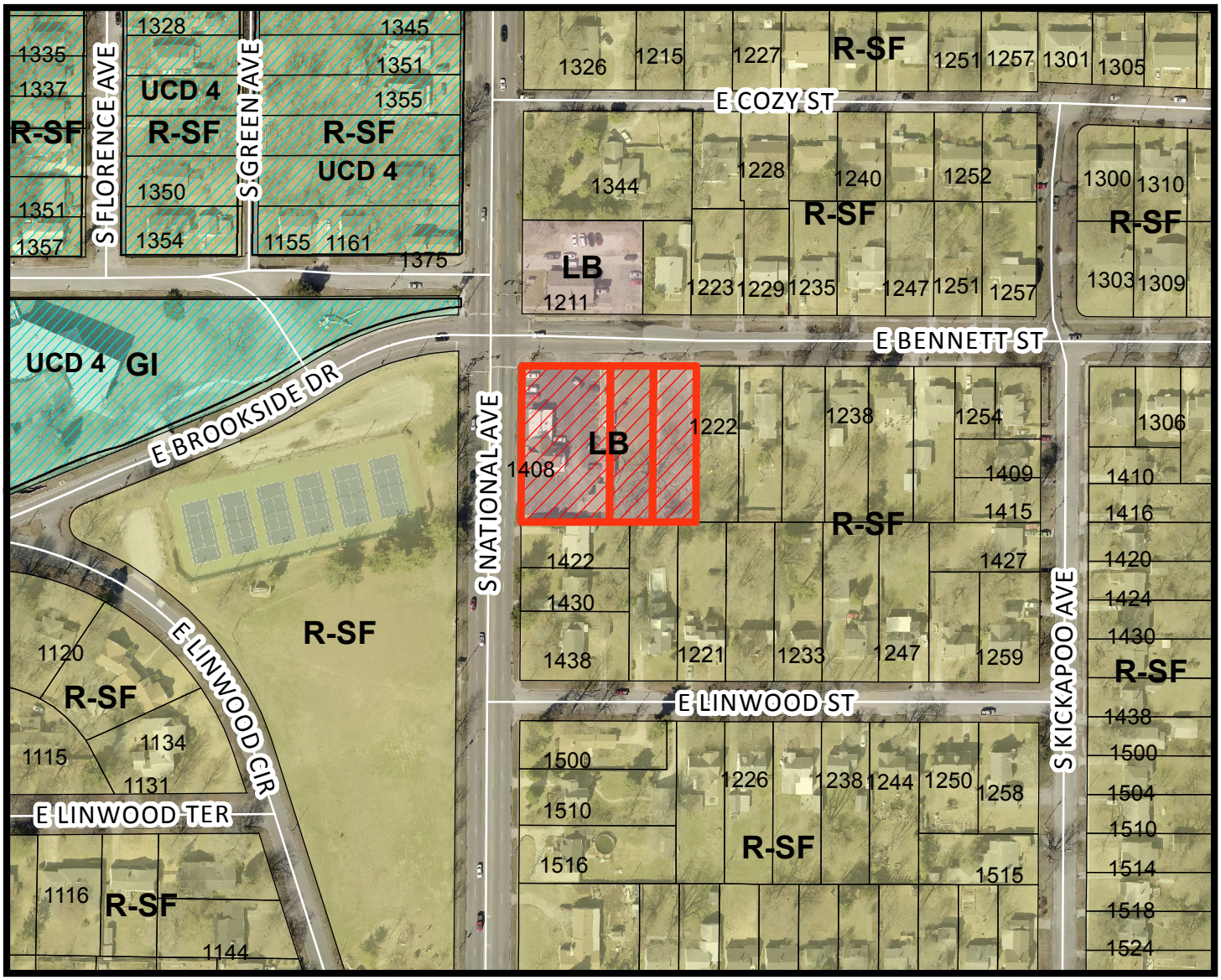
Development Review Staff Report

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

Z-21-2016 Conditional Overlay District No. 116

LOCATION: 1408 South National Ave
CURRENT ZONING: LB, Limited Business
PROPOSED ZONING: GR, General Retail with COD #116

LOCATION SKETCH



N

- Area of Proposal

0 100 200 400 Feet

1 inch = 200 feet

DEVELOPMENT REVIEW STAFF REPORT
ZONING CASE Z-21-2016 CONDITIONAL OVERLAY DISTRICT No. 116

PURPOSE: To rezone approximately 0.97 acres of property generally located at 1408 South National Avenue from a LB, Limited Business District to a GR, General Retail District and establishing Conditional Overlay District No. 116

DATE: November 16, 2016

LOCATION: 1408 South National Avenue

APPLICANT: Mexican Villa Food Products, Inc.

TRACT SIZE: Approximately 0.97 acres

EXISTING USE: Restaurant

PROPOSED USE: Restaurant uses in the GR district, but limiting the GR, General Retail District to the uses permitted in the LB, Limited Business District which will allow outside dining as an accessory use

FINDINGS FOR STAFF RECOMMENDATION:

1. The subject property is located at a primary arterial and collector roadway which is appropriate for commercial activity.

2. The subject property is currently in a LB, Limited Business District which allows for restaurant uses but does not allow for outside dining.

3. Outside dining is a permitted accessory use in the GR, General Retail District

4. Approval of this request will provide for the productive use of this property where investments in public infrastructure and services have already been made.

RECOMMENDATION:

Staff recommends **approval** of this request.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	LB	Dental Office
East	R-SF	Single family homes
South	R-SF	Single family homes
West	GI and R-SF	Art Museum and Park

HISTORY:

1. The subject property was zoned to LB, Limited Business District by General Ordinance 4494 on March 7, 1995 for the existing restaurant site. On June 8, 2015 the adjacent vacant residential property along Bennett Street was rezoned to LB, Limited Business District.

COMPREHENSIVE PLAN:

1. The Growth Management and Land Use Plan designates this area as low-density housing. The subject property is adjacent to a primary arterial classified roadway (National Ave) and a collector classified roadway (Bennett Street) which supports commercial businesses at intersections of major arterials and collectors.

STAFF COMMENTS:

1. The applicant is requesting to rezone the subject property from a LB, Limited Business District to a GR, General Retail District. The property is currently zoned LB with a restaurant use. The existing LB District does not allow for outside dining.

2. The applicant is proposing on limiting the GR, General Retail District to the uses that are permitted in the LB, Limited Business District while allowing outside dining as an accessory use to the existing restaurant.

5. The GR, General Retail zoning district requires no maximum building height however when adjacent to R-SF, Single Family District all structures shall remain below a 30 degree bulk plane as measured from the property line of any R-SF, Single Family Residential district. The GR district also requires at least a 20 feet

bufferyard with fence and landscaping plantings when adjacent to R-SF zoned property.

6. Approval of this request will provide for the productive use of this property where investments in public infrastructure and services have already been made.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on November 14, 2016 regarding the rezoning request. 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. Nineteen (19) 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: January 9, 2016

STAFF CONTACT PERSON:
Bob Hosmer, AICP
Principal Planner
864-1834

ATTACHMENT 1
DEPARTMENT COMMENTS
ZONING CASE Z-21-2016 CONDITIONAL OVERLAY DISTRICT No. 116

BUILDING DEVELOPMENT SERVICES COMMENTS:

1. No BDS issues with rezoning to GR with a Conditional Overlay District.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

The City's Transportation Plan classifies National Avenue as a Primary Arterial roadway and Bennett Street as a Collector. The standard right of way width for National Avenue is 50 feet from the centerline and 30 feet from the centerline for Bennett Street. There will need to be 10 feet of additional right of way dedicated along National Avenue if the building is removed and the site is redeveloped. No additional right of way is needed on Bennett Street. National Avenue and Bennett Street are both City maintained streets. The most recent traffic count on National Avenue is 35,312 vehicles per day and 4,364 vehicles per day on Bennett Street. There is one existing driveway access point along National Avenue and two on Bennett Street pertaining to the property in this zoning. There is sidewalk along the property frontage. The existing infrastructure meets current city standards. On-street parking is not allowed along National Avenue or Bennett Street. There is not a greenway trail in the area. There is one bus stop along this area of National Avenue and one along this area of Bennett Street. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area. There are no proposed improvements along National Avenue or Bennett Street.

Public Works Traffic Division	Response
Street classification	National Avenue - Primary Arterial Bennett Street - Collector
On-street parking along streets	No
Trip generation - existing use	470 vehicles per day
Trip generation change - proposed use	470 vehicles per day (uses limited to LB)
Existing street right of way widths	National Avenue - 40 ft from the centerline Bennett Street - 30 ft from the centerline
Standard right of way widths	National Avenue - 50 ft from the centerline Bennett Street - 30 ft from the centerline
Traffic study submitted	Not required
Proposed street improvements	None

STORMWATER COMMENTS:

The property is located in the Fassnight drainage basin. The property is not located in a FEMA designated floodplain. Staff is not aware of any flooding problems in the area but the east and southeast part of the lot is in a 100-yr WSE flood zone. 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 cannot be determined based on the information provided. There is a box culvert available for this development to discharge into. There is a sinkhole 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. No stormwater impact will occur if patio seating stays on existing impervious. Any additional development must stay out of sinkhole area.
2. 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.
3. 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.
4. 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	Fassnight
Is property located in Floodplain	No
Is property located on a sinkhole	Yes
Is stormwater buyout an option	Cannot be determined

CLEAN WATER SERVICES COMMENTS:

No objections to rezoning.

CITY UTILITIES:

City Utilities does not have any objection to this request.

November 2, 2016

From:
Mexican Villa Food Products, Inc.
1100 W. Sunshine
Springfield, MO, 65807

RE: PUBLIC MEETING FOR REZONING OF 1408 S. National Ave.

Dear Sirs or Madams:

A public meeting to discuss a proposed rezoning at 1408 S. National Ave. is being hosted by Mexican Villa. Mexican Villa is having a public meeting with our neighbors to discuss our upcoming request to the City of Springfield for a rezoning of the property from "Limited Business" (LB) to "General Retail" (GR) with a Conditional Overlay District back to LB with the exception of providing outdoor patio seating for its customers. **The meeting** will be on **Monday evening November 14, 2016, from 4:00 PM to 6:30PM.** This will be an **Open House type meeting** so just come by and visit with us and the project design team. The meeting will be held at the nearby National Avenue Christian Church specifically located at 1515 S. National Avenue.

We will be available to answer your questions about our exciting project and the Rezoning request.

Forms will be available at the meeting if you wish to write down any comments you may have. The comments collected on these forms will be turned in to the City of Springfield Planning Department for their review and use during the Planning and Zoning hearing.

If you have any questions please call David Lundstrom with Great River Engineering at (417) 886-7171.

I hope to see you here.

Sincerely,

Garin W. Ferguson
Mexican Villa

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: LB (existing zoning) to GR (w/ COD TO LB) (proposed zoning)
2. Meeting Date & Time: NOV. 14, 2016 4:00 - 6:30 pm
3. Meeting Location: NATIONAL AVE. CHRISTIAN CHURCH, 1515 S. NATIONAL, SPFG.
4. Number of invitations that were sent: 149
5. How was the mailing list generated: CITY OF SPRINGFIELD
6. Number of neighbors in attendance (attach a sign-in sheet): 8
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.)

(SEE ATTACHED)

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

(SEE ATTACHED)

I, DAVID A. LUNDSTROM, P.E. (*print name*), attest that the neighborhood meeting was held on 11/14/2016 (*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

DAVID A. LUNDSTROM, P.E.
Printed name of person completing affidavit

Mexican Villa
1408 S. National Ave.
Springfield, MO

Rezoning Application: LB to GR with a COD to LB allowing seating on a proposed outdoor patio

Neighborhood Meeting
November 14, 2016

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

#7 Complaint #1: Noise
Four of the eight attendees were concerned with the potential noise increase from having outdoor seating.
It was explained to the attendees the patio will not be a "smoker's patio" as some restaurants and/or bars in Springfield have installed. This will not be a social area for smoking and drinking. It is simply an extension of the restaurant allowing patrons an option to sit on the open air patio during times of comfortable weather. While Mexican Villa does sell beer, it does not sell liquor or serve it's patrons to a point of being "drunk". Also, Mexican Villa has no intention of ever changing it's 65 year reputation as a "family dining" establishment.

Complaint #2: Hours of Operation
Four of the eight attendees were concerned with the presumed noise levels occurring late into the evening.
It was explained to the respondents that the current hours of operation will not be changing. The restaurant closes at 9pm Sunday – Thursday and at 10pm on Friday and Saturday. It was also stated the normal "dinner rush" typically ends between 8-8:30pm.

#8 Only one visitor filled out and left a comment form and he was in favor of the rezoning and the new outdoor patio seating, however all attendees were provided a comment form and encouraged to either fill it out and leave it with us or send it directly to Bob Hosmer at the address listed on the comment form.

GREAT RIVER ENGINEERING

REZONING
1408 S. National Ave.
LB (LIMITED BUSINESS) to GR (GENERAL RETAIL)
NEIGHBORHOOD MEETING
SIGN-IN SHEET

Date: November 14, 2016
4:00 PM – 6:30 PM

Name	Address	Phone	E-mail
Gene Campbell	1221 E. Minnie Sp Fd 65804	417 7370138	warrengene2@yahoo.com
Ron Davis	923 W. Battlefield	849.9164	rondavis@me.com
[illegible]	1220 E. Linwoods	865-7217	
Melvin Medley	1226 E. Linwood	831-2325	
Dustin O'Neal	1239 E Linwood St	414-8345	dustin@dustinoneal.com
Eric Pauly	631 E. Loren	4177369357	
Steve Wansing	1422 S. National		
Judie Johnson Hickey	1215 E Linwood St	417 8631770	Judieth@yahoo.com
David Lundstrom	Great River Engineering		
King Coltrin	Great River Engineering		
Garin Ferguson	Mexican Villa		

NOTICE

Enclosed you have received a notice of a "Neighborhood Meeting" submitted by the applicant to discuss a change in land use or zoning in your neighborhood. For all development applications involving an advertised public hearing, City Council requires developers to hold a neighborhood meeting and invite the property owners within 500 feet of the property and to the officers of neighborhood association on file with the Department.

A "Neighborhood Meeting" is held early enough to provide adequate time for the developer to negotiate with the neighborhood in order to resolve any issues and provide any proposed changes to City staff to evaluate and include in City staff reports.

If the developer submits, an application for a change in land use or zoning the property will be posted, there will be public notifications in the newspaper and notification by mail to the property owners within 185 feet of the project.

The Land Use or Zoning Change Process:

1. Application
2. Neighborhood Meeting (500 feet notification from subject property)
3. Planning and Zoning Commission Public Hearing (185 feet notification from subject property)
4. 1st City Council Public Hearing (185 feet notification from subject property)
5. 2nd City Council Meeting to decide either to approve or to deny the change in land use or zoning

City staff is available to meet with you or your neighborhood association representative(s) to discuss the proposed change in land use or zoning and answer questions at 417-864-1611.

Staff submits a report with a recommendation one week prior to the date of the public hearing at the Planning and Zoning Commission. You can provide comments on the attached "Comment Card" by mail or by email at zoning@springfieldmo.gov. Please include your name, address and telephone number as well as the address of the project in your correspondence.

Bob Hosmer, AICP Principal Planner
City of Springfield Development Review Office
840 Boonville Ave, Springfield Missouri 65801

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

DATE:	11/14/14	**Telephone No.**	417 737 0136
YOUR NAME:	Gene Campbell		
YOUR ADDRESS:	1221 E Minor Spfd 65804		
PROJECT ADDRESS:			

COMMENTS:

A good addition to an established business — It only enhances my neighborhood!

ATTACHMENT 3
CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-21-2016 CONDITIONAL OVERLAY DISTRICT No. 116

The requirements of *Section 36-421* of the *Springfield Zoning Ordinance* shall be modified herein for development within the GR, General Retail District.

Permitted Uses:

(a) Accessory uses, as permitted by section 36-450, accessory structures and uses.

(b) Any residential dwellings at the time the district is mapped and any single-family detached dwelling subject to subsection 36-469(3). As conforming uses, such a dwelling can be expanded or, if destroyed, replaced with another dwelling of the same type within 18 months of being destroyed.

(c) Churches and other places of worship, including parish houses, Sunday schools but excluding overnight shelters.

(d) Community gardens without retail or wholesale sales on-site in accordance with the performance standards of section 36-470, community gardens.

(e) Day care centers in accordance with chapter 36, article XI, Springfield City Code.

(f) Eating and drinking establishments use group, excluding drive-in, pick-up window, or drive-thru facilities.

(g) General office use group, excluding banks and financial institutions with automatic teller machines and drive-thru facilities.

(h) Personal services use group.

(i) Police and fire stations.

(j) Public and private parks, playgrounds, and golf courses, excluding miniature golf courses and driving ranges.

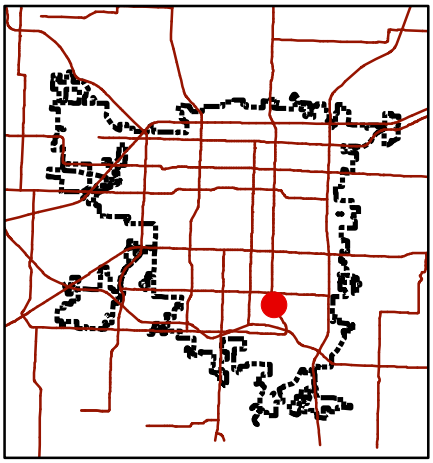
(k) Residential uses provided such uses are located above the first floor or behind nonresidential uses so as to promote continuous nonresidential uses on the first-floor level along all street frontages.

(l) Retail sales use group, excluding convenience stores with gas pumps.

(m) Temporary uses, as permitted by section 36-452, temporary uses.

(n) Tier I and II wireless facilities in accordance with section 36-466, telecommunication towers.

(o) Water reservoirs, water standpipes, and elevated and ground-level water storage tanks.



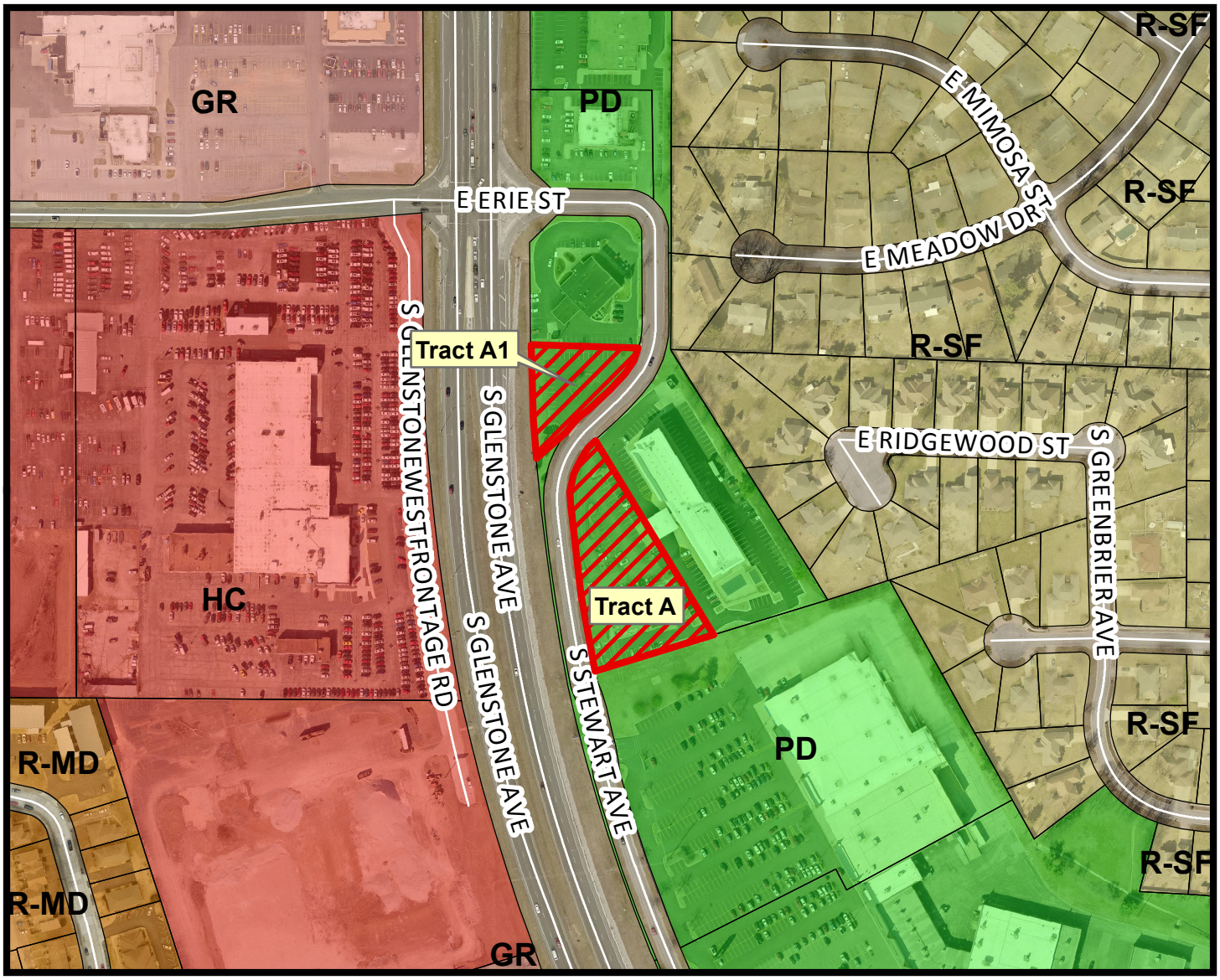
Development Review Staff Report

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

Z-23-2016

LOCATION: 3242 South Stewart Avenue & 3200 Block South Stewart West side
CURRENT ZONING: Planned Development 252
PROPOSED ZONING: GR, General Retail

LOCATION SKETCH



N

- Area of Proposal

0 100 200 400 Feet

1 inch = 300 feet

DEVELOPMENT REVIEW STAFF REPORT
ZONING CASE Z-23-2016

PURPOSE: To rezone approximately 1.65 acres of property generally located at 3242 South Stewart Avenue and the west side of 3200 block of South Stewart Avenue from Planned Development 252 to a GR, General Retail District

REPORT DATE: November 23, 2016

LOCATION: 3242 South Stewart Avenue and 3200 block of South Stewart, west-side

APPLICANT: KJ Texas Prop LLC

TRACT SIZE: Approximately 1.65 acres

EXISTING USE: Parking Lot & Restaurant

PROPOSED USE: Restaurant & uses permitted in GR, General Retail

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Growth Management and Land Use Plan* element of the Comprehensive Plan identifies this as an appropriate area for Medium-Intensity Retail, Office or Housing. This mixed category indicates that a variety of office, commercial and/or mid-or high-density housing may be appropriate at major intersections or along certain roadway corridors. The GR, General Retail district is considered an appropriate zoning district for this land use category.

2. Approval of this application will allow for further development of an underutilized property and promote infill development where investments have already been made in public services and infrastructure.

3. The GR, General Retail district is compatible and consistent with the surrounding development and zoning districts.

RECOMMENDATION:

Staff recommends approval of this request.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	PD 10	Bank

East	PD 252, R-SF	Hotel, Single-family residential behind
South	PD 252	Retail Shopping Center
West	HC	Automobile Sales

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the Comprehensive Plan identifies this as an appropriate area for Medium-Intensity Retail, Office or Housing. This mixed category indicates that a variety of office, commercial and/or mid-or high-density housing may be appropriate at major intersections or along certain roadway corridors.

STAFF COMMENTS:

1. The *Growth Management and Land Use Plan* element of the Comprehensive Plan identifies this as an appropriate area for Medium-Intensity Retail, Office or Housing. This mixed category indicates that a variety of office, commercial and/or mid-or high-density housing may be appropriate at major intersections or along certain roadway corridors. The GR, General Retail district is considered an appropriate zoning district for this land use category. Although the property is accessed from Stewart Avenue, it has frontage on Glenstone Avenue which is a Primary Arterial roadway. The GR, General Retail district is considered an appropriate zoning district for properties along Primary Arterial roadway corridors.

   The applicant is proposing to rezone from Planned Development 252 to a GR, General Retail District. Approval of this application will facilitate the development of property on the west side of South Stewart Avenue, labeled as "Tract A1" in the Location Sketch. Currently, this property is used as a parking lot for "Tract A." Upon approval of this application, the applicant intends to file an Administrative Replat to separate "Tract A" and "Tract A1", thus allowing the development of "Tract A1." Parking requirements will be met on these tracts. The existing Planned Development requires a minimum structure setback of fifty (50) feet and twenty-five (25) feet for parking areas adjacent to Glenstone Avenue. The existing plat requires a building and parking setback of twenty-five (25) feet adjacent to Stewart Avenue. Both the proposed rezoning and administrative replat will allow for a reduction of these setbacks as allowed by the GR district and will facilitate the development of "Tract A1."

2. Approval of this application will allow for further development of an underutilized property and promote infill development where investments have already been made in public services and infrastructure.

3. The GR, General Retail district is compatible and consistent with the surrounding development and zoning districts. The GR district is consistent with the types of permitted uses with the existing Planned Development.

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

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on November 9, 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. Eleven (11) property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request.

CITY COUNCIL MEETING:

January 9, 2017

STAFF CONTACT PERSON:

Michael Sparlin
Senior Planner
864-1091

ATTACHMENT 1
DEPARTMENT COMMENTS
ZONING CASE Z-23-2016

BUILDING DEVELOPMENT SERVICES COMMENTS:

No issued with this zoning change to GR.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

The City's Transportation Plan classifies Stewart Avenue as a Collector roadway. The standard right of way width for Stewart Avenue is 30 feet from the centerline. Additional right of way is not needed. Stewart Avenue is a city maintained street. The most recent traffic counts on Stewart Avenue is 4,319 vehicles per day. There are two existing driveway access points along Stewart pertaining to the properties in this zoning. There is no sidewalk along the property frontage. The existing infrastructure meets current city standards. On-street parking is not allowed along the adjacent streets. There is not a greenway trail in the area. There are no bus stops along this area of Stewart Avenue. There are two bus stops on Glenstone Avenue in this area. One bus stop is southbound, located just south of Primrose Street and one bus stop is northbound, located north of Primrose Street. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area. There are no proposed improvements along Stewart Avenue.

Public Works Traffic Division	Response
Street classification	Stewart Avenue - Collector
On-street parking along streets	No
Trip generation - existing use	720 vehicles per day
Trip generation change - proposed use	720 vehicles per day
Existing street right of way widths	Stewart Avenue - 30 ft from the centerline
Standard right of way widths	Stewart Avenue - 30 ft from the centerline
Traffic study submitted	Not required
Proposed street improvements	None required

STORMWATER COMMENTS:

The property is located in the Ward Branch drainage basin. The property is not located in a FEMA designated floodplain. Staff is not aware of 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 cannot be determined. There is no existing storm sewer

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 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. Stormwater discharge will likely go onto MoDOT right of way. Must obtain MoDOT approval to discharge stormwater onto MoDOT right of way.
4. Please keep in mind that more detailed stormwater calculations will have to be submitted before any permits can be approved.

Public Works Stormwater Division	Response
Drainage Basin	Ward Branch
Is property located in Floodplain?	No
Is property located on a sinkhole?	No
Is stormwater buyout an option?	Cannot be determined

CLEAN WATER SERVICES COMMENTS:

No objection to rezoning however we have the following comments;
1. Tract A currently has access to public sewer. 2. Tract A1 may require a public sewer or lateral extension if sewer is required since sewer is not adjacent to the tract. A new lateral would require open cutting the road since tracer wire has to be installed. If open cutting of the road is not allowed, a sewer main and casing would have to be bored. New lateral also will require tracer wire and cleanout.

CITY UTILITIES:

No objection to re-zoning. No impact on CU.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: PUD (existing zoning) to GR (proposed zoning)
2. Meeting Date & Time: NOVEMBER 9th 2016 4:00 TO 6:30
3. Meeting Location: HILTON GARDEN INN 4155 S. NATURE CENTER WAY
4. Number of invitations that were sent: 72
5. How was the mailing list generated: CITY OF SPRINGFIELD
6. Number of neighbors in attendance (attach a sign-in sheet): 4
7. List the verbal comments and how you plan to address any issues:
   (City Council does not expect all of the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved.)

   SEE AHACHED

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

   SEE AHACHED

I, KENDELL COMBS *(print name)*, attest that the neighborhood meeting was held on 11-9-16 *(month/date/year)*, and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."

Signature of person completing affidavit

KENDELL COMBS
Printed name of person completing affidavit

Sign – In Sheet
Neighborhood Meeting – 3225 & 3242 Stewart
Re-Zonning Site from PUD to GR (General Retail)
November 09, 2016 – 4:00 pm to 6:30 pm

Name	Address	Phone Number
CENTRAL BANK	1800 S BLENSTONE	417-840-7575
JOAN C. YOUNG	1860 E. MEADOW DR	417-883-9110
Donna Walmsley	1859 E Meadow Dr.	417-459-2960
Tom Walmsley	"	343-4662 417-~~889~~-~~[illegible]~~

Re: **Rezoning of Properties located at**
3242 S Stewart (Tract A) and 3225 S Stewart (Tract A1)

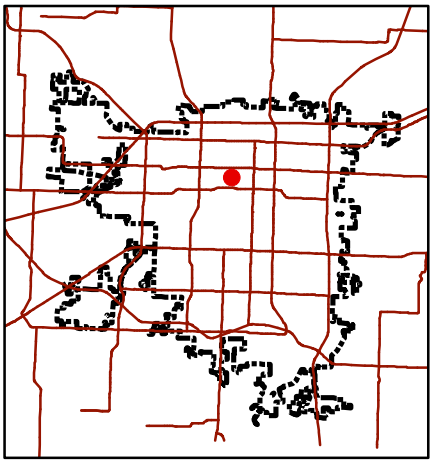
Neighborhood Meeting Summary

Four people attended the meeting and we received the same general questions from each attendee:

1. Question: Why are the sites being rezoned?
   Answer: The sites are being rezoned to allow Tract A1 to be developed due to the fact that under the current PUD zoning Tract A1 serves as additional parking for Tract A (Fridays).

2. Question: What type of development is being planned for on Tract A1.
   Answer: Any type of business allowed by the new GR zoning.

3. Two of the attendees expressed concerns about Noise and Traffic
   Response: Based on the size of the lot and its proximity to other large developments and Glenstone Avenue, the development of Tract A1 should not have a major increase of noise and traffic.



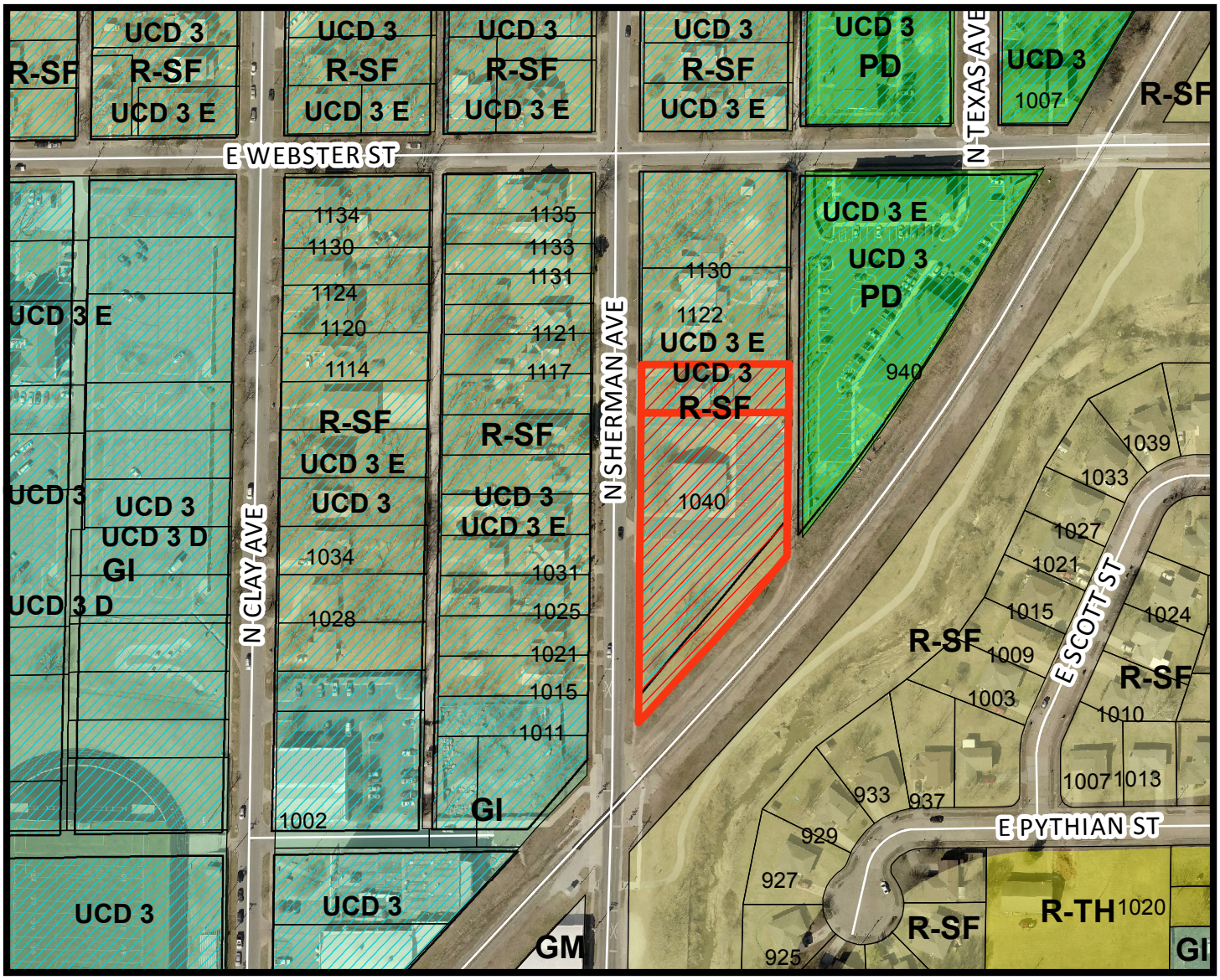
Development Review Staff Report

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

Planned Development 353 UCD 3 E

LOCATION: 1040 and 1110 North Sherman Ave
CURRENT ZONING: R-SF, Single Family Residential
PROPOSED ZONING: Planned Development 353 UCD 3 E

LOCATION SKETCH



N

- Area of Proposal

0 100 200 400 Feet

1 inch = 200 feet

DEVELOPMENT REVIEW STAFF REPORT
PLANNED DEVELOPMENT 353

PURPOSE: To rezone approximately 1.45 acres of property generally located at 1040 and 1110 North Sherman Avenue from R-SF, Single Family Residential District and Mid-Town Urban Conservation District No. 3 Area E to a Planned Development District No. 353 and Mid-Town Urban Conservation District No. 3 Area E.

DATE: November 16, 2016

LOCATION: 1040 and 1110 North Sherman Avenue

APPLICANT: Greenway Studios, LLC

TRACT SIZE: Approximately 1.45 acres

EXISTING USE: Single family house and Church

PROPOSED USE: Micro-efficiency studio apartments

FINDINGS FOR STAFF RECOMMENDATION:

1. The applicant is proposing to rezone the subject property from an R-SF, Residential Single Family District to Planned Development 353. The proposed rezoning will facilitate the development of the property for a 72 unit micro-efficiency studio apartment complex for a density of 50 dwelling units per acre. A micro-efficiency dwelling unit is a unit with a total floor area of 400 square feet or less. The current maximum density for a R-HD, High Density Multi-Family Residential District is 40 dwelling units per acre.

2. The *Growth Management and Land Use Plan*, City *Neighborhood Plan*, *Mid-Town Neighborhood Plan*, Mid-Town Urban Conservation District and the Sherman Avenue Project Area Committee do not support the rezoning of the subject property.

3. This proposal did require a Multi-Family Location and Design Guidelines assessment. The request is not consistent with the Multi-Family Development Location and Design Guidelines as approved by the Planning and Zoning Commission and City Council because of the proposal's inconsistency with adopted plans and the overall intent of the Multi-Family Location and Design Guidelines to protect and enhance the character of existing neighborhoods and provide for a transition to an established neighborhood (see attached assessment).

4. The proposed planned development will not mitigate the potential impacts between the apartment and adjacent existing single family residential uses. The proposed expansion will have a significant impact on the surrounding neighborhood, the Sherman Avenue Project Area and Mid-Town neighborhood.

RECOMMENDATION:

The Planning and Development staff recommends the application be **denied**

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	R-SF	Single Family uses
East	PD	Micro-efficiency apartments
South	R-SF	Railroad Tracks/ Single Family uses
West	R-SF	Single-Family uses

HISTORY:

The subject property was zoned R-1, Single Family prior to 1995 and was included in the Mid-Town Urban Conservation District on June 5, 1989. The City's zoning map was amended on January 23, 1995 and zoned this property to R-SF, Single Family Residential District within the Urban Conservation District 3 Sub Area E.

COMPREHENSIVE PLAN:

1. The *Growth Management and Land Use Plan* Element of the *Comprehensive Plan* designates this area as Low Density Housing. This category only allows for single family housing uses.

2. The *Mid-Town Neighborhood Plan* was first completed in March of 1989 and was later amended in November of 1994. One of the major goals of the *Plan* was to protect and improve the Mid-Town Neighborhood by enhancing the historic single-family character of the neighborhood. The *Plan's* objective was to coordinate public improvements and encourage private re-development in a manner that will not detract from the neighborhood's historic character. The Mid-Town neighborhood's proximity to several educational, health care and government facilities provides convenient access; however, institutional growth and its potential impact on the neighborhood is an ongoing concern. This *Plan* does not support the rezoning of the subject property.

3. The *Neighborhood Plan Element* of the *Comprehensive Plan* states that the City should continue to provide zoning districts that allow and encourage infill or

replacement housing that is compatible with neighboring structures in height, setback, lot width, front door orientation, general architecture, and garage placement, particularly in older neighborhoods. The *Plan* also states that neighborhood preservation should maintain and strengthen the character of the city's various residential areas and ensure that infill development standards reflect the setbacks, orientation, rhythm, height and scale of surrounding one and two-family dwellings. The *Plan* encourages the rehabilitation of older and historic housing rather than demolishing such housing. This *Plan* does not support the rezoning of the subject property.

4. The Mid-Town Urban Conservation District was adopted on June 5, 1989 and was intended to be used in combination with other districts, to promote the health, safety, economic, cultural, and general welfare of the public by encouraging the conservation and enhancement of the neighborhood. The purpose of the Mid-Town UCD does not support the rezoning of the subject property.

5. In 1978 the City assisted in the development of the Comprehensive Neighborhood Improvement Plan (Redevelopment Plan) for the Sherman Avenue Project which was approved by City Council on April 13, 1979. The Sherman Avenue Project Area consists of 272 single-family houses in a 75 acre project area. The major features of the redevelopment plan was to remove substandard buildings, storm drainage improvements and rehabilitation of housing through the use of Community Development Block Grant, HOME and Neighborhood Stabilization Program funding to encourage homeownership. To date the Sherman Avenue Project Area Committee has rehabilitated thirty-one (31) single family properties, four of them in the same block as this rezoning, under the City's CDBG, HOME and NSP Programs. The Sherman Avenue Project Area Committee voted on November 15, 2016 to not support the rezoning of the subject property.

STAFF COMMENTS:

1. The applicant is proposing to rezone the subject property from an R-SF, Residential Single Family District to Planned Development 353. The proposed rezoning will facilitate the development of the property for a 72 unit micro-efficiency studio apartment complex for a density of 50 dwelling units per acre. A micro-efficiency dwelling unit is a unit with a total floor area of 400 square feet or less. The current maximum density for a R-HD, High Density Multi-Family Residential District is 40 dwelling units per acre.

2. The Solid Rock Church is not a local or national historic site.

3. A traffic study is not required since the uses are limited to multi-family uses for the proposed development.

4. The City of Springfield on January 13, 2014 passed ordinance # 6092 to modify the City's off-street parking requirements. This ordinance reduced off-street parking

for micro-efficiency dwelling units to 1 space. It also defines a micro-efficiency dwelling as a unit with 400 square feet or less.

5. The current ordinance allows for up to a 10% off-street reduction for bicycle parking (one space per two bike spaces). The project is providing 18 bicycle parking spaces throughout the site for a 10% off-street parking reduction. The residential uses within the proposed planned development will not exceed more than 50 dwelling units per acre and require 68 off-street parking spaces and 18 bike parking spaces if approved.

6. This proposal did require a Multi-Family Location and Design Guidelines assessment. The request is not consistent with the Multi-Family Development Location and Design Guidelines as approved by the Planning and Zoning Commission and City Council because of the proposal's inconsistency with adopted plans and the overall intent of the Multi-Family Location and Design Guidelines to protect and enhance the character of existing neighborhoods and provide for a transition to an established neighborhood (see attached assessment).

7. The Planned Development will require a lot combination of the two existing lots.

8. The proposed planned development will not mitigate the potential impacts between the apartment and adjacent existing single family residential uses. The proposed expansion will have a significant impact on the surrounding neighborhood, the Sherman Avenue Project Area and Mid-Town neighborhood.

9. The proposed planned development will have to adhere to the design requirements as outlined in Exhibit 1 and Exhibit 2.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on November 15, 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-one (21) property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request.

CITY COUNCIL MEETING: January 9, 2016

STAFF CONTACT PERSON:

Bob Hosmer, AICP
Principal Planner

ATTACHMENT 1
DEPARTMENT COMMENTS
PLANNED DEVELOPMENT 353

BUILDING DEVELOPMENT SERVICES COMMENTS:

1. No issues with rezoning

TRAFFIC DIVISION COMMENTS:

The City's Transportation Plan classifies Sherman Avenue as a Collector roadway. The standard right of way width for Sherman Avenue is 30 feet from the centerline. Additional right of way is not needed. Sherman Avenue is a city maintained street. The most recent traffic counts on Sherman Avenue is 1,629 vehicles per day. There are three existing driveway access points along Sherman pertaining to the properties in this zoning. There is no sidewalk along the property frontage. The existing infrastructure meets current city standards. On-street parking is not allowed along Sherman Avenue. There is a greenway trail in the area. There are no bus stops along this area of Sherman 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 Sherman Avenue, however the developer will be required to improve the alley along their property frontage if the alley is not vacated.

Public Works Traffic Division	Response
Street classification	Sherman Avenue - Collector
On-street parking along streets	No
Trip generation - existing use	48 vehicles per day
Trip generation change - proposed use	240 vehicles per day
Existing street right of way widths	Sherman Avenue - 30 ft from the centerline
Standard right of way widths	Sherman Avenue - 30 ft from the centerline
Traffic study submitted	Not required - PD limits use to multi-family
Proposed street improvements	Alley required to be improved along property frontage if not vacated

FIRE COMMENTS:

1. Fire has no objection to rezoning to PD.

STORMWATER COMMENTS:

The property is located in the Jordan Creek North Branch drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area since it is so close to the floodplain. 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 since it is close to the floodplain. Since the project will be disturbing more than one (1) acre there will be a land disturbance permit required. There are no sinkholes on the property.

ATTACHMENT 2

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. Payment in lieu of construction of detention facilities is an option for this site. Water quality basin shown on plans may provide enough detention that no buyout is required. Submit an application for further processing.
3. Concentrated points of discharge from these improvements will be required to drain into existing stormwater box culvert located at the intersection of Sherman Ave and the railroad tracks. This will require an excavation permit.

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

CLEAN WATER SERVICES COMMENTS:

1. No objections to rezoning.
2. The 8 inch main to the east has adequate capacity for the proposed development. There are multiple 4" laterals available however there are no 6" laterals. If a 6" lateral is required, the main will have to be tapped. Show this on the utility plan

CITY UTILITIES COMMENTS:

1. No objection to rezoning to PD. There are adequate utilities in place to handle the increased density.

ATTACHMENT 2

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: R-SF (existing zoning) to R-HD (proposed zoning)
2. Meeting Date & Time: 11/15/2016 4:00pm - 6:30pm
3. Meeting Location: Solid Rock Church (1040 & 1110 N. Sherman Ave) Springfield MO 65802
4. Number of invitations that were sent: _____
5. How was the mailing list generated: Generated by the City
6. Number of neighbors in attendance (attach a sign-in sheet): 9
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.)

There was a concern over increase in traffic and crime in the area. We pointed out that this was a concern in our first stage. Stage 1 has been open a little over a year and there have been no issues with Parking, crime or influx of traffic. One neighbor was interested in having us look at land closer to her house

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

There was a concern on the Aesthetics of the neighborhood having the project at the entrance. We pointed out that we have run a tight ship in cleaning up the area.

I, Chase Bilyeu (*print name*), attest that the neighborhood meeting was held on 11/15/2016 (*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

Chase Bilyeu

Printed name of person completing affidavit

ATTACHMENT 2

NEIGHBORHOOD MEETING: SIGN-IN SHEET

November 15, 2016

NAME {PLEASE PRINT}	ADDRESS	CITY
Brian Shipman	bshipman@dmv.edu	SPFD 02
Robert Richardson	rich2rob2@yahoo.com	Spsfld 04
GARLAND ADAMS	2063 S. Glenn AVE	SPSFld. 07
NORMA DUNCAN	1221 N. SHERMAN	SPFLD 65802
Ronald Conway	1218 N. Sherman 1223 N. Sherman + SAPAC	
ROB RECTOR	1001 E. CHESTNUT EXPRESSWAY	SPFLD 65802
Alana Lyles	1475 N Pheasant Run	Spfd 65810
William Conway	1001 E. Walnut St	Springfield, MO 65806
Ambely Larkin	1031 N. Sherman Ave.	Springfield, MO 65802

ATTACHMENT 2

Date:	
Your Name:	Alana Jones
Your Address:	475 W. Pheasant Run
Project Address:	1040 & 1110 N. Sherman Ave, Springfield, MO 65802

Comments:
What will happen to property Value.

Date:	11/15/16
Your Name:	Ronald Conway
Your Address:	Sherman Ave Project Area Committee (31 houses) + 1223 N Sherman 1218 N. Sherman
Project Address:	1040 & 1110 N. Sherman Ave, Springfield, MO 65802

Comments: This is an area of single family homes. Sherman Ave Project Area Committee owns 31 single family homes in this area. We rent to Low income families. I personally own 2 other single family homes very near the project. The location of this project is at the Gateway or Front Door of our Neighborhood I personally and the Sherman Ave Project Area Committee STRONGLY OBJECT to the rezoning. It will negatively affect the character of the Neighborhood.

Date:	Tuesday - Nov. 15, 2016
Your Name:	NORMA DUNCAN
Your Address:	1221 N. SHERMAN - SPFLD, MO.
Project Address:	1040 & 1110 N. Sherman Ave, Springfield, MO 65802

Comments: Real estate taxes will probably skyrocket once these apartments are built.

ATTACHMENT 2

Sherman Avenue Project Area Committee, Inc.

PO Box 6317; Springfield, Missouri 65801
"A Neighborhood Non-Profit Organization"

Ron Conway, Chairman
Gwen Marshall, Vice Chairperson
Garland Adams, Secretary
Paul Lawrence, Treasurer
Brad Rozell
Sandy Sneed
Carson Elliff, Legal Counsel

TO: City of Springfield, Planning and Zoning Commission

RE: Brent Brown, Greenways Studios, LLC
Rezoning Request at 1040 & 1100 Block of North Sherman Avenue

Dear Commissioners,

On November 15, 2016, the Sherman Avenue Project Area Committee, Inc. Board of Directors voted unanimously to request and support denial of the zoning-change application referenced above.

We are a non-profit board of volunteers, who provide low-income housing for Springfield, MO families. Our funding comes from the Department of Housing & Urban Development (HUD) through the City of Springfield. We own 31 single-family residences rented to low-income families in the Sherman Avenue Redevelopment Area. Four of our single-family homes are within less than a block of the above-referenced project.

The site of the proposed rezoning is at the gateway to our neighborhood. It is at this community's front door. This high-density, three-story development is completely incompatible with our single-family neighborhood. We strongly oppose this project. This project is architecturally incompatible with the Sherman Avenue neighborhood. Not only is this project expanding two large housing complexes to four, the infrastructure to accommodate the increase in population density does not exist in this neighborhood. Increased traffic, limited parking at the development and in the neighborhood, noise, and other problems will be detrimental to our single-family neighborhood because of this development.

We strongly urge you to deny this application.

Sincerely,

Ron Conway, Chairman

ATTACHMENT 3
MULTI FAMILY DEVELOPMENT LOCATION AND DESIGN GUIDELINES
ASSESSMENT FOR PLANNED DEVELOPMENT 353

According to the Multi-Family Location and Design Assessment Matrix, the proposed development has attained 14 points, thus permitting a maximum housing density of 32 dwelling units/acre. The applicant is requesting 72 micro-efficiency apartments which equates to approximately 50 dwelling units per acre. Staff may consider a recommendation of a higher density than that determined by the matrix calculation when the site is within one-half mile of a college or university with a need for additional housing. Below is an analysis of the five categories used to calculate the Matrix score.

A. Land Use Accessibility (2/3 points)
   Two points were given for land use accessibility. There is a recreational-park/greenway (Silver Springs Parks and Wilson Creek Greenway) as well as a neighborhood retail mixture and school within ½ mile of the subject property.

B. Connectivity Analysis (4/5 points)
   Four out of a maximum of five points were given for connectivity analysis. The proposed development received high scores for its proximity to a greenways, sidewalks, transit and bicycle paths.

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 place 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 Sherman Avenue and building alignment 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. There shall be a 15 feet wide Type D bufferyard and fence located along the northern property line per the site plan. 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 20% usable open space shall be provided in accordance with the attached site plan.

7. Amenity Calculation – The following amenities shall be provided: Outdoor recreation areas such as picnic tables and grills will be located in the two locations per the site plan. The recreation area, pool and benches shall be in accordance with the attached site plan.

8. 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.

9. Water Quality and Detention – As noted on the attached site plan, a storm water detention area that meets city requirements is located in the southern portion of the proposed site plan.

Opportunities and Constraints

1. Is the site near a university/college or other use that could generate the need for additional higher density residential development that may augment the land use accessibility analysis?

Staff may consider a recommendation of a higher density than that determined by the

matrix calculation when the site is within one-half mile of a college or university with a need for additional housing. The project would have the potential to generate fewer automobile trips because residents traveling to the university or college could walk, bicycle, or take transit to campus.

2. How much higher density exists or is planned or approved for the area?

If the Vision 20/20 Comprehensive Plan or other adopted plans or studies recommend a lower or higher density than that determined by the matrix calculation, staff may consider recommendation of a density more consistent with approved plans.

The Opportunities and Constraints segment of the Multi-Family Development Location and Design Guidelines provides conflicting direction. Although the maximum density based on the Multi-family guidelines evaluation permits up to 40 dwelling units per acre, additional density could be allowed based on special circumstances as described in the first guideline quoted since the project is within one-half mile of OTC and Drury University.

However, staff cannot support this project or an increase in density since it is inconsistent with multiple plans which have been adopted by City Council. In addition, it fails to meet one of the primary General Planning Guiding Principles of the guidelines which is to “protect and enhance the character of existing neighborhoods” and “provide a transition to the established neighborhood”.

EXHIBIT 1

Requirements and Standards Applicable to Planned Development District No. 353

A. APPLICATION

Building or other permits may not be issued for development permitted by this planned development nor can any changes be made to this property until the final development plan has been approved in the manner described at the end of this exhibit.

All requirements of the *Springfield Zoning Ordinance* shall apply unless modified by the requirements and standards that follow.

B. INTENT

The intent of this planned development is to provide pedestrian friendly residential housing in the form of a micro-efficiency apartment.

C. DEFINITIONS

The definitions contained in the *Zoning Ordinance* shall apply to this ordinance. For the purpose of this ordinance, the following shall also apply:

Micro-efficiency Apartment: A dwelling unit with a total floor area of four hundred (400) square feet or less.

D. USES PERMITTED

1. Multi-family dwellings.

2. Accessory uses and structures as permitted in *Section 36-450, Accessory Structures and Uses* to include but not limited by such as uses or structures for development offices, laundry facilities, private recreational amenities, home occupations, resident storage units, and clubhouses.

3. Community Gardens without retail or wholesale sales on-site in accordance with the performance standards of *Section 36-470, Community Gardens*.

E. USE LIMITATIONS

1. All uses shall operate in accordance with the noise standards contained in *Section 36-385* of the *Springfield Zoning Ordinance*.

2. No use shall emit an odor that creates a nuisance as determined in the Springfield City Code.

F. INTENSITY OF DEVELOPMENT

Development shall adhere to the following standards.

1. Maximum residential density shall be 50 dwelling units per acre.

G. BULK, AREA AND HEIGHT REQUIREMENTS

Development shall adhere to Exhibit 2 and the following standards.

1. Maximum structure height: Three (3) stories.

H. DESIGN REQUIREMENTS

The design requirements shall adhere to the standards shown on Exhibit 2 and the following:

1. Design to Encourage Pedestrian Activity

    a. Provide pedestrian amenities such as pedestrian scale lighting and street furniture to enhance the pedestrian environment.

    b. Orient buildings to the street or public/common open space and provide pedestrian access to the street.

    c. Avoid blank walls along pedestrian circulation areas.

    d. Provide bicycle parking.

2. Provide a Good Circulation System

    a. Provide pedestrian and bicycle connections to parks, greenways, bikeways, and trails.

    b. Provide connectivity by including direct vehicular, pedestrian and bicycle connections between abutting or adjacent developments.

3. Respect the Natural Environment

    a Address the preservation of steep slopes along perennial streams or adjacent to significant natural landscape features.

4. Building Façades.

    a. All sides of buildings visible to the public, whether viewed from the public right-of-way or a nearby property, shall display a similar level of quality and architectural finish. This shall be accomplished by integrating architectural variations and treatments such as windows and other decorative features into all sides of a building design. Two or more of the following design elements shall

be incorporated for each fifty (50) horizontal feet of a building façade or wall:

(1) Changes in color, texture and material

(2) Projections, recesses and reveals expressing structural bays, entrances or other aspects of the architecture.

(3) Groupings of windows or fenestration.

b. Building materials and colors.

(1) Facade colors shall have low reflectance. High-intensity, metallic, black or fluorescent colors are prohibited.

c. Service and Loading Areas. Off-street loading shall be regulated in accordance with *Sections 36-456 and 36-483* of the *Springfield Zoning Ordinance.* The following requirements are supplementary.

(1) All service and loading areas shall be located in the side or rear yard of buildings.

(2) Service and loading areas shall be designed so that the entire service and loading operations are conducted on the building site and shall be integrated into the building architecture. The visibility of service and loading from public streets shall be minimized or eliminated.

I. OPEN SPACE, LANDSCAPING & SCREENING

The landscaping and screening provisions are intended to improve the physical appearance of the District; to improve the environmental performance by contributing to the abatement of heat, glare and noise, and by promoting natural percolation of storm water and improvement of air quality; to buffer potentially incompatible land uses from one another; and to conserve the value of adjoining property and neighborhoods.

1. Open space requirements

Minimum open space: Not less than twenty (20) percent of the total lot area shall be devoted to open space including required yards and bufferyards.

Maximum impervious area: The combined area occupied by all main and accessory buildings or structures, parking areas, driveways and any other surfaces which reduce and prevent absorption of stormwater shall not exceed eighty (80) percent of the total lot area.

2. Bufferyards.

a. Required bufferyards.

(1) North side yard: Fifteen (15) feet Type D bufferyard.

b. Bufferyard standards.

(1) Required bufferyards on a lot or tract shall be installed when the lot or tract is developed.

(2) Required bufferyards in common area shall be installed when any development occurs in the District unless the installation is specifically delayed by the requirements.

(3) Bufferyards shall be landscaped in conformance with the open space landscaping requirements listed below.

3. Vehicular use area open space.

a. Interior: Five (5) percent minimum open space.

4. Open space landscaping.

a. Landscaping plantings. In all open space areas required by this District the following landscaping shall be planted and maintained for each five-hundred (500) square feet of such open space area. Existing trees approved for preservation shall be counted toward satisfaction of this provision.

(1) One (1) canopy tree or (2) understory, ornamental or evergreen trees.

(2) Six (6) shrubs.

b. Landscaping standards.

(1) Tree species, sizes and spacing shall be approved consistent with the City of Springfield's *Arboricultural Design Guidelines* on file with the Planning and Development Director.

(2) Tree preservation. Preservation of each healthy existing tree of an approved species that is at least four and one-half (4-1/2) inches caliper shall count as two (2) trees toward fulfillment of the tree requirements of this District.

(3) Maintenance of required landscaping. Upon installation or preservation of required landscape materials, appropriate measures shall be taken to ensure their continued health and maintenance. Required materials that do not remain healthy shall be replaced consistent with this article.

5. Screening.

a. Screening types. An opaque barrier at least six (6) feet in height shall be provided which visually screens the potentially offensive feature from less-intensive uses or districts as follows.

(1) A solid wood and/or masonry fence or wall at least six (6) feet in height.

b. Screening locations.

Screening shall be provided adjacent to the R-SF district on the north development boundary.

c. Screening standards.

(1) Screening shall not adversely affect surface water drainage.

J. EXTERIOR LIGHTING

The requirements and standards of *Section 36-484* of the *Springfield Zoning Ordinance*, in effect at the time of development shall apply.

K. ACCESS TO PUBLIC THOROUGHFARES

Access to the public street system shown on Exhibit 2 shall be governed by the existing standards of the City of Springfield for the applicable street classification.

L. OFF-STREET PARKING

Off-street Parking Sections 36-455, 36-456 and 36-483 of the *Springfield Zoning Ordinance* in effect at the time of development shall apply

M. SIGNS

The requirements and standards of *Section 36-454* of the *Springfield Zoning Ordinance*, in effect at the time of development shall apply.

N. REQUIRED IMPROVEMENTS

1. Public improvements to be completed if necessary. Public and private improvements necessary to adequately accommodate the intensity of development proposed in this District shall be constructed prior to or concurrently with the development of the property. If the development of the property is phased, the construction of the improvements may also be phased provided there is a logical relationship between each phase of the development and the construction of the required improvements. Prior to building permits being issued to the applicant, or subsequent owners shall:

a. construct the required improvements; or

b. provide assurances satisfactory to the Director of Public Works guaranteeing that all required improvements will be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department shall be provided to the City.

c. the alley will be improved the full width of the right of way along the property

frontage unless the alley is vacated prior to development.

2. Certificate of occupancy. No certificate of occupancy shall be issued for any structure within this District, or phase of the development, unless:

   a. the required improvements are completed prior to occupancy of the structures; or

   b. the Director of Public Works has determined that:

      (1) any incomplete required improvements have little or no effect on the occupancy of the facility; or

      (2) conditions beyond the control of the contractor, *i.e.*, strikes, weather, etc., have delayed the completion of the improvements.

   If one of these conditions occurs, the Director of Building Development Services may permit occupancy under conditions satisfactory to the Director of Public Works that the required improvements will be completed as required by this ordinance within a reasonable time.

3. Required improvements. Improvements necessary to adequately accommodate the intensity of development in this District include the following.

   1. Construct pedestrian benches and lighting at two locations.

   2. Construct two recreational amenities of at least 900 square feet.

   3. Design and construct a water quality basin.

4. Improvement Standards.

   Improvements shall conform to the following standards.

   a. All utilities and utility connections shall be located underground, including, but not limited to, electrical and telephone cables, security and other telecommunication systems and wires. Transformers, meters of any type (including electric, gas or other meters), or other apparatus shall be adequately screened and landscaped.

O. MAINTENANCE OF COMMON AREAS AND FACILITIES

The maintenance of common areas and facilities within the District shall remain the responsibility of the developer(s) or shall be assumed by the property owner.

P. PHASING

Development may be phased provided that all public improvements directly related to each phase are completed at the time of its development and that improvements serving the

District as a whole and the adjoining area are completed in a sequence assuring full utility of the District as a whole and all areas within the District and so that future public improvements required by this ordinance or other applicable ordinances of the City are not compromised or rendered unduly difficult.

Q. FINAL DEVELOPMENT PLAN

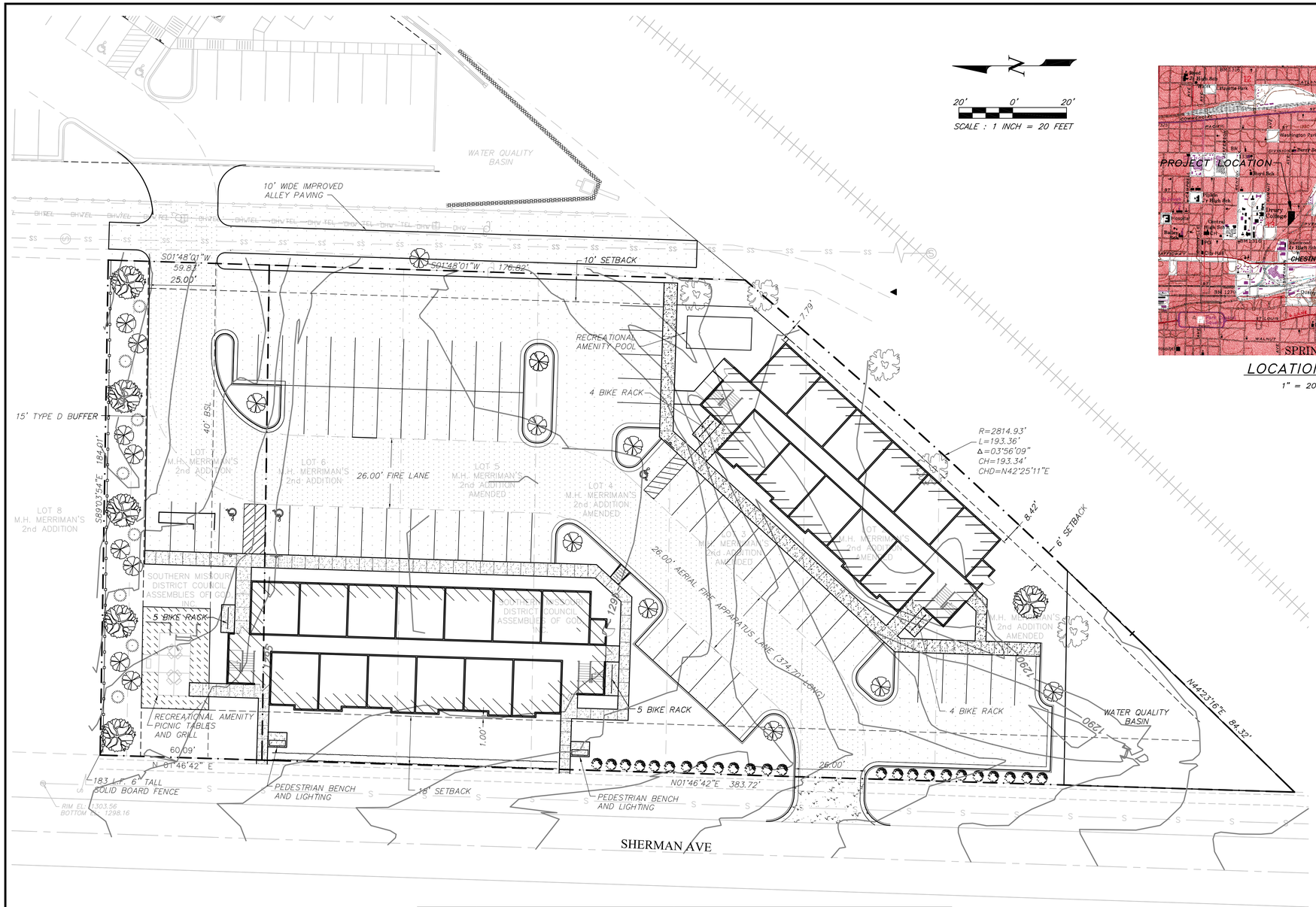
A final development plan, showing conformance with the requirements of this Exhibit, shall be submitted to the Planning and Development Department and approved in the manner described below prior to the issuance of any building permits or prior to the commencement of any of the permitted uses or improvements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

1. The intent of Exhibit 2 is to show development of this tract in conformance with the requirements of Exhibit 1. The site layout of buildings and parking may shift while still maintaining conformance with Exhibit 1. A final development plan shall only be approved if it is in substantial conformance with Exhibit 2 as defined by Subsection 36-405 of the Springfield Zoning Ordinance.

2. The Administrative Review Committee is herby authorized to, acting jointly, approve the final development plan provided such plan substantially conforms to the provisions of this ordinance. The Administrative Review Committee is hereby authorized, at its discretion, to approve minor adjustments and modifications to the site plan. Such authority shall not, however, be construed to permit:

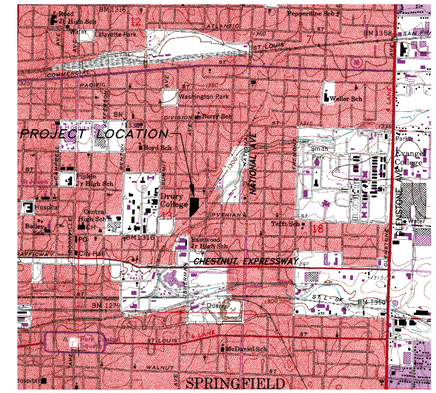
    a. Any uses within the District other than those specifically prescribed by the ordinance.

    b. Any increase in the intensity of use permitted within the District.



20' 0' 20'

SCALE : 1 INCH = 20 FEET



LOCATION MAP

1" = 2000'

OWNER:

SOLID ROCK INTERNATIONAL
SOUTHERN MISSOURI DISTRICT
COUNCIL ASSEMBLY OF GOD
1040 N SHERMAN AVENUE
SPRINGFIELD, MO 65807
417-413-9460

PROJECT ADDRESS

1040 & 1110 N SHERMAN AVE
SPRINGFIELD, MO 65807

DEVELOPER

GREENWAY STUDIOS, LLC
4820 N TOWNE CENTER DR
OZARK, MO 65721
417-887-6897

SITE ANALYSIS:

PLANNED DEV. SITE AREA = 1.45± ACRES (63,080± S.F.)
EXISTING ZONING = R-SF

TOTAL PROPOSED UNITS = 72 MICRO-EFFIEIENCY

GREEN SPACE = 19,971± S.F. = 31% (20% REQUIRED)

PARKING REQUIRED PER ORDINANCE
CAR @ 1 SPACE/UNIT = 72
BICYCLE @ 3 SPACES PER 51-75 CAR SPACES = 3
BICYCLE PARKING REDUCTION ALLOWANCE
UP TO 10% CAR SPACES PER 2 BICYCLE SPACES = 7 CAR SPACES
NET CAR SPACES REQUIRED = 65

OFF-STREET PARKING PROVIDED = 68 CAR SPACES
BICYCLE PARKING PROVIDED = 18 SPACES

VEHICULAR OPEN SPACE
MINIMUM ALLOWED BY PD = 5%
VEHICULAR AREA = 29,065 S.F.
OPEN SPACE PROVIDED = 1,423 S.F.
= 5.0%

IMPERVIOUS AREA ANALYSIS
MAXIMUM ALLOWED BY PD-344 = 80%
PRE-PROJECT IMPERVIOUS AREA (PRE 1983) = 1.00 AC.
= 69%
POST-PROJECT IMPERVIOUS AREA = 1.04 AC.
= 72%

SYMBOLS LEGEND:

- AREA OF ASPHALT PAVING - LIGHT DUTY
- AREA OF ASPHALT PAVING - HEAVY DUTY
- AREA OF CONCRETE SIDEWALK
- AREA OF CONCRETE PAVING

PLANTINGS:

PERIMETER (LESS THAN 50')
HEDGE BUFFER ALONG NORTH BUILDING
24 SHRUBS
1 UNDERSTORY
1 CANOPY

INTERIOR (72 SPACES)
9 UNDERSTORY

BUFFERYARD (184 L.F.)
5 CANOPY
8 UNDERSTORY
9 EVERGREEN
8 EVERGREEN/UNDERSTORY IN LIEU OF 14 SHRUBS

SYMBOL	TYPE	SIZE
	DECIDUOUS CANOPY TREE	1-1/2" CALIPER AT TIME OF PLANTING MINIMUM 30' HEIGHT AT MATURITY
	DECIDUOUS UNDERSTORY TREE	1" CALIPER AT TIME OF PLANTING MAXIMUM 30' HEIGHT AT MATURITY
	EVERGREEN/CONIFER	6' TALL AT TIME OF PLANTING MINIMUM 20' HEIGHT AT MATURITY
	SHRUB	MINIMUM 18" HEIGHT AT TIME OF PLANTING
	HEDGE	MINIMUM 18" HEIGHT AT TIME OF PLANTING MINIMUM 3' HEIGHT ONE YEAR AFTER PLANTING

PLANNED DEVELOPEMENT DESCRIPTION:

DESCRIPTION OF PROPERTY (CERTIFICATE OF APPROVAL ADMINISTRATIVE SUBDIVISION - BOOK 2006, PAGE 023873-06)

LOTS 1 THROUGH 7 AND THE SOUTH 10 FEET OF LOT 8, MERRIMANS 2nd ADDITION AMENDED

GREENWAY STUDIOS, LLC
4820 TOWNE CENTER DR
OZARK, MO
417-887-6897

WHITLOCK ENGINEERING, LLC
9648 E North View Road
Strafford, Missouri 65757
Phone: 417-582-4003
Certificate/License No. 2012000438

STATE OF MISSOURI
R. GREGORY WHITLOCK
NUMBER E-28639
REGISTERED PROFESSIONAL ENGINEER
10/31/16
License No. 028639

No.	Revision/Issue	Date

GREENWAY STUDIOS PHASE II
SPRINGFIELD, MISSOURI

PLANNED DEVELOPMENT SKETCH PLAN
SKETCH PLAN

Project	16-00081
Date	10-27-16
Scale	1" = 20'
Sheet	PDSP-1

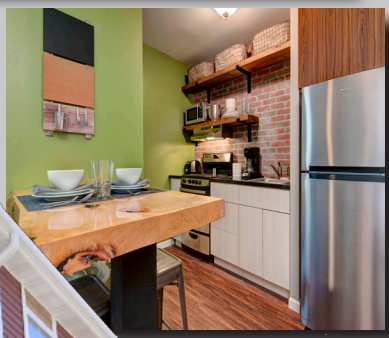
GREENWAY STUDIOS

LUXURY STUDIO APARTMENT HOMES

Greenway Studios offers an innovative twist on apartment home living. Residents will experience micro-living at its finest!

Amenities

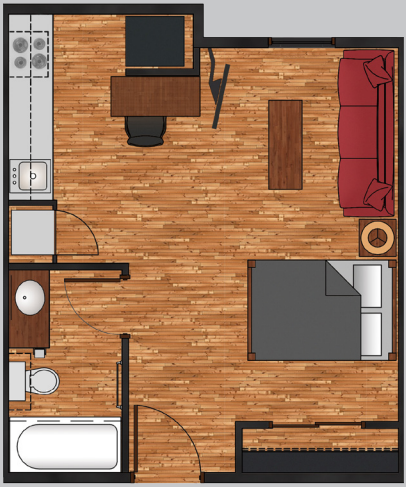
Free Cable
Free Internet
Free Trash Service
Dog Park
Outdoor Swimming Pool
Fitness Center
Secure Entry Buildings
Smart Apartment Technology
Granite Countertops
Washer/Dryer Provided
Stainless Steel Appliances
Non-Smoking Community



GREENWAYSTUDIOS

Micro Living

Featuring Furnished & Unfurnished Suites



350 Sq. Ft.

Greenway Studios is the ultimate choice for luxury studio housing. Whether in need of a short-term rental or an extended stay, our studio suites will make you feel right at home.

FURNISHED SUITES

- **All furniture provided**
- **Linens, dishes & cookware**
- **Lavishly decorated**
- **Short-term lease options**
- **Washer/dryer provided**
- **Pet friendly**

Greenway Studios is a new micro-living concept that offers luxury housing with an affordable price. The vision for these efficiency apartment homes is to provide a simple, yet high quality, housing experience with the same amenities as the larger multi-family developments for half the price. Our residents range in age and include attorneys, professors, young professionals, college students, nurses, retail and restaurant employees and retirees. The Greenway Studios team works with cities and townships, colleges and corporations all over the country to identify needs for housing and provides a turn-key development from land acquisition, site plan and zoning, to design, construction and property management.

Brent T. Brown
Developer
brent@btecorp.net
417-818-3658

GREENWAY**STUDIOS**

GREENWAY STUDIOS

LUXURY STUDIO APARTMENT HOMES

Greenway Studios offers an innovative twist on apartment home living. Residents will experience micro-living at its finest!

Amenities

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Free Internet
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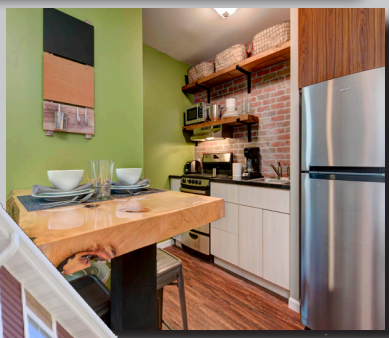

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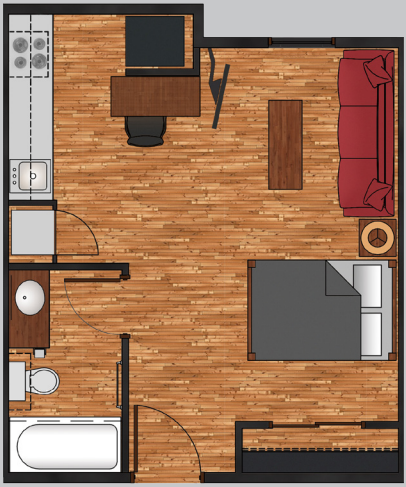

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Brent T. Brown
Developer
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417-818-3658

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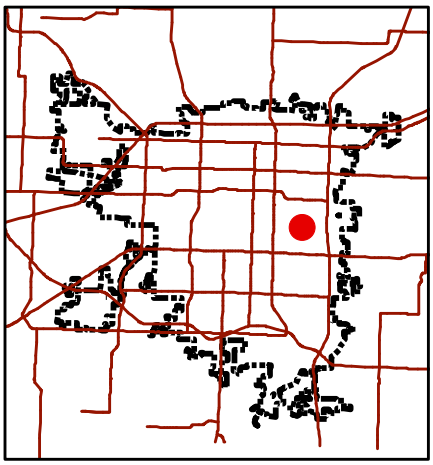


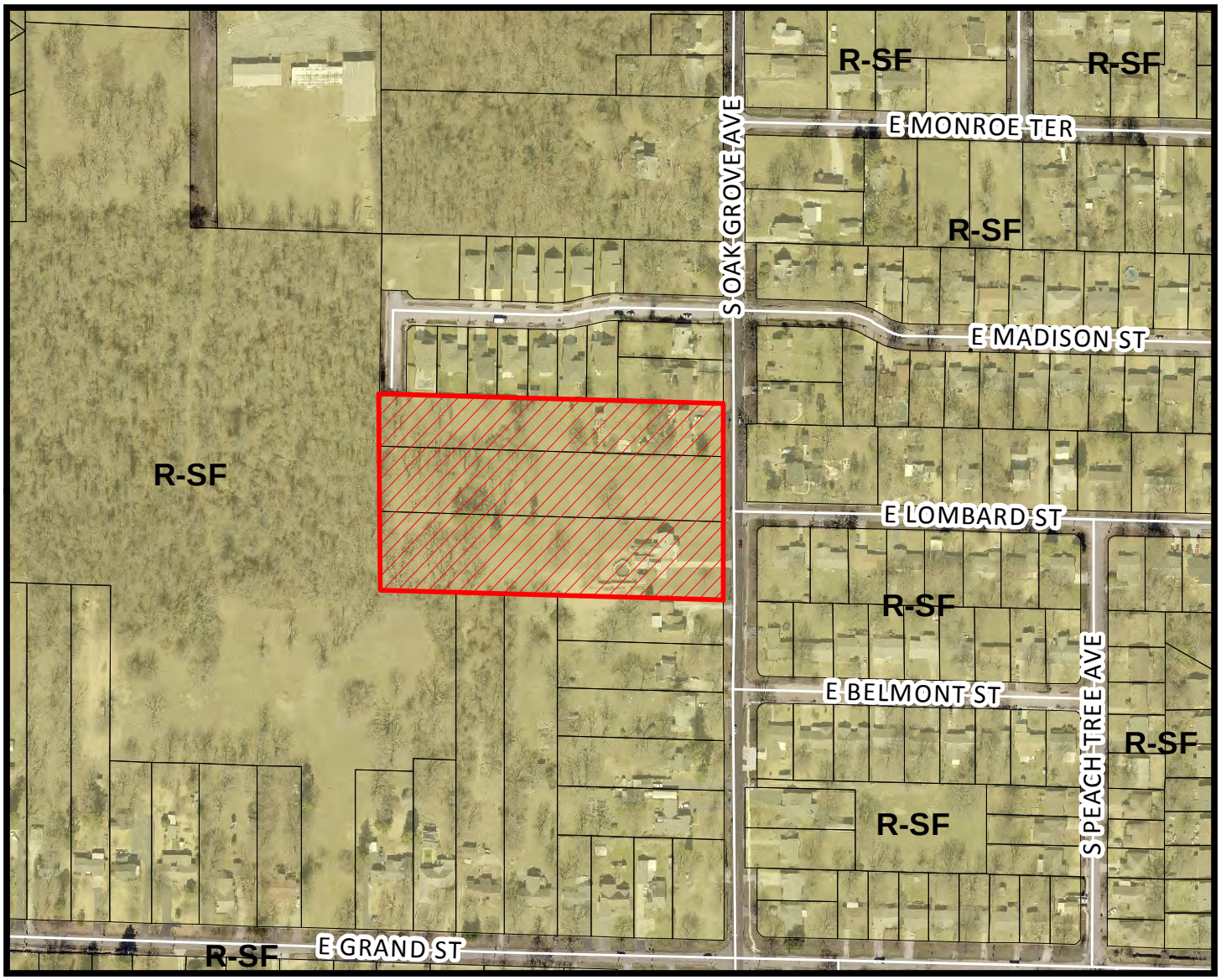
Development Review Staff Report

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

Planned Development No. 354

LOCATION: 833-903 S. Oak Grove Avenue
CURRENT ZONING: R-SF, Single-Family Residential
PROPOSED ZONING: PD 354

LOCATION SKETCH



N

- Area of Proposal

0 150 300 600 Feet

1 inch = 300 feet

DEVELOPMENT REVIEW STAFF REPORT
PLANNED DEVELOPMENT 354

PURPOSE: To rezone approximately 5.42 acres of property generally located between 833 & 903 South Oak Grove Avenue from a R-SF, Single-Family Residential District to Planned Development District No. 354.

DATE: November 29, 2016

LOCATION: 833-903 S. Oak Grove Avenue

APPLICANTS: The Touchstone Group, LLC and James and Susan Shaeffer

TRACT SIZE: Approximately 5.42 acres

EXISTING USE: Single-family residential uses and vacant/undeveloped land

PROPOSED USE: Single-family residential uses

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Growth Management and Land Use Plan* element of the City's *Comprehensive Plan* designates this area as appropriate for low-density housing. The applicant's proposed PD has residential densities that are lower than the R-SF District, but requires a PD for condominium uses.

2. The Established Neighborhoods section of the *Growth Management and Land Use Plan* encourages focusing less on separating different land uses and more on the size, design or position of buildings and their relationship to the street, to users and to neighbors. It also encourages the continuation of zoning districts that allow and encourage infill or replacement housing that is compatible with neighboring structures in height, setback, lot width, front door orientation and general architecture, particularly in older neighborhoods.

3. The Growing Neighborhoods section of the *Growth Management and Land Use Plan* encourages a variety of development and redevelopment strategies such as the neighborhood unit concept, planned mixed-use developments, rural clustered housing or other innovative concepts to build strong neighborhoods and a sense of community. It also encourages innovative development and redevelopment through the use of incentives and appropriate regulations, to achieve desired residential and nonresidential development patterns that are also environmentally responsible.

4. This request is consistent with the City's policies to promote infill development and increased intensity where investments have already been made in public services and infrastructure.

5. The proposed uses are consistent with the adjacent R-SF uses and allowed densities along Oak Grove Avenue and Madison Street.

6. Supports the following Field Guide 2030 goal(s): Chapter 6, Growth Management and Land Use Major Goal 4: Develop the community in a sustainable manner.

RECOMMENDATION:

Staff recommends **approval** of this request.

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	Park

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the City's *Comprehensive Plan* designates this area as appropriate for low-density housing. The Single-Family Residential District is considered an appropriate land use category for this area. It also suggests rezoning to the PD, Planned Development, classification which gives the City special powers to deny or regulate development in exchange for allowing the landowner to submit a more flexible or creative plan than would be permitted under the Zoning Ordinance. The Plan also encourages a variety of housing types that would enable developers to compete more effectively and provide a greater housing choice for residents. Appropriate design standards can assure compatibility of different housing types and densities with existing neighborhoods.

The Established Neighborhoods section of the Plan discusses maintaining traditional urban character in a close-knit, compact mixture of different forms of housing, shops, offices, services and employment areas. New building technologies should be used and more accommodation made for the auto than in the past, but certain elements of the pre-auto era should be respected. It is these urban patterns that will help make Springfield and its older neighborhoods distinct, livable and competitive with other

locations. This section encourages focusing less on separating different land uses and more on the size, design or position of buildings and their relationship to the street, to users and to neighbors. It also encourages the continuation of zoning districts that allow and encourage infill or replacement housing that is compatible with neighboring structures in height, setback, lot width, front door orientation and general architecture, particularly in older neighborhoods. The Plan encourages neighborhood preservation by maintaining and strengthening the character of the various residential areas of the City. This can be accomplished through the rehabilitation of older and historic housing, ensuring that infill development standards reflect the setbacks, orientation, rhythm, height and scale of surrounding one- and two-family dwellings and creating traditional patterns where no clear architectural patterns exist.

The Growing Neighborhoods section of the Plan discusses actions that include neighborhood planning of undeveloped land on the basis of creating identifiable neighborhoods. Each neighborhood should be structured by public open space, should contain a mixture of housing types (single-family detached and multi-family attached) and should be contained within a convenient walking radius of some retail stores. They should also provide variety within the larger community by encouraging developments with special features and a sense of uniqueness. It also discusses neighborhood site planning and design and that a variety of development and redevelopment strategies such as the neighborhood unit concept, planned mixed-use developments, rural clustered housing or other innovative concepts to build strong neighborhoods and a sense of community. It also encourages innovative development and redevelopment through the use of incentives and appropriate regulations, to achieve desired residential and nonresidential development patterns that are also environmentally responsible. It encourages incentives for development that protects natural areas or environmentally sensitive areas through land trusts, open space zoning, or other techniques such as density bonuses for open space development. It encourages sites to share functional site design elements (such as shared access, shared parking, coordinated landscaping, linked open space, detention and retention areas, etc.) when such elements support a more efficient and attractive development pattern. It also recommends requiring protection of natural features such as trees, slopes, streams, and lakes in new developments. As well as, preserving open space in new developments by using open space subdivisions, planned unit developments, transfer of development rights between land owners, conservation easements, etc. It also mentions encouraging creative subdivision design with strong controls for the preservation of open space.

STAFF COMMENTS:

1. The applicant is proposing to rezone the subject property from R-SF, Single-Family Residential District, to Planned Development No. 354 to allow for a single-family residential condominium subdivision on Lot 2 of the proposed Oak Grove Commons preliminary plat. The proposed planned development will rezone the existing R-SF District; however, it does not deviate from the overall intent and uses that already exist within the R-SF District. The applicant is required to apply for a Planned Development because the current ordinance only allows

single-family residential dwellings to be placed on individual lots. A condominium has multiple units on one lot surrounded by common area that is maintained by a condominium/homeowners association. This rezoning request is being processed concurrently with the preliminary plat of Oak Grove Commons which defines the parameters of each single-family condominium unit and the designated common area.

2. The applicant has described that the intent of this Planned Development District is to develop a unique pocket neighborhood within a developed/established zone of Springfield. By utilizing the PD, this development will be able to maintain the existing open space, to the largest extent practicable, while infilling a previously underutilized property, with high quality single-family residential structures to further enhance the Oak Grove community. The Zoning Ordinance states that the intent of a planned development is to encourage more creative and imaginative design than generally is possible under conventional zoning regulations. It is intended to permit upon application and upon approval of site and use plans, the creation of PD districts. Suitability of such tracts for the PD district designation shall be determined by and shall be made in accordance with the comprehensive plan and designed to lessen congestion in the streets, to secure safety from fire, panic and other dangers, to promote health and the general welfare, to provide adequate light and air, to prevent the over-crowding of land, to avoid undue concentration of population, to preserve features of historical significance, to facilitate the adequate provision of transportation, water, sewerage, schools, parks, other public requirements, and with a reasonable consideration being given to among other things, the character of the district and its peculiar suitability for particular uses and with a view to conserving the land throughout the city. Staff believes the proposed development has creative elements that cannot be approved with traditional zoning and merits approval.

3. The major difference between the existing R-SF, Single-Family Residential District and the proposed Planned Development No. 354 is that single-family residential condominiums will be permitted and each unit will access a private drive that will then access the public street system (Oak Grove Avenue). The proposed rezoning will not increase the intensity of uses or development on the site from what is currently allowed in the R-SF District. The following differences are being proposed:

    a. Lots 1 & 3 will allow the same uses as the R-SF District. Lot 2 will limit permitted uses to single-family detached dwellings, residential condominiums, accessory uses, home occupation uses, temporary uses, community recreational facilities incidental to residential development design and noncommercial, not-for-profit residential neighborhood facilities. All of these uses are currently permitted in the R-SF District except the residential condominiums. The number of permitted and conditional uses compared to the R-SF District is significantly reduced by the proposed PD.

b. The maximum residential density shall not exceed 4.5 dwelling units per acre. The current R-SF District has a higher maximum density of 7 dwelling units per acre. The overall potential residential density for the site is reduced with this PD.

c. The bulk, area and height requirements for Lots 1 & 3 are the same as R-SF. The bulk, area and height requirements for Lot 2 are either the same or more restrictive, than the current R-SF District. The proposed maximum height of any structure shall not exceed two stories above or 29 feet from ground level. This is more restrictive than the current R-SF requirements of two and one-half stories or 35 from ground level. The maximum impervious surface ratio of 50% is more restrictive than the R-SF requirements of 30%. The side yard setbacks of 25 feet adjacent to the R-SF districts to the north and south are more restrictive than the R-SF requirements of 5 feet. Staff is supportive of the proposed requirements and believe these contribute to a lower impact development and blending with the neighborhood.

d. The applicant is requiring a six foot tall solid wood fence, six foot tall solid masonry/brick wall or six foot tall solid evergreen hedge to be constructed along the north and south property line of Lot 2 when adjacent to adjoining properties not included in the district.

e. The applicant has added a provision to allow Lot 2 to be gated following City design requirements. The R-SF District does not address gated communities, but the Zoning Ordinance allows them on private streets in existing subdivisions or developments under certain criteria in Section 36-468.

f. The proposed off-street parking of two spaces per residential unit in the PD are greater than what is currently allowed in the R-SF District which is one space for each dwelling unit.

g. A final development plan is required to be reviewed and approved by the Administrative Review Committee (ARC) to show conformity to the Exhibit 1 (text).

4. A traffic study was not warranted by Public Works Traffic Division since the proposed PD uses will not generate any additional traffic compared to the densities of the R-SF District.

5. The subdivision to the north, Oak Grove Landing, was final platted in 2004 and is the most recent subdivision within the area. It contains a total of 13 single-family lots that are oriented north-south. Of the 13 lots, six are approximately 6,000 square feet, six are approximately 7,000 square feet and one lot is approximately 8,000 square feet in size. With 3.3 total acres and 13 lots, the overall density of Oak Grove Landing Subdivision is 3.9 dwelling units per acre. The applicant for

this PD is proposing a maximum single-family residential density of 4.5 dwelling units per acre which is equivalent to the Oak Grove Landing subdivision to the north. The preliminary development plan and preliminary plat currently show 15 units and two lots with existing single-family residences. The overall density of the development as shown is 3.1 dwelling units per acre which is a decrease in residential density. A new preliminary plat/replat would have to be approved to increase the density beyond the proposed units and lots. The other adjacent lots are approximately half to one and a half acre unplatted lots.

6. There are multiple properties in the vicinity of the subject property along Oak Grove Avenue and in the Oak Grove Landing subdivision that are one and one half to two stories in height. Staff does not believe the proposed single-family residences will adversely affect the character of the existing single-family neighborhood.

7. While the orientation of the proposed three single family residences/units closest to Oak Grove Avenue will be different than the existing residences that front on Oak Grove, the proposed residences are setback from Oak Grove in a way that they do not disrupt the view along Oak Grove. The first residence will be setback behind the existing residence at 833 S. Oak Grove which is setback at least 60 feet from the existing right-of-way along Oak Grove Avenue. The other existing residence at 903 S. Oak Grove Avenue is setback further than most residences along Oak Grove Avenue at approximately 90 feet from the existing right-of-way. Staff believes the proposed layout of residences/units in the single-family condominium subdivision is consistent with previous development to the north, Oak Grove Landing, and has attempted to pull the new residences as far back to not intrude on the existing rhythm of residences along Oak Grove Avenue.

8. The applicant will only be purchasing a portion of the vacant property behind the existing residence at 833 S. Oak Grove Avenue. The current property owner, James and Susan Shaeffer, will retain the house and approximately half an acre which is shown as Lot 1. Their entire lot is included in the proposed PD and preliminary plat; however, their uses and other bulk, area and height requirements will be limited to those in the R-SF District. The applicant is proposing to retain the existing single-family residence with approximately half an acre on Lot 3 as well.

9. While also providing a common area with a walking trail amenity and retaining existing trees and vegetation where possible, the proposed development will be within a short walking and biking distance of Lurvey and Monroe-Ooley Parks. It will also be immediately adjacent to George Washington Carver Park.

10. Approval of this application will facilitate development of this property and promote infill development and increased intensity where investments have already been made in public services and infrastructure.

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

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting in accordance with the Zoning Ordinance requirements on November 16, 2016. A summary of this 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. Twenty-two (22) property owners were notified by mail of this request and are within one hundred eighty-five (185) feet of the subject property.

CITY COUNCIL MEETING:

January 12, 2016

STAFF CONTACT PERSON:

Daniel Neal
Senior Planner
864-1036

ATTACHMENT 1
DEPARTMENT COMMENTS
PLANNED DEVELOPMENT 354

TRAFFIC DIVISION COMMENTS:

The City's Transportation Plan classifies Oak Grove Avenue as a Secondary Arterial roadway. The standard right of way width for Oak Grove is 35 feet from the centerline. 15 feet of additional right of way is needed to meet this requirement. Oak Grove Avenue is a City maintained street. The most recent traffic count on Oak Grove Avenue is 6,442 vehicles per day. There is one existing driveway access point along Oak Grove Avenue pertaining to the property in this zoning. There is not sidewalk along the property frontage. The existing infrastructure meets current city standards. On-street parking is not allowed along Oak Grove Avenue. There is not a greenway trail in the area. There are no bus stops along this area of Oak Grove 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 Oak Grove Avenue.

Public Works Traffic Division	Response
Street classification	Oak Grove Avenue - Secondary Arterial
On-street parking along streets	No
Trip generation - existing use	63 vehicles per day
Trip generation change - proposed use	63 vehicles per day (use is limited in the PD)
Existing street right of way widths	20 ft from the centerline
Standard right of way widths	35 ft from the centerline
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 South Branch drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area due to sinkholes on the project site and around the site. 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 because they will be using the sinkhole to the west of their site to route stormwater flows as long as it is determined it can handle additional flow without negatively effecting the surrounding neighbors. Since the project will be disturbing more than one (1) acre there will be a land disturbance permit required. There is an existing sinkhole that is on Parks Department Property located to the west of the property available for this development to discharge into. There is a sinkhole on the north part of the 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. A stormwater detention permit will be required for the private, onsite detention and/or water quality facility. This permit may be obtained through the Building Development Services (BDS) office, once the stormwater plans and calculations have been approved. The cost of this permit is $135. These facilities must be constructed, inspected, approved and operational prior to issuance of the building permit.

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

Additional Stormwater Comments
Drainage to sinkhole to the west of the property is allowed as long as more detailed calculations showing the sinkhole can handle the additional stormwater flows to it without negatively effecting surrounding neighbors.

CLEAN WATER SERVICES COMMENTS:

1. No objection to the PD however to serve the west end of lot 2 by gravity sewer, public improvement plans will be required. These comments are based on the assumption that these lots will be condominium lots and not subdivision lots. The condo lots will be served by private sewer. The public improvements must be constructed, inspected, approved and operational or escrowed prior to issuance of a building permit or final plat.
2. Submit public improvement plans by completing the application for public improvement plans on the developer's resource website.
3. No objection to escrow of public sewer however no sewer permits could be issued until the sewer is actually constructed.
4. Must pay Engineering and Inspection Fees, which are 5% of the public improvement construction costs, technology fee and any sewer trunkline connection fees before the public improvement plans can be filed.
5. Label the common areas on the plat.
6. Since this will be a condominium plat, covenants will need to be filed with maintenance and access language for sewer access across common areas.

CITY UTILITIES COMMENTS:

No conflicts noted with Preliminary Development Plan. Easements will be determined at final utility design phase but will more than likely be wider than 25 feet to include water meters, fire hydrant etc. See comments on preliminary plat. Electric will be underground. Street lighting will be metered and it is up to the developer to design and install the system.

FIRE DEPARTMENT COMMENTS:

No issues.

MEETING MINUTES

Oak Grove Commons Planned Development Neighborhood Meeting

NAME OF PROJECT:	Oak Grove Commons
PROJECT LOCATION:	833 & 903 S. Oak Grove Ave; Springfield, MO 65802
MEETING LOCATION:	Oak Grove Community Center 1538 S. Oak Grove Ave; Springfield, MO 65804
DATE & TIME:	November 16, 2016; from 4:00 – 6:30 P.M.
PROJECT #:	016-2711

Provided below are comments received by the neighbors in attendance at the neighborhood meeting. Following each comment are the developer's responses in *italics*. See attached Neighborhood Meeting sign-in sheet for those in attendance.

- Significant concerns regarding the allow use of "semi-detached" homes.
  *The developer has elected to remove this use. Lot 2 will now **only** allow Single-Family Detached Dwellings. It should be noted that this PD is now **more** restrictive than the typical Single-Family zoning district, in which the Semi-Detached use is allowed.*

- Are there plans to demolish the two existing homes along Oak Grove?
  There are no plans to demolish the two existing homes. A subdivision of the property is being completed concurrently to the rezoning to separate these two homes from Lot 2. Both of the remaining lots (Lots 1 & 3) will remain as currently zoned, Single-Family Residential.

- Provide clarity and no ambiguity within contract language regarding the types of homes that are to be constructed.
  Exact layouts nor styles of the homes have been determined at this point. The intent of the development is to construct single family homes.

- Provide clarification on parking for the units.
  Parking for the development is intended to be consistent with single family developments. However, the PD has been worded to require that no fewer than two parking spaces be provided for each unit.

- Provide information regarding the impact to traffic congestion - complete a traffic study and issue that information to the residents.
  *The existing Single-Family Residential zoning allows up to 7 units per acre. The PD is limiting the units per acre to 4.5. A **reduction of 2.5 units per acre** to that of what could currently be built.*

- Clarify the extent of the privacy fence to be installed.
  As stated in this PD, a 6-foot privacy fence shall be required along the north and south property lines of Lot 2 when adjacent to adjoining properties not included in the district.

- Provide information regarding the size & height of the homes.
  As stated in this PD, no structure shall exceed the height of two (2) stories above grade. In addition, the Developer has elected to also require that no structure be taller than 29-feet above finish grade. It should be noted that this is PD will be ***more restrictive*** *than the current zoning, which allows structures to be two and one-half stories above grade and 35-feet above finish grade.*

- Provide information regarding the price point on the homes.
  Price points for the homes have not been set at this point. However, it is the intent of the Developer to construct high quality homes for sale to families.

- The lot sizes in comparison to the neighboring properties are not congruent.
  This is a condominium development; so typical lots are not being sold. In a condominium development, only the physical structures are sold. The green space/yards around these structures are owned by the association, i.e. the collective group of home owners within Lot 2.

- How is waste management being achieved?
  As is required by a condominium development, neighborhood covenants will be established. These covenants will govern the landscape maintenance, trash pick-up, and infrastructure maintenance of Lot 2. Only one trash hauler will be used.

- How stringent will the Home Owner's Association be?
  The Home Owner's Association will be made up of all of the home owners within Lot 2. The association will be responsible for full maintenance of the Lot. The benefit of the association is that no one neighbor can negatively impact the overall community.

- Limiting access to park for neighbors by building on lot.
  The property being developed is private, so those accessing the park through the property are trespassing. Development of the property does not create more restrictive access to the park than as it currently exists.

- Concerns about the exclusivity and that it will be segregated from the remainder of the community.
  The intent of the development is to create a unique environment for new families to move to within the Oak Grove area. Adding these new families to the area will only enhance the community.

- Clarify that the development is intended to be Low Impact Development.
  As shown on the Planned Development Plan, the units are being located along the perimeter of Lot 2. This was intentionally done to preserve the view corridor to the park from Oak Grove. In addition to this view corridor, a majority of the existing trees are

located within the center of Lot 2. The unit locations were chosen to have as little impact to the existing urban forest as possible.

- Concerns regarding renter's being on the property.
  The Developer has no intent to develop this property for the purpose of retaining the units as rentals. The intent is to sell the properties to families.

- Significant concerns regarding flooding and drainage of the property adversely affecting the neighboring properties.
  As is required by the City, design of the development and its impact to the surrounding neighbors must be analyzed to verify no adverse impact is caused.

- Concern regarding the traffic of a gated community backing up on Oak Grove.
  If a gate is constructed as a part of this development, it is the Developer's intent that this gate shall only be closed during evening hours. No backup of incoming traffic will be seen.

- Provide an anticipated timeline of construction.
  An official timeline for the project has not be formulated. However, it is anticipated that this development will be built in phases. Two to three units at a time.

- Why isn't Lone Pine being used for access or being extended to the south property limits?
  To minimize the impact this development has on the existing environment, the Developer is seeking a variance to not extend Lone Pine. Due to the existing sinkholes within the area and to the south of the property, extension of Lone Pine south of the development is impractical.

Neighborhood Meeting

833 ^ 903 S. Oak Grove Rezoning
November 16, 2016
4:00 p.m. – 6:30 p.m.

Name	Address	Phone
Colleen Young	2636 E Madison	417.863.1981
Susan Rishell	2629 E Madison	417 368-7550
Jennifer Edwards	2359 E. Grand St	417-224-5510
Linda Kernohan	2655 E Madison	417-865-4120
[illegible]	2629 S. MADISON	417-368-7550
Judy Wells + Bob Wells	2604 E Belmont	417 864-8111
Larry + Bonnie Runt	2549 E Grand	417-881-8808
T. Bloess	2735 E Madison	417-343.1209
K Girbac-Schomaker	2527 E. Grand St	417 838-7697
Eric Michaels	2741 E. Madison	417 818-0165

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

Neighborhood Meeting

833 ^ 903 S. Oak Grove Rezoning
November 16, 2016
4:00 p.m. – 6:30 p.m.

Name	Address	Phone
Mary Lou Webb	2709 E. Madison St 65802	417-860-8997
Charles Blaker	2435 E Grand 65804	417-886-8491
Christopher J. Atkins	818 S. Oak Grove 65802	417-862-7716

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EXHIBIT 1

Requirements and Standards Applicable to
Planned Development District No. 354

A. APPLICATION

Building or other permits may not be issued for development permitted by this planned development nor can any changes be made to this property until the final development plan has been approved in the manner described at the end of this exhibit.

All requirements of the *Springfield Zoning Ordinance* shall apply unless modified by the requirements and standards that follow.

B. INTENT

The intent of this Planned Development (PD) District is to create a unique pocket neighborhood within an existing developed/established zone of Springfield. By utilizing the PD path, this development will be able to maintain the existing open space, to the largest extent practicable, while infilling a previously underutilized property, with quality single-family residential structures to further enhance the Oak Grove community.

C. DEFINITIONS

Density: The number of dwelling units per unit of land normally expressed as dwelling units per acre. Gross density includes all the land within the boundaries of the particular area including land that may eventually be devoted to streets, public lands and common area. Net density excludes street, public lands and common area and its calculation shall generally be based on a tract(s) of record satisfying the requirements of Chapter 36, Article II, Subdivision Regulations, Code of the City of Springfield.

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, or from the centerline of a wall separating two buildings, but not including parking or loading spaces for motor vehicles. The gross floor areas shall include public or common areas such as public toilets, corridors, stairwells, elevators, machine and equipment rooms, lobbies or mall areas, whether closed or enclosed and shall also include all outdoor areas devoted to retail sales, storage or other activities incidental to the building.

Dwelling Unit: One or more rooms, designed, occupied or intended for occupancy as a separate living quarters, with cooking, sleeping and sanitary facilities provided within the dwelling unit for the exclusive use of a single family maintaining a household.

Dwelling, Single-Family Detached: A dwelling unit not attached to any other dwelling unit.

Dwelling, Single-Family Semi-Detached: A dwelling unit attached to one or more dwelling units by common vertical walls.

Impervious Surface: Any part of a lot that is covered by buildings, structures, parking areas, driveways and any other surfaces which reduce or prevent absorption of storm water.

Impervious Surface Ratio (ISR): The proportion of the site covered by impervious surfaces, and shall be determined as follows:

$$ISR = \frac{\text{Area covered by impervious surfaces}}{\text{Total Site Area}}$$

Open Space Ratio (OSR): The proportion of a site covered by open space which shall be determined as follows:

$$OSR = \frac{\text{Area covered by open space}}{\text{Total site area}}$$

Vehicular Use Area: That portion of a lot that is used by vehicles for access, circulation, parking and loading and unloading. It comprised the total of circulation areas, loading and unloading areas, and parking areas.

The definitions contained in the *Zoning Ordinance* shall apply to this ordinance. For purposes of this ordinance, the following definitions shall also apply.

D. USES PERMITTED

LOTS 1 & 3 – Per the Residential Single-Family Zoning District.

LOT 2 – As described below

1. Single-Family Detached Dwelling (Limited to 4.5 Units Per Acre)
2. Accessory Uses, as permitted by Section 36-450
3. Home occupation uses, as permitted by Section 36-451
4. Temporary uses, as permitted by Section 36-452
5. Noncommercial, not-for-profit residential neighborhood facilities, including indoor and outdoor recreational facilities, community centers, offices of property owners associations and maintenance facilities operated by a neighborhood or community organization or a property owners association.
6. Residential condominiums

E. USE LIMITATIONS

1. All uses shall operate in accordance with the noise standards contained in Section 36–485 of the Springfield Zoning Ordinance.
2. No use shall emit an odor that creates a nuisance as determined by Chapter 2A, Article X, Springfield City Code.

F. INTENSITY OF DEVELOPMENT

Development shall adhere to the following standards.

1. Maximum residential density shall not exceed 4.5 dwelling units per acre.

G. BULK, AREA AND HEIGHT REQUIREMENTS

1. Lot 1 & 3 Shall adhere to R-SF requirements
2. Lot 2
    - Front Yard: 25-feet
    - Side Yard: 25-feet, unless adjacent to other Lots within this district, then 5-feet.
    - Rear Yard: 5-feet
3. No structure shall exceed the height of two (2) stories above grade, or 29-feet above the finished grade.
4. The maximum impervious surface ratio shall not exceed 50%.

H. OPEN SPACE, LANDSCAPING & SCREENING

1. A 6-feet solid wood fence or six-foot solid masonry/brick wall or 6-foot solid evergreen hedge shall be constructed along the north and south property line of Lot 2 when adjacent to adjoining properties not included in the district.

J. EXTERIOR LIGHTING

1. As required per Section 36-484.

K. ACCESS TO PUBLIC THOROUGHFARES

1. Access to Lot 2 shall be limited to S. Oak Grove Ave. Access shall line up with E. Lombard St.
2. Lot 2 may be gated. If gated, gating system shall be designed in accordance with City Requirements. Gate location shall be identified on the Final Development Plan

L. OFF-STREET PARKING

Two (2) Per Residential Unit.

M. SIGNS

The requirements and standards of *Section 36–454* of the *Springfield Zoning Ordinance*, in effect at the time of development shall apply.

N. REQUIRED IMPROVEMENTS

1. Public improvements to be completed. Public and private improvements necessary to adequately accommodate the intensity of development proposed in this District shall be constructed prior to or concurrently with the development of the property. If the development of the property is phased, the construction of the improvements may also be phased provided there is a logical relationship between each phase of the development and the construction of the required improvements. Prior to building permits being issued to the applicant, or subsequent owners shall:

    a. construct the required improvements; or
    b. provide assurances satisfactory to the Director of Public Works guaranteeing that all required improvements will be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department shall be provided to the City.

2. Certificate of occupancy. No certificate of occupancy shall be issued for any structure within this District, or phase of the development, unless:

   a. the required improvements are completed prior to occupancy of the structures; or
   b. the Director of Public Works has determined that:
      (1) any incomplete required improvements have little or no effect on the occupancy of the facility; or
      (2) conditions beyond the control of the contractor, *i.e.*, strikes, weather, etc., have delayed the completion of the improvements.

   If one of these conditions occurs, the Director of Building Development Services may permit occupancy under conditions satisfactory to the Director of Public Works that the required improvements will be completed as required by this ordinance within a reasonable time.

3. Required improvements. Improvements necessary to adequately accommodate the intensity of development in this District include the following.

   a. Street improvements.
      None required

   b. Sidewalks.
      Sidewalks shall be required along the Districts frontage of Oak Grove Ave. As approved by the ARC on 11/08/16, a fee in lieu of constructing this sidewalk is allowed.

   c. Sanitary sewer facilities.
      An offsite public sanitary sewer extension will be required to serve Lot 2. The extension shall extend to the existing public main located at the intersection of E. Madison St. and S. Lone Pine Ave.
      (1) Sanitary sewers within Lot 2 shall be private beyond the public main extension.

   d. Storm water management facilities.
      Detention nor water-quality shall be required for Lots 1 or 3 unless the Lots are redeveloped.

      Water-quality shall be provided on Lot 2 for Lot 2 at the time of development of Lot 2. The existing sinkhole located to the west of this District shall be used for detention. A detention in-lieu of fee shall be required. A Hydrologic Sinkhole report shall be provided at the time of development in accordance with Chapter 96 Section 8.

4. Improvement Standards.
   Improvements shall conform to the following standards.

   a. All utilities and utility connections shall be located underground, including, but not limited to, electrical and telephone cables, security and other telecommunication systems and wires. Transformers, meters of any type (including electric, gas or other meters), or other apparatus shall be adequately screened and landscaped.

O. MAINTENANCE OF COMMON AREAS AND FACILITIES

The maintenance of common areas and facilities within the District shall remain the responsibility of the developer(s) or shall be assumed by a duly constituted property owner's association meeting all legal requirements prescribed by the City Attorney.

P. PHASING

Development may be phased provided that all public improvements directly related to each phase are completed at the time of its development and that improvements serving the District as a whole and the adjoining area are completed in a sequence assuring full utility of the District as a whole and all areas within the District and so that future public improvements required by this ordinance or other applicable ordinances of the City are not compromised or rendered unduly difficult.

Q. FINAL DEVELOPMENT PLAN

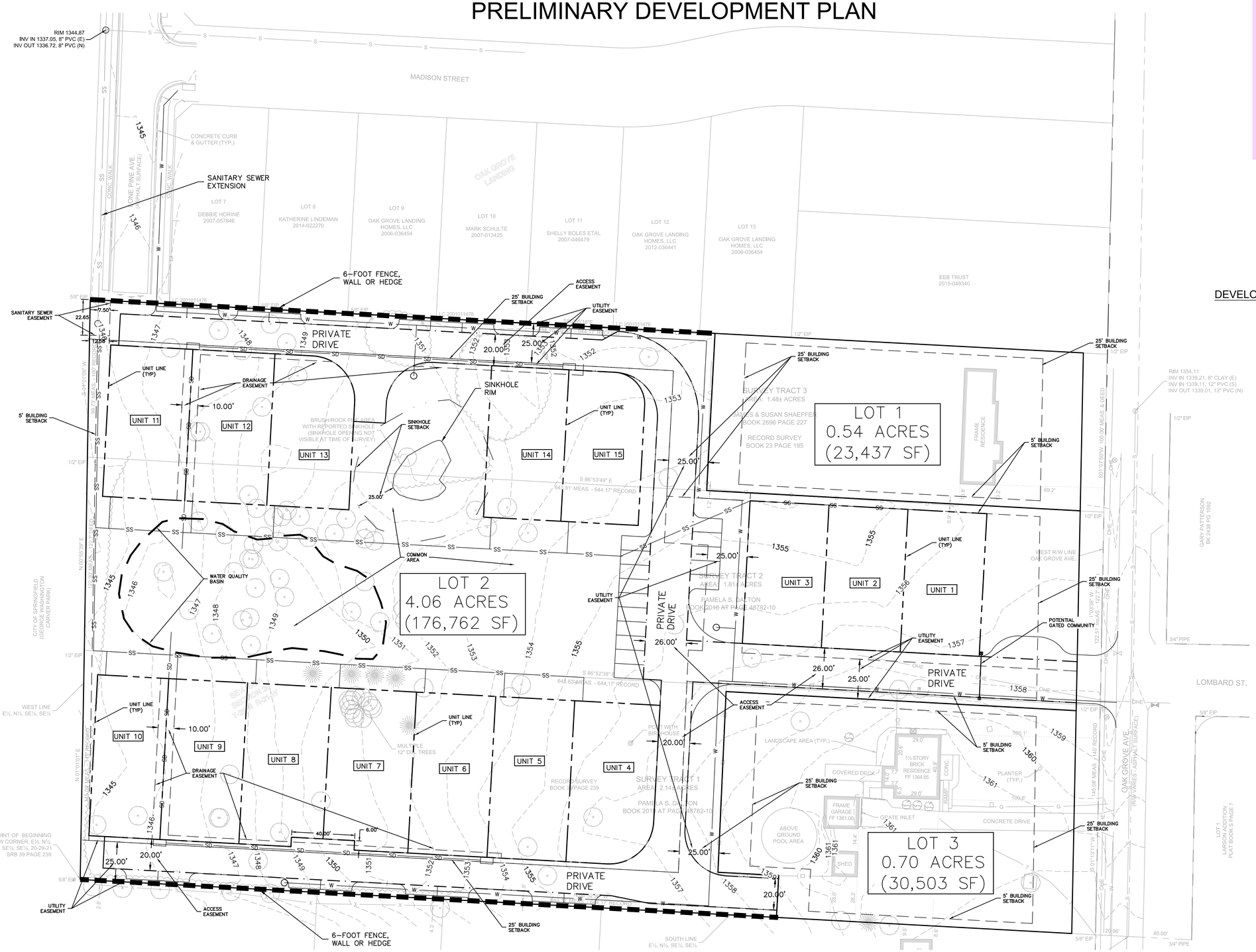
A final development plan, showing conformance with the requirements of this Exhibit, shall be submitted to the Planning and Development Department and approved in the manner described below prior to the issuance of any building permits or prior to the commencement of any of the permitted uses or improvements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

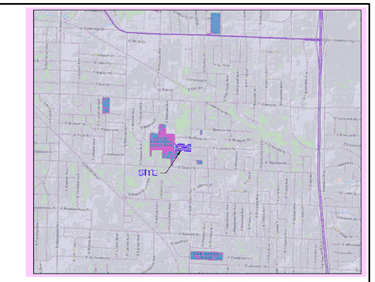
1. The intent of Exhibit 2 is only illustrative of how the site could develop in conformance with the standards and requirements in the text of Exhibit 1.

2. A final development plan shall only be approved if it is in substantial conformance with Exhibit 1 as defined by *Subsection 36–405 (9) (c) of the Springfield Zoning Ordinance.*

3. The Administrative Review Committee is hereby authorized to, acting jointly, approve the final development plan(s) provided such plan substantially conforms to the provisions of the ordinance. The Administrative Review Committee is hereby authorized, at its discretion, to approve minor adjustments and modifications to the site plan. Such authority shall not, however, be construed to permit:
    - Any uses within the District other than those specifically prescribed by the ordinance.
    - Any increase in the intensity of use permitted within the District.

PRELIMINARY DEVELOPMENT PLAN





LOCATION SKETCH (NTS)

DEVELOPMENT & PLANNED DEVELOPMENT NOTES

Total Area:	5.42 Ac.±
Total Number of Lots:	3
Smallest Lot:	Lot 1 23,539 Sq.Ft.± 0.54 Ac.±
Largest Lot:	Lot 2 176,762 Sq.Ft.± 4.06 Ac.±
Current Zoning:	R-SF
Required Open Space:	50%

Sidewalks shall be required along the Districts frontage of Oak Grove Ave. As approved by the ARC on 11/08/16, a fee in lieu of constructing this sidewalk is allowed.

DEVELOPMENT STORM DRAINAGE NOTES

Detention nor water-quality shall be required for Lots 1 or 3 unless the Lots are redeveloped.

Water-quality shall be provided on Lot 2 for Lot 2 at the time of development of Lot 2. The existing sinkhole located to the west of this District shall be used for detention. A detention in-lieu of fee shall be required. A Hydrologic Sinkhole report shall be provided at the time of development in accordance with Chapter 96 Section 8.

Maximum impervious area for the overall development shall not exceed 50%.

N

0' 15' 30' 60'
SCALE IN FEET

PREPARED BY

OLSSON ASSOCIATES
550 ST. LOUIS STREET
SPRINGFIELD, MO 65806

OWNER/DEVELOPER

TOUCHSTONE GROUP, LLC
430 S. GLENSTONE AVE.
SPRINGFIELD, MO 65802

LEGAL DISCRITPION

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 20, TOWNSHIP 29 NORTH, RANGE 21 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST ONE-HALF (E½) OF THE NORTH ONE-HALF (N½) OF THE SE¼ OF THE SE¼ OF SAID SECTION 20; THENCE N00°59'16"E, ALONG THE WEST LINE OF SAID E½ OF THE N½ OF THE SE¼ OF THE SE¼, 367.12 FEET TO THE SOUTHWEST CORNER OF OAK GROVE LANDING, A RECORDED SUBDIVISION IN GREENE COUNTY, MISSOURI; THENCE S86°55'18"E, ALONG THE SOUTH LINE OF SAID OAK GROVE LANDING, 644.10 FEET TO THE WEST RIGHT-OF-WAY LINE OF OAK GROVE AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: 1) S01°07'50"W, 100.00 FEET; 2) S01°03'38"W, 122.51 FEET; 3) S01°13'11"W, 145.08 FEET TO A POINT ON THE SOUTH LINE OF SAID E½ OF THE N½ OF THE SE¼ OF THE SE¼; THENCE N86°52'36"W, ALONG SAID SOUTH LINE, 643.12 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 5.42 ACRES AND SUBJECT TO ANY EASEMENTS AND RIGHTS-OF-WAY OF RECORD. ALL LYING IN GREENE COUNTY, MISSOURI.

STATE OF MISSOURI
JARED LEE RASMUSSEN
NUMBER
PE-2008002199
PROFESSIONAL ENGINEER
12.01.16
JARED LEE RASMUSSEN–CIVIL ENGINEER
MO# PE–2008002199

	DATE	REVISION	BY
drawn by: JLR			
surveyed by: TOTH			
checked by: JLR			
approved by: JLR			
project no.: 016–2711	12–01–16	Per City Comments	JLR
file name: C–PD SKETCH	11–22–16	Per City Comments	JLR
	10–31–16	Original Preparation	JLR

OLSSON ASSOCIATES

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DWG: F:\2016\2501-3000\016-2711\40-Design\AutoCAD\Final Plans\Xref\C_SKETCH_62711.dwg USER: jrasmussen
DATE: Dec 01, 2016 2:37pm XREFS: CE080059 Oak Grove Survey phase2 C_PBASE_62711

PLANNING AND DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW OFFICE
MEMORANDUM

DATE: December 12, 2016

TO: Planning and Zoning Commission

FROM: Daniel Neal
Senior Planner

SUBJECT: Planned Development 354 Protest Petitions

A citizen submitted the following protest petitions to P&Z for informational purposes. Protest petition calculations are only applicable at City Council and have been submitted here at the request of the citizen. Protest petitions only affect City Council's final action by requiring a super majority of 6 votes of approval instead of a simple majority.

ZONING PROTEST PETITION TO THE CITY COUNCIL OF SPRINGFIELD, MISSOURI

Please take notice that the undersigned property owners acknowledge that they are the owners of either the land (exclusive of streets and alleys) included in such proposed change or within an area determined by line drawn parallel to and one hundred eighty-five (185) feet distance from the boundaries of the district proposed to be changed and that said owners do protest and object to said proposed rezoning of Planning and Zoning Commission Case No. 354, City Council Bill No., _____ (if applicable). This protest is given in contemplation of the provisions of City Code and applicable laws. Petitions must be filed with the City Clerk's Office.

Printed Name of Owner:	Owner(s) Address:	Property Address (if different):	Owner(s) Signature(s)
Oak Grove Landing Homes LLC	1625 E Primrose Springfield, Mo	2534 E Madison	Gina Rollin, Member
"		2535 E Madison	Gina Rollin, Member
"		2540 E Madison	Gina Rollin, Member
"	"	2541 E Madison	Gina Rollin, Member
			Gina Rollin, Member

PLEASE NOTE:

ALL OWNERS OF RECORD MUST SIGN THE PETITION IN ORDER FOR THEIR PROPERTY TO BE INCLUDED IN THE REQUIRED THIRTY PERCENT (30%).

THE NOTARY EXECUTING THIS PETITION MUST WITNESS ALL SIGNATURES.

STATE OF MISSOURI
COUNTY OF GREENE ss.

On this 1ST day of December, 2016, before me personally appeared the above named person(s) to me known to be the person or persons described in and who executed the foregoing instrument and acknowledged that he (or they) executed the same as his (or their) free act and deed. In testimony whereof, I have hereunto set my hand and affixed my official seal on the day and year first above written.

(SEAL)

Karen Hull

Notary Public

My Commission Expires: 12/11/17

KAREN HULL
Notary Public – Notary Seal
STATE OF MISSOURI
Christian County
My Commission Expires Dec. 11, 2017
Commission #13475459

ZONING PROTEST PETITION TO THE CITY COUNCIL OF SPRINGFIELD, MISSOURI

Please take notice that the undersigned property owners acknowledge that they are the owners of either the land (exclusive of streets and alleys) included in such proposed change or within an area determined by line drawn parallel to and one hundred eighty-five (185) feet distance from the boundaries of the district proposed to be changed and that said owners do protest and object to said proposed rezoning of Planning and Zoning Commission Case No. 354, City Council Bill No., _____ (if applicable). This protest is given in contemplation of the provisions of City Code and applicable laws. Petitions must be filed with the City Clerk's Office.

Printed Name of Owner:	Owner(s) Address:	Property Address (if different):	Owner(s) Signature(s)
Oak Grove Landing Homes, LLC	1625 E Primrose Springfield, MO	2511 E Madison	Gina Rollin, Member
"	"	2516 E Madison	Gina Rollin, Member
"	"	2517 E Madison	Gina Rollin, Member
"	"	2523 E Madison	Gina Rollin, Member
"	"	2529 E Madison	Gina Rollin, Member

PLEASE NOTE:

ALL OWNERS OF RECORD MUST SIGN THE PETITION IN ORDER FOR THEIR PROPERTY TO BE INCLUDED IN THE REQUIRED THIRTY PERCENT (30%).

THE NOTARY EXECUTING THIS PETITION MUST WITNESS ALL SIGNATURES.

STATE OF MISSOURI
COUNTY OF GREENE ss.

On this 1ST day of December, 2014, before me personally appeared the above named person(s) to me known to be the person or persons described in and who executed the foregoing instrument and acknowledged that he (or they) executed the same as his (or their) free act and deed. In testimony whereof, I have hereunto set my hand and affixed my official seal on the day and year first above written.

(SEAL)

Karen Hull
Notary Public

My Commission Expires: 12/11/17

KAREN HULL
Notary Public – Notary Seal
STATE OF MISSOURI
Christian County
My Commission Expires Dec. 11, 2017
Commission #13475459

ZONING PROTEST PETITION TO THE CITY COUNCIL OF SPRINGFIELD, MISSOURI

Please take notice that the undersigned property owners acknowledge that they are the owners of either the land (exclusive of streets and alleys) included in such proposed change or within an area determined by line drawn parallel to and one hundred eighty-five (185) feet distance from the boundaries of the district proposed to be changed and that said owners do protest and object to said proposed rezoning of Planning and Zoning Commission Case No. 354, City Council Bill No., _____ (if applicable). This protest is given in contemplation of the provisions of City Code and applicable laws. Petitions must be filed with the City Clerk's Office.

Printed Name of Owner:	Owner(s) Address:	Property Address (if different):	Owner(s) Signature(s)
GARY D. PATTERSON	842 S. OAK GROVE AVE		Gary D. Patterson
CATHERINE M. PATTERSON	842 S. OAK GROVE AVE		Catherine Patterson

PLEASE NOTE:

ALL OWNERS OF RECORD MUST SIGN THE PETITION IN ORDER FOR THEIR PROPERTY TO BE INCLUDED IN THE REQUIRED THIRTY PERCENT (30%).

THE NOTARY EXECUTING THIS PETITION MUST WITNESS ALL SIGNATURES.

STATE OF MISSOURI
COUNTY OF GREENE ss.

On this 28th day of November, 2016, before me personally appeared the above named person(s) to me known to be the person or persons described in and who executed the foregoing instrument and acknowledged that he (or they) executed the same as his (or their) free act and deed. In *testimony whereof, I have hereunto set my hand and affixed my official seal on the day and year first* above written.

(SEAL)

Lisa Bowser
Notary Public

My Commission Expires: Nov. 30, 2017

LISA BOWSER
Notary Public – Notary Seal
STATE OF MISSOURI
Greene County
My Commission Expires Nov. 30, 2017
Commission #13790416

ZONING PROTEST PETITION TO THE CITY COUNCIL OF SPRINGFIELD, MISSOURI

Please take notice that the undersigned property owners acknowledge that they are the owners of either the land (exclusive of streets and alleys) included in such proposed change or within an area determined by line drawn parallel to and one hundred eighty-five (185) feet distance from the boundaries of the district proposed to be changed and that said owners do protest and object to said proposed rezoning of Planning and Zoning Commission Case No. 354, City Council Bill No., _____ (if applicable). This protest is given in contemplation of the provisions of City Code and applicable laws. Petitions must be filed with the City Clerk's Office.

Printed Name of Owner:	Owner(s) Address:	Property Address (if different):	Owner(s) Signature(s)
RUTH SWEARENGIN	2611 E BELMONT		Ruth Swearengin

PLEASE NOTE:

***ALL* OWNERS OF RECORD MUST SIGN THE PETITION IN ORDER FOR THEIR PROPERTY TO BE INCLUDED IN THE REQUIRED THIRTY PERCENT (30%).**

THE NOTARY EXECUTING THIS PETITION MUST WITNESS ALL SIGNATURES.

STATE OF MISSOURI
COUNTY OF GREENE ss.

On this 18th day of November, 2016, before me personally appeared the above named person(s) to me known to be the person or persons described in and who executed the foregoing instrument and acknowledged that he (or they) executed the same as his (or their) free act and deed. In testimony whereof, I have hereunto set my hand and affixed my official seal on the day and year first above written.

(SEAL)

Kathleen A. Clancy
Notary Public

My Commission Expires: Feb. 5, 2018

KATHLEEN A. CLANCY
Notary Public – Notary Seal
STATE OF MISSOURI
Greene County
My Commission Expires Feb. 5, 2018
Commission #14437750

ZONING PROTEST PETITION TO THE CITY COUNCIL OF SPRINGFIELD, MISSOURI

Please take notice that the undersigned property owners acknowledge that they are the owners of either the land (exclusive of streets and alleys) included in such proposed change or within an area determined by line drawn parallel to and one hundred eighty-five (185) feet distance from the boundaries of the district proposed to be changed and that said owners do protest and object to said proposed rezoning of Planning and Zoning Commission Case No. 354, City Council Bill No., _____ (if applicable). This protest is given in contemplation of the provisions of City Code and applicable laws. Petitions must be filed with the City Clerk's Office.

Printed Name of Owner:	Owner(s) Address:	Property Address (if different):	Owner(s) Signature(s)
Eibert Boeve	825 S. Oak Grove		Eibert Boeve
Elsie J. Boeve	825 S. Oak Grove		Elsie J. Boeve

PLEASE NOTE:

ALL OWNERS OF RECORD MUST SIGN THE PETITION IN ORDER FOR THEIR PROPERTY TO BE INCLUDED IN THE REQUIRED THIRTY PERCENT (30%).

THE NOTARY EXECUTING THIS PETITION MUST WITNESS ALL SIGNATURES.

STATE OF MISSOURI
COUNTY OF GREENE ss.

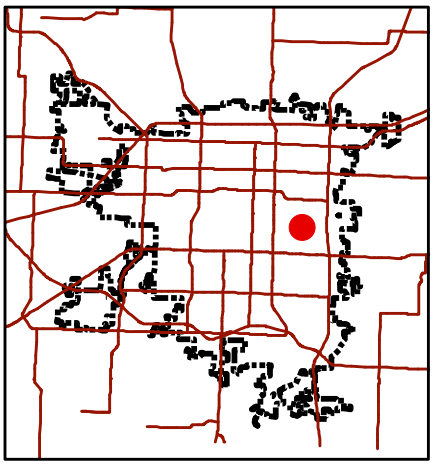
On this 29th day of November 2016, before me personally appeared the above named person(s) to me known to be the person or persons described in and who executed the foregoing instrument and acknowledged that he (or they) executed the same as his (or their) free act and deed. In testimony whereof, I have hereunto set my hand and affixed my official seal on the day and year first above written.

(SEAL)

Wanda Ferguson
Notary Public

My Commission Expires: 11-6-2017

WANDA FERGUSON
Notary Public - Notary Seal
State of Missouri
Commissioned for Greene County
My Commission Expires: November 06, 2017
Commission Number: 13401158



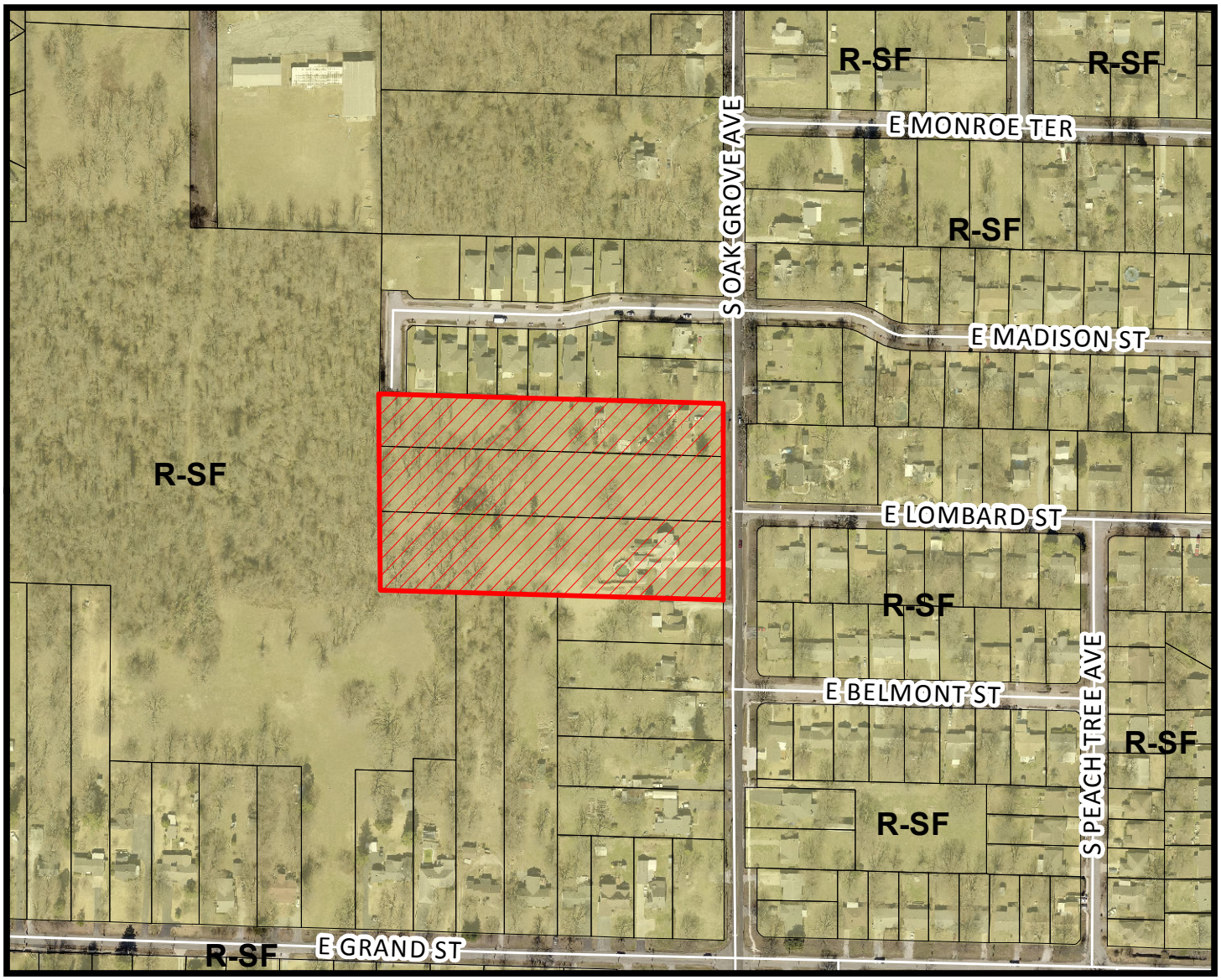
Development Review Staff Report

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

Preliminary Plat - Oak Grove Commons

LOCATION: 833 - 903 S. Oak Grove Avenue
CURRENT ZONING: R-SF, Single-Family Residential
PROPOSED ZONING: PD 354

LOCATION SKETCH



N

- Area of Proposal

0 150 300 600 Feet

1 inch = 300 feet

DEVELOPMENT REVIEW STAFF REPORT
PRELIMINARY PLAT – OAK GROVE COMMONS

PURPOSE: To approve a preliminary plat to subdivide approximately 5.42 acres into a fifteen (15) unit single-family residential condominium with common area and subdivision variances

REPORT DATE: November 29, 2016

LOCATION: 833-903 S. Oak Grove Avenue

APPLICANTS: The Touchstone Group, LLC and James & Susan Shaeffer

TRACT SIZE: Approximately 5.42 acres

EXISTING USE: Single-family residences and vacant/undeveloped land

PROPOSED USE: Single-family residential uses

FINDINGS FOR STAFF RECOMMENDATION:

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

RECOMMENDATION:

Staff recommends the Planning and Zoning Commission 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. Since this property will be developed as a condominium plat, all onsite sewer can be private. The only requirement is that the parent tract has access to sewer which it will have along Oak Grove Avenue. This would require private pumping, though. Extension of public sewer to the northwest corner along Lone Pine would provide gravity sewer to the entire site. This would require placing a manhole on the property and will require public improvement plans. Since this is not actually required for the condo plat, the plans can be separate from the platting process, but would have to be approved or escrowed prior to issuing building permits.

b. A stormwater detention permit will be required for the private, onsite detention and/or water quality facility. These facilities must be constructed, inspected, approved and operational prior to issuance of the building permit. Drainage to sinkhole to the west of the property is allowed as long as more detailed calculations showing the sinkhole can handle the additional stormwater flows to it without negatively effecting surrounding neighbors.

c. Sidewalks are required along Oak Grove Avenue in accordance with the Subdivision Regulations; however, this property would also be eligible for a fee-in-lieu of constructing sidewalks since there is no existing sidewalk along this block of Oak Grove Avenue. If approved, the fee-in-lieu of sidewalk construction must be paid prior to approval of the final plat.

2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.

   a. The standard right of way width for Oak Grove Avenue is 35 feet from the centerline. Fifteen (15) feet of additional right of way is needed to meet this requirement.

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	Park

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the City's *Comprehensive Plan* designates this area as appropriate for low-density housing. The Single-Family Residential District is considered an appropriate land use category for this area. It also suggests rezoning to the PD, Planned Development, classification which gives the City special powers to deny or regulate development in exchange for allowing the landowner to submit a more flexible or creative plan than would be permitted under the Zoning Ordinance. The Plan also encourages a variety of housing types that would enable developers to compete more effectively and provide a greater housing choice for residents.

STAFF COMMENTS:

1. The applicant is proposing to subdivide approximately 5.42 acres into a one lot commercial subdivision named "OAK GROVE COMMONS". The property is currently zoned R-SF, but the applicant has requested to rezone the property to a Planned Development No. 354 to construct single-family residential condominiums on Lot 2. PD 354 is being processed concurrently with this preliminary plat request.

2. The applicant is also requesting two subdivision variances for making provisions for the continuation of the existing streets (Lone Pine Avenue) in adjoining areas and in new subdivisions making provision for the proper projections of streets (see ATTACHMENTS 2 & 3)

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.

4. The proposed preliminary plat was reviewed by City departments and comments are contained in Attachment 1.

CITY COUNCIL:

January 9, 2017

STAFF CONTACT:

Daniel Neal
Senior Planner
864-1036

ATTACHMENT 1
DEPARTMENT COMMENTS
PRELIMINARY PLAT – OAK GROVE COMMONS

AT&T COMMENTS:

AT&T approves with utility easements as shown.

BUILDING DEVELOPMENT SERVICES COMMENTS:

No issues.

CITY UTILITIES COMMENTS:

No objection to of preliminary plat. Nothing has changed in CU's plan to provide service.

FIRE DEPARTMENT COMMENTS:

No issues.

TRAFFIC DIVISION COMMENTS:

The City's Transportation Plan classifies Oak Grove Avenue as a Secondary Arterial roadway. The standard right of way width for Oak Grove is 35 feet from the centerline. 15 feet of additional right of way is needed to meet this requirement. Oak Grove Avenue is a City maintained street. The most recent traffic count on Oak Grove Avenue is 6,442 vehicles per day. There is one existing driveway access point along Oak Grove Avenue pertaining to the property in this zoning. There is not sidewalk along the property frontage. The existing infrastructure meets current city standards. On-street parking is not allowed along Oak Grove Avenue. There is not a greenway trail in the area. There are no bus stops along this area of Oak Grove 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 Oak Grove Avenue.

Public Works Traffic Division	Response
Street classification	Oak Grove Avenue - Secondary Arterial
On-street parking along streets	No
Trip generation - existing use	63 vehicles per day
Trip generation change - proposed use	63 vehicles per day (use is limited in the PD)
Existing street right of way widths	20 ft from the centerline
Standard right of way widths	35 ft from the centerline
Traffic study submitted	Not required
Proposed street improvements	None

STORMWATER COMMENTS:

The property is located in the Jordan Creek South Branch drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area due to sinkholes on the project site and around the site. 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 because they will be using the sinkhole to the west of their site to route stormwater flows as long as it is determined it can handle additional flow without negatively effecting the surrounding neighbors. Since the project will be disturbing more than one (1) acre there will be a land disturbance permit required. There is an existing sinkhole that is on Parks Department Property located to the west of the property available for this development to discharge into. There is a sinkhole on the north part of the 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. A stormwater detention permit will be required for the private, onsite detention and/or water quality facility. This permit may be obtained through the Building Development Services (BDS) office, once the stormwater plans and calculations have been approved. The cost of this permit is $135. These facilities must be constructed, inspected, approved and operational prior to issuance of the building permit.

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

CLEAN WATER SERVICES COMMENTS:

Plat is approvable; however, public improvement plans have not yet been approved and filed. The public improvements will have to be approved, filed and constructed or escrowed before the final plat can be filed.

ATTACHMENT 2
SUBDIVISION VARIANCE APPROVAL CRITERIA
PRELIMINARY PLAT – OAK GROVE COMMONS

The applicant is requesting a subdivision variance from Section 36-243(2), Relation to Adjoining Street System, of the Subdivision Regulations which requires the arrangement of streets in new subdivisions shall make provision for the continuation of the existing streets in adjoining areas. While staff typically encourages the continuation of existing streets, there does not appear to be a significant benefit of extending Lone Pine Avenue through the subject property. Lone Pine Avenue is a local street with no existing traffic. The extension of Lone Pine Avenue to the north across a large sinkhole to Cherry Street or to the south around a large sinkhole to Grand Avenue would be expensive. Staff does not see a significant benefit of continuing this local street and supports the variance request.

Section 36-206(3) of the Subdivision Regulations states in part:

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

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

APPLICANT'S RESPONSE:

To the west and south of the subdivision are two large regional sinkholes located on Springfield-Greene County Parks property. The extension of either Lone Pine Ave. or Lombard St. serves no purposes for the adjoining neighbors, or the City of Springfield.

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

APPLICANT'S RESPONSE:

If public street extensions are to be required for development of the subdivision, development of the subdivision, as proposed, is not possible.

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

APPLICANT'S RESPONSE:

As previously stated, to west and south of the subdivision are two large regional sinkholes located on Springfield-Greene County Parks property. Extension of

either street would serve no purpose for the traveling public or adjoining neighbors.

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

ATTACHMENT 3
SUBDIVISION VARIANCE APPROVAL CRITERIA
PRELIMINARY PLAT – OAK GROVE COMMONS

The applicant is requesting a subdivision variance from Section 36-243(3), Projection of Streets, of the Subdivision Regulations which requires where adjoining areas are not subdivided, the arrangement of streets in new subdivisions shall make provision for the proper projections of streets. Staff supports the requests because projecting a new public street to the south will not provide a significant benefit to the City or adjacent property owners due to the karst topography in the area and redevelopment limitations to adjacent lots.

Section 36-206(3) of the Subdivision Regulations states in part:

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

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

APPLICANT'S RESPONSE:

To the west of the subdivision is a large regional sinkhole located on Springfield-Greene County Parks property. To the south of the subdivision, is a portion of Springfield-Greene County Parks property, on which is located another large regional sinkhole. To the south is also existing single family lots, which are not of adequate size to be conducive for redevelopment. Extension of a public streets in any direction would serve no purpose for the traveling public or the adjoining neighbors.

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

APPLICANT'S RESPONSE:

If public street extensions are to be required for development of the subdivision, development of the subdivision, as proposed, is not possible.

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

APPLICANT'S RESPONSE:

Due to redevelopment potential of the surrounding neighbors, existing Springfield-Greene County Parks property, and existing geologic features, extensions of public streets will serve no purpose.

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

ENGINEERS REPORT

FOR

THE PRELIMINARY PLAT OF

OAK GROVE COMMONS

SPRINGFIELD, MISSOURI

DEVELOPER

THE TOUCHSTONE GROUP

903 S. OAK GROVE AVE.

SPRINGFIELD, MO 65802

October 31, 2016

STATE OF MISSOURI
JARED LEE RASMUSSEN
NUMBER
PE-2008002199
PROFESSIONAL ENGINEER

10.31.16

JARED LEE RASMUSSEN–CIVIL ENGINEER
MO# PE–2008002199

PREPARED BY:

Jared L. Rasmussen, PE

Olsson Associates

OLSSON ASSOCIATES

550 St. Louis
Springfield, MO 65806

TEL 417.890.8802
FAX 417.890.8805

www.olssonassociates.com

The Developer is seeking to plat the approximant 5.43-acre of un-platted properties (three total) lying south of Oak Grove Landing subdivision, west of George Washington Carver park, north of 3 existing un-platted residential properties, and east of S. Oak Grove Ave. The property is currently zoned Residential Single-Family (R-SF). Concurrently to this Major Subdivision, the Developer is seeking a rezoning to a Planned Development District (PD) to allow for development of the property in to residential condominium. This 3 Lot Preliminary Plat will keep the two existing structure within proposed Lots 1 & 3 as traditional single-family, and will plat the proposed Lot 2 in to a residential condominium.

GENERAL:

Item 1: Review comments from the pre-subdivision review meeting held on August 4, 2016 have been incorporated in to the Preliminary Plat drawing and in this report.

Item 2: Two Subdivision Variances are being requested.

- Section 36-243 (2) – Relation to Adjoining Street System
- Section 36-243 (3) – Projection of Streets

Refer to the variance application for additional information.

Items 3-11and 13-16: See the preliminary plat for each of these items.

Item 12: There are no existing protective covenants or deed restrictions.

STORMWATER:

Item 17: No offsite stormwater flows effect this property. Flows from the western portions of Lot 1 & 3, however, do extend across Lot 2. These flows will be collected (for the water quality storm event only) via storm structures and will be conveyed via underground drainage piping, to the proposed water quality basin illustrated on the Preliminary Plat Drawing. Refer to the Preliminary Plat Drawing for collection and conveyance alignments, and storm drainage easements. It should be noted that all area beyond the defined Units in Lot 2 (also known as Common Area) shall be considered public drainage easement. Flows in excess of the water quality storm event will be allowed to bypass this water quality basin and discharge directly to the western property line, where they enter the existing regional sinkhole that historically has received all storm water from this property.

Item 18: See the Preliminary Plat for the location of existing and proposed drainage easements to convey flows from within the property. No offsite flows effect this property.

Item 19: As previously mentioned, the property historically drains to the existing regional sinkhole formation located to the west of the property within George Washington Carver Park. As is required by the City of Springfield Stormwater Design Criteria, whenever drainage is directed to a sinkhole, a plugged condition (meaning no infiltration or outflow) must be assumed. When assuming a plugged condition, upstream detention does not always provide a benefit. Such is the case with development of this property. While upstream detention could be provided on the property, discharge of the upstream basin would still be directed to the existing regional sinkhole. It is the intent of this property's development, to provide onsite water quality, while utilizing the offsite regional sinkhole as the detention facility.

As required by the proposed rezoning, the PD will restrict overall development of the property to an Open Space Ratio (OSR) of 50%. Furthermore, proposed Lots 1 & 3 will stay as currently developed, so no consideration is needed for detention capacity for these two lots. Therefore, detention capacity and calculations shall only be considered for proposed Lot 2 at an OSR of 50%. As illustrated by the Preliminary Plat Drawing, Lot 2 (excluding the additional ROW to be granted along Oak Grove) is approximately 4.06-acres, of which only 2.03-acres is allowed to be impervious. As a general rule of thumb, 12,800-cf per each acre of impervious is required when sizing relatively small detention facilities for the 100-year condition. Using this rule of thumb, a detention volume of approximately 26,000-cf is required. (A detailed study will be provided at the time of development of Lot 2)

Item 20: As is illustrated on the Preliminary Plat drawing, a sinkhole is located on Lot 2. Currently a portion of the property drains to this sinkhole, approximately (1.83-acres). It is the intent of this development to divert all developed drainage away from this sinkhole. In effect, reducing the drainage to the sinkhole to a point lower than the existing condition. Refer to Figure 1 for illustration of the existing and proposed drainage area to the sinkhole as well as the existing and proposed 100-yr ponding depth. Refer to the attached Sinkhole Evaluation prepared by Palmerton and Parrish, Inc. and dated September 29, 2016 for a geologic study of the existing onsite sinkhole. Since all developed drainage will be diverted away from this sinkhole, no hydrologic study is required beyond the attached Figure 1.

Item 21: *The discussion included in this Item should be considered as the Preliminary Hydrologic sinkhole report.*

As discussed in Item 19, the property drains to a regional sinkhole formation located to the west of the property within George Washington Carver Park. This sinkhole formation receives flows from an area in

excess of 45-acres surrounding the sinkhole formation. From information provided by the City of Springfield, an existing 100-year, 24-hour ponding depth is approximately defined at elevation 1337.50. At this closed contour elevation, the surface area of the sinkhole cluster is approximately 3.74-acres or 162,900-sf. Using the additional 100-year storage volume discussed in Item 19 (26,000-cf), this would equate to a 0.16-foot (2") increase in the 100-year ponding elevation. This relatively minor increase in the 100-year ponding elevation will have no impact on the existing properties surrounding this sinkhole formation or the existing structures located on these properties. Refer to Figure 2 for illustration of the existing and proposed drainage area to the sinkhole as well as the existing and proposed 100-yr ponding depth.

Item 22: From conversations with the City Stormwater Staff, a buyout may be allowed provided a final sinkhole evaluation is provided at the time of development of Lot 2. A buyout application and supporting storm water calculations shall be provided at the time of development of Lot 2 for review and approval.

Item 23: Analysis and figures included within and attached to this Report should be considered preliminary Hydrologic Studies for both the onsite and offsite sinkholes effected by development of the property. A Geologic Study of the onsite sinkhole is provided under separate cover, and is attached to this Report.

WATER QUALITY:

Item 24: Water Quality shall be provided on Lot 2 for Lot 2 at the time of development of Lot 2. Since drainage from both Lots 1 & 3 will sheet flow across Lot 2, the water quality treatment provided will include additional volume or measures to accept this additional existing developed area.

Water Quality treatment is planned as an above ground basin as conceptually located on the Preliminary Plat drawing. The area to be treated, assuming all area within the property limits, is 5.43-acres. Utilizing the City of Springfield's standards for water quality design, this equates to a water quality treatment volume of approximately 6,200-cf required. See below for water quality volume calculations.

Water Quality Runoff Calculation Worksheet
SCS Runoff Curve Number Method and 1/2 inch over total impervious area

Project Name: **Oak Grove Commons**
Description:

First 1/2" runoff from directly connected impervious area

Q (Vol in CF)

Area of impervious surface (Acres.) = 2.72 ac Assumes 50% Total Impervious

Q = 0.1133 ac - ft
WQCV (1.25) = **0.1417** **ac-ft =** **6171** **CF**
Controls

Runoff from 1-inch in 24 hours Over Entire Site

Area of development (Acres) = 5.43 ac

P (rainfall in inches)= 1 in
CN (weighted CN) = 87
(CN for the Developed Condition assumes 1/4 acre Lots and TYPE D Soils)

S = 1.49

Q = 0.2239 inches

WQCV(1.25) = **0.1267** **ac-ft =** **5517** **CF**

At the volume required this equates to a 1.5-foot average ponding depth within the area defined. Top of berm is assumed to be at elevation 1349. An emergence spillway will be designed to allow larger storms to pass through the water quality basin without impacting surrounding units or the water quality berm's integrity. Prior to leaving the property, drainage from the water quality low flow pipe will pass through a distilling basin to return the point discharge to a sheet flow condition at the property line.

In lieu of an above ground basin, at the time of development of Lot 2, alternative designs may be studied to eliminate the need for any un-necessary site disturbance an above ground basin could create. For this report, and above ground basin has been illustrated as a worst case scenario meeting the requirements of the City's Storm Water Design Criteria.

SANITARY SEWER:

Item 25: Proposed Lots 1 & 3 are currently served via existing sanitary sewer connections to the main running within the Oak Grove ROW.

Proposed Lot 2 shall be served via an offsite public sanitary sewer extension. The extension shall extend to the existing public main located at the intersection of E. Madison St. and S. Lone Pine Ave.

Sanitary sewers within Lot 2 shall be private beyond the public main extension.

Item 26: There are no sewer capacity issues.

STREET SYSTEM:

Item 27: According to the street classification as shown in the Major Thoroughfare Plan, the existing adjacent street on the east is Oak Grove Ave. and is classified as a secondary arterial.

Proposed streets: There are no proposed streets.

Item 28: According to the street classification as shown in the Major Thoroughfare Plan, the existing adjacent street on the east is Oak Grove Ave. and is classified as a secondary arterial. Secondary arterials require 70-feet of ROW. From centerline of Oak Grove Ave. it appears only 20-feet is provided along the property. An additional 15-feet of ROW is required to be dedicated.

Item 29: A variance is being sought to not extend Lone Pine Ave. A variance is also being sought to not project streets into undeveloped properties.

Item 30: Does not apply to this site.

Item 31: Does not apply to this site.

Item 32: EXISTING SIDEWALKS: Sidewalks do not exist along Oak Gove Avenue. A buy-out is being pressured through the ARC.

PROPOSED SIDEWALKS: There are no proposed sidewalks.

Item 33: Through the proposed PD, proposed Lots 1 & 3 are remaining consistent with R-SF zoning district. No change in land use, therefore no increase in traffic trip ends will be created associated with these two lots.

Proposed Lot 2 is changing from an R-SF zoning district to a PD zoning district, which allows a total of 4.5 units per acre. For Lot 2 (4.06-acres), a total of 18 units would be allowed. Per the 8th Addition of the ITE, the highest ADT is seen on a Saturday. The ITE provides ADT values per dwelling unit, and per acre of developable land. These are 10.08 and

31.02, respectively. Using these values in the existing condition, i.e. as currently zoned, would equate to a baseline ADT of 126 trips (31.02 x 4.06). Using these values in the proposed condition, 4.5 units per acre, would equate to an ADT of 181 trip (18 x 10.08). This increase in trips of 55 per day, or roughly 5 in the peak hour, will have no impact to the existing capacity of Oak Grove Ave. Therefore, no improvement to Oak Grove should be required.

STREET DESIGN:

Item 34: The existing adjacent street, Oak Grove Avenue, is not programmed for upgrading or construction in the Capital Improvement Program.

Item 35: The right-of-way width, pavement width and storm water facilities for the existing adjacent streets are as shown on the preliminary plat.

Item 36: Does not apply to this site. There are no proposed streets

Item 37: Does not apply to this site.

ACCESS:

Item 38: Cross access easements are as shown on the preliminary plat. There are no marginal streets, and/or back access parallel to arterial streets.

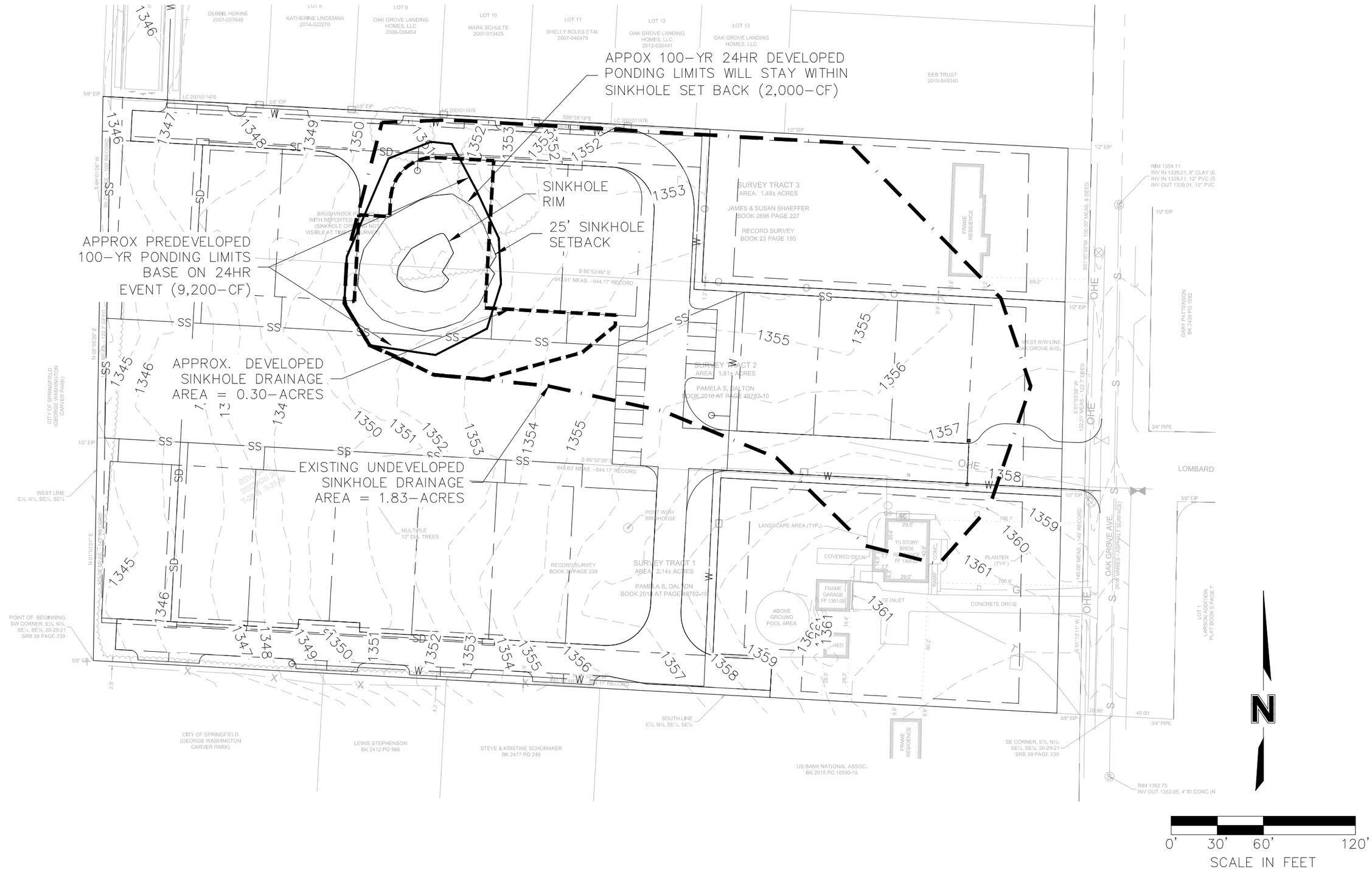
Item 39: Access to Oak Gove shall be allowed from all three Lots. Access to Lots 1 & 3 shall remain as they currently exist. Access to Lot 2 shall line up with E. Lombard St.

Item 40: Does not apply to this site.

Item 41: No access limitations are required.

Attachments:

Figure 1 – Onsite Sinkhole
Figure 2 – Offsite Sinkhole
PPI Sinkhole Evaluation – Sinkhole Geologic Study



PROJECT: 016-2711	
DRAWN BY: JLR	OAK GROVE COMMONS - ON SITE SINKHOLE
DATE: 10/31/16	

OLSSON ASSOCIATES

FIGURE F-1

DWG: F:\2016\2501-3000\016-2711\40-Design\AutoCAD\Final Plans\Xref\C_SKETCH_62711.dwg USER: jrasmussen
DATE: Oct 28, 2016 10:48am XREFS: CE08059 Oak Grove Survey phase2 C_PBASE_62711

DWG: F:\2016\2501-3000\016-2711\40-Design\AutoCAD\Final Plans\Xref\C_SKETCH_62711.dwg USER: jrasmussen
DATE: Oct 28, 2016 10:49am XREFS: CE08059 Oak Grove Survey phase2 C_PBASE_62711

PROJECT: 016-2711	
DRAWN BY: JLR	
DATE: 10/31/16	

OAK GROVE COMMONS - OFFSITE SINKHOLE

OLSSON ASSOCIATES

FIGURE F-2

SINKHOLE EVALUATION

FOR

903 S. OAK GROVE AVE.
SPRINGFIELD, MISSOURI

Prepared for:

Paragon Architecture, Inc.
430 S. Glenstone Ave.
Springfield, MO 65802

Prepared by:

• Geotechnical Services
• Environmental Services
• Material Testing Services

PALMERTON & PARRISH, INC.

Springfield, MO
4168 W. Kearney Springfield, MO 65803
Call 417.864.6000 Fax 417.864.6004
www.ppimo.com

PPI PROJECT NUMBER: 238196

September 29, 2016

TABLE OF CONTENTS

EXECUTIVE SUMMARY 1
1.0 INTRODUCTION 2
2.0 SITE INVESTIGATION 2
3.0 SITE DESCRIPTION 3
3.1 General Geology and Soils 3
3.2 General Hydrogeology 4
3.3 Site Geomorphology 4
3.4 Land Cover 5
4.0 FLOORDING EVALUATION 5
5.0 CONCLUSIONS 5

APPENDICES

APPENDIX I – FIGURES

APPENDIX I – BORING LOGS

1.0 INTRODUCTION

Palmerton & Parrish, Inc. (PPI) was retained by Paragon Architecture, Inc. to perform a sinkhole evaluation for the property located at 903 S. Oak Grove Ave. in Springfield, Missouri. The subject property is generally located in the S ½, NE ¼, SE ¼ of section 20, township 29 north, range 21 west in Springfield, Greene County, Missouri. This sinkhole evaluation was performed according to Chapter 11. Sinkholes and Karst Features from the *Springfield Storm Drainage Criteria Manual*. See Figure 1 in Appendix I for the general location of the subject property on the Springfield 7.5 Minute Topographic Quadrangle. The entire property is currently grass covered with light woodland.

2.0 SITE INVESTIGATION

The following records were reviewed in the course of this evaluation:

- *Galloway 7.5 Minute Topographic Quadrangle*, 1996, United States Geological Survey
- *Soil Survey of Greene and Lawrence Counties, Missouri*, 1982, United States Department of Agriculture
- *Geology of Greene County, Missouri*, 1986, Kenneth C. Thomson
- *Geologic Map of Greene County, Missouri*, 1986, Kenneth C. Thomson
- *Springfield Area Watersheds and Sinkholes*, 2004, City of Springfield, Stormwater Services Division
- Miller D. E. and Vandike, J. E., 1997, *Groundwater Resources of Missouri: Missouri Department of Natural Resources State Water Plan Series, Volume II*, Missouri Department of Natural Resources, Rolla, Missouri
- Greene County Assessor, GIS Map, https://greenecountymo.gov/assessor/

The Greene County Assessor online GIS map identified one small sinkhole on the subject property. Several of these records showed numerous large sinkholes less than a half mile of the subject property.

A geologist with PPI visited the subject property on September 14, 2016 to visually observe any sinkholes or other karst features that may exist on the site. One small sinkhole was observed at the north end of the subject property. This sinkhole is a small and shallow solution sinkhole with no observable sinkhole eye. The sinkhole has been partially filled with rock and there was no standing water in the sinkhole floor at the time of observation.

PPI performed a geotechnical investigation on the subject property concurrently with this sinkhole evaluation. The geotechnical investigation included drilling two (2) soil borings on the east and west ends of the sinkhole depression. The purpose of these borings was to observe soils near the sinkhole and to help define the sinkhole rim. Soils observed in the boring were very stiff to hard native clay soils with varying amounts of chert gravel. Soils showed no signs of sinkhole induced downward movement, soil in-washing, or mixed soil horizons. Soil boring 18 encountered limestone bedrock at 6 feet below the surface.

See Figure 1 in Appendix I for the subject property location on a topographic map. See Figure 2 for the location of the sinkhole on a survey of the subject property with identification of the sinkhole geologic rim and the rim setback. Boring logs for borings 12 and 18 are included in Appendix II.

3.0 SITE DESCRIPTION

3.1 General Geology and Soils

Bedrock underlying the subject property consists of the Mississippian age Burlington-Keokuk formation, a coarsely crystalline limestone containing minor amounts of interbedded chert. The Burlington-Keokuk limestone crops out extensively in the general area of the site property. Weathering of the formation produces a rough, irregular, and broken surface. Deep weathering along vertical fractures creates features described as cutters and pinnacles, a highly irregular interface between the soil horizon and the bedrock. The Burlington-Keokuk limestone is extremely susceptible to dissolution and development of karst features. Numerous sinkholes are present in the uplands underlain by the formation. The nearest known fault to the subject property is the Pierson Creek fault system located approximately 0.1 mile to the northeast. Fracture trends in the area of the subject property generally trend northeast-southwest and northwest-southeast. According to the photolineament map in the *Geology of Greene County, Missouri* no known photolineaments are located on the subject property.

According to the Missouri Department of Natural Resources, Geological Survey Program, Environmental Geology Section, no dye traces have been performed on the sinkhole at the subject property. However, dye traces have been performed on other sinkholes near the subject property. These dye traces indicate that water entering the sinkhole on the site likely flows southeast and may discharge at one or more springs along Pierson Creek.

Soils overlying the Burlington-Keokuk formation consist of cherty residuum typically classified as CL or CH according to the Unified Soil Classification System. A geotechnical investigation was performed by PPI concurrently with this sinkhole evaluation. See the Geotechnical Engineering Report for details on site soils.

3.2 General Hydrogeology

The site is located in the Springfield Plateau groundwater province. Hydrogeologic units in the site area from the uppermost to lowermost include the Springfield Plateau aquifer, Ozark confining unit, and the Ozark aquifer. In the site area the Springfield Plateau aquifer consists of the Mississippian age Burlington-Keokuk formation, Elsey-Reeds Spring formations, and Pierson limestone. The Springfield Plateau aquifer is an unconfined aquifer recharged by precipitation. Underlying the Springfield Plateau aquifer is the Ozark confining unit, a series of Mississippian age low-permeability formations that greatly restrict the vertical movement of water. The Ozark confining unit consists of the Northview formation, the Compton limestone, and locally the Pierson limestone. Underlying the Ozark confining unit is the Ozark aquifer, which is a confined aquifer consisting of Cambrian and Ordovician age dolomites and sandstones. This aquifer is the most prolific aquifer in southwest Missouri and is the source of potable groundwater for most domestic and public water supplies outside of the City of Springfield. Because of the sensitivity of the Springfield Plateau aquifer to surface contamination sources, the State of Missouri has prohibited the construction of water wells into the aquifer in Greene and northern Christian counties. According to 10 CSR 23-3.100 water wells constructed in Sensitive Area C shall be drilled and cased through the Springfield Plateau aquifer and Ozark confining unit and be completed in the Ozark aquifer. No water wells were observed at the subject property.

3.3 Site Geomorphology

The subject property is located within the Springfield Plateau subprovince of the Ozark Plateaus physiographic province. The landscape is characterized by rolling hills, meandering streams, and karst features such as sinkholes, caves, and springs.

The surveyed area on the subject property has a total relief of approximately 17 feet, with the lowest elevation of approximately 1344 at the west end of the property and the highest elevation of approximately 1361 at the residence in the southeast corner of the subject property. Runoff generally flows west across the subject property into a large sinkhole on the west adjacent property.

3.4 Land Cover

Currently the land cover in the sinkhole watershed consists of grass and light woodland.

4.0 FLOODING EVALUATION

A quantitative analysis of the potential for sinkhole flooding was not performed in this evaluation because the sinkhole is very shallow it has very little water storage capacity. Assuming no infiltration through the bottom of the sinkhole, the sinkhole depression is expected to fill up during small, frequent storms. Water in the sinkhole depression will overflow at the west end of the depression at approximately elevation 1350.4.

5.0 CONCLUSIONS

Based on the topographic survey, soil borings, and visual observations, the geologic rim, sinkhole rim setback, and potential overflow point were defined for sinkhole on the subject property and can be viewed in Figure 2. The sinkhole rim setback establishes a no-build zone around the sinkhole.

The relative potential for groundwater contamination was evaluated according to section 2.3.1 of the *Springfield Storm Drainage Criteria Manual*. Based on the definitions in the section, multifamily residential development at the subject property will pose a moderate hazard for groundwater contamination if the directly connected impervious area discharging to the sinkhole is less than five acres. Water infiltrating through the sinkhole will enter the Burlington-Keokuk formation and upper part of the Springfield Plateau aquifer. It is very unlikely, but possible that older water wells in east Springfield that are completed in the Springfield Plateau aquifer are still actively being utilized. Springfield ordinances prohibit the future drilling of water wells on residential properties. Any future wells drilled in Greene County are required to be cased through the Springfield Plateau aquifer and completed in the Ozark aquifer. The potential for contamination of area potable groundwater supplies by stormwater entering this sinkhole is low.

It is recommended that future stormwater design plans for the property minimize the amount of runoff from streets and roofs that enter the sinkhole. The sinkhole can be utilized for stormwater detention provided that the water quality considerations and best management practices set forth in the *Springfield Storm Drainage Criteria Manual* are met.

This evaluation was performed using visual observation, a site topographic survey, two (2) soil borings, and the government and public records summarized in Section 2.0. No geophysical methods or other investigative methods were employed to characterize the subsurface conditions at the subject property. We have employed accepted engineering geologic procedures and our opinions and conclusions are made in accordance with generally accepted principles and practices of this profession. The contents of this report are valid as of the date of preparation. However, changes in the condition of the site property can occur over time as a result of either natural processes or human activity. Should such changes occur, it might be necessary to re-evaluate some of the opinions and conclusions of this report.

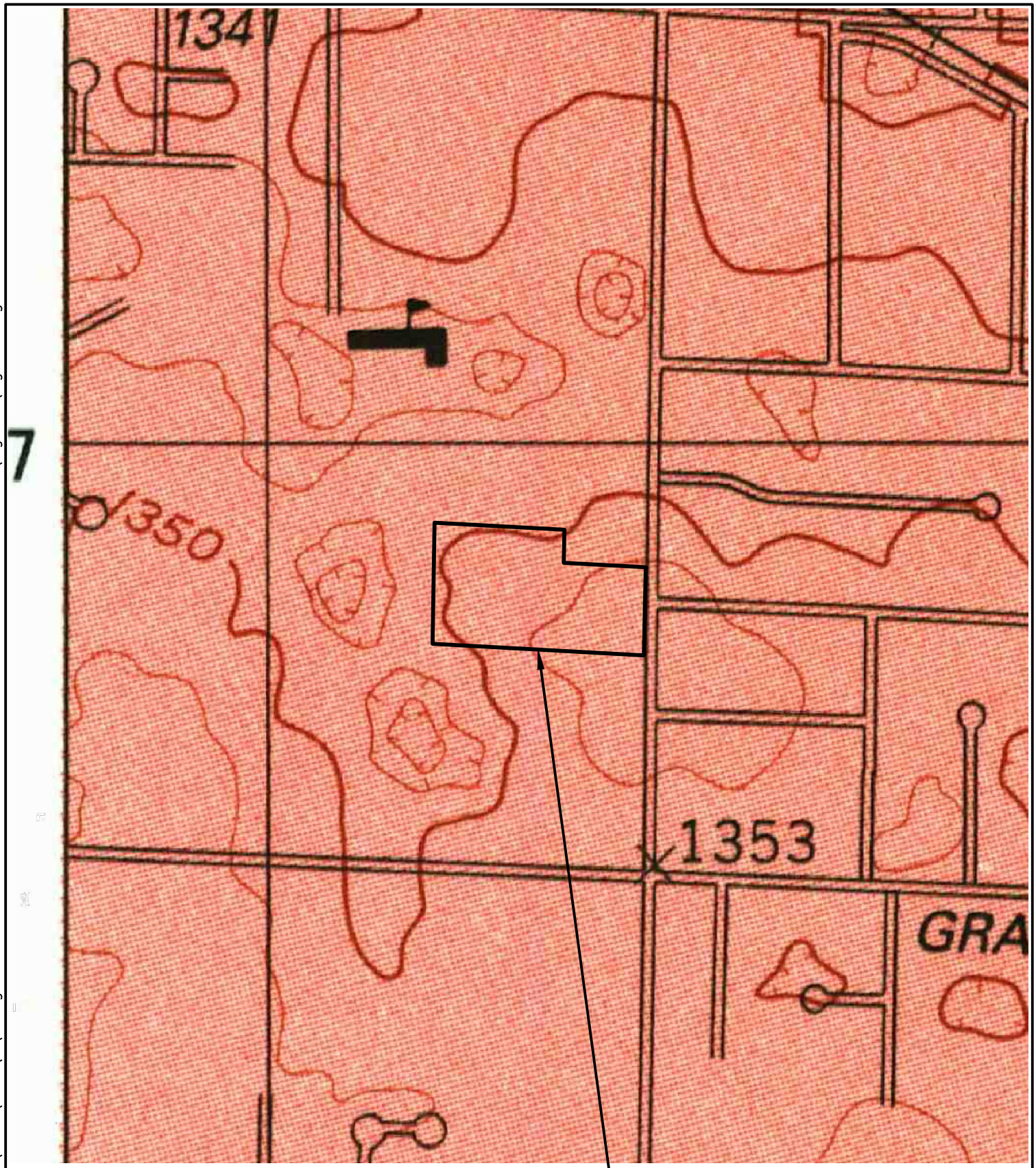
9/29/16

Donald Nowack, P.E., R.G. Date

STATE OF MISSOURI
DONALD C. NOWACK, JR.
RG
2001011344
REGISTERED GEOLOGIST

APPENDIX I

FIGURES



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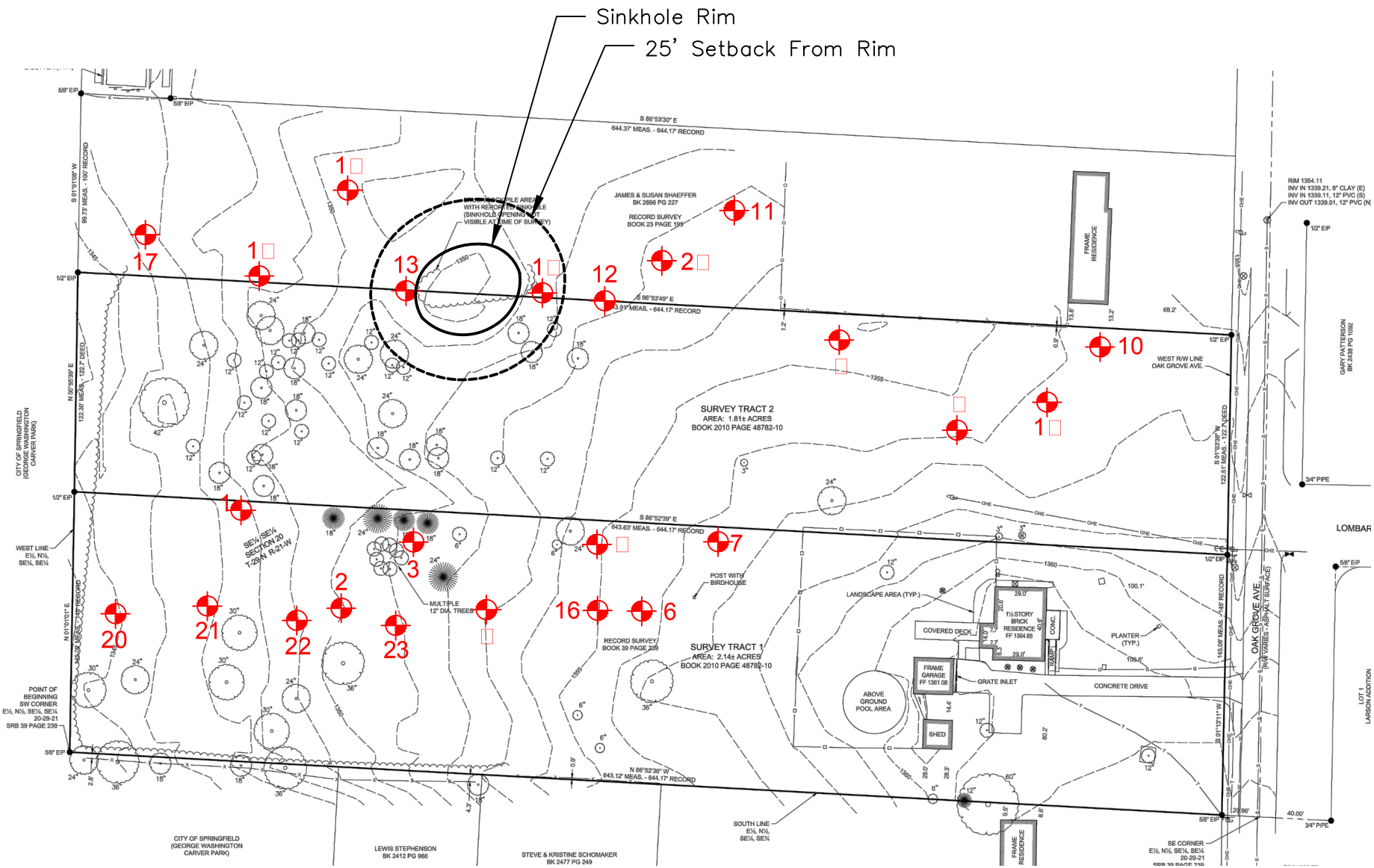
1" □ □00□

PALMERTON & PARRISH, INC.
GEOTECHNICAL AND MATERIALS ENGINEERS/
MATERIALS TESTING LABORATORIES / ENVIRONMENTAL SERVICES

FIGURE 1

S:_MASTER PROJECT FILE\2016_MO\P\Paragon Architecture-238196-New Dev. 903 S. Oak Grove Ave-Sub\Figures\Figures.dwg

S:_MASTER PROJECT FILE\2016_MO\P\Paragon Architecture-238196-New Dev. 903 S. Oak Grove Ave-Sub\Figures\Figures.dwg



LEGEND

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1" □ □0□

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DATE: S□□□□□ □□r 20□2016

Pr□□□□N□□ □□r: 23□1□6

PALMERTON & PARRISH, INC.
GEOTECHNICAL AND MATERIALS ENGINEERS/
MATERIALS TESTING LABORATORIES / ENVIRONMENTAL SERVICES

FIGURE 2

APPENDIX II

BORING LOGS

4168 W Kearney St
Springfield, MO 65803
Telephone: (417) 864-6000
Fax: (417) 864-6004

GEOTECHNICAL BORING LOG

BORING NUMBER 13

CLIENT Paragon Architecture, Inc.
PROJECT NAME 903 S. Oak Grove Avenue
PROJECT NO. 238196
PROJECT LOCATION Springfield, Missouri
DATE STARTED 9/14/16 **COMPLETED** 9/14/16
SURFACE ELEVATION **BENCHMARK EL.**
DRILLER RA **DRILL RIG** 2014 CME-55
GROUND WATER LEVELS
HAMMER TYPE Auto
AT TIME OF DRILLING None
LOGGED BY RD **CHECKED BY** DN
AT END OF DRILLING
NOTES

DEPTH (ft)	DRILLING METHOD	STRATA SYMBOL	MATERIAL DESCRIPTION Unified Soil Classification System	SAMPLE TYPE NUMBER	RECOVERY % (RQD %)	CORRECTED BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT (pcf) 20 40 60 80 100 / N VALUE 20 40 60 80 / PL MC LL 20 40 60 80 / SHEAR STRENGTH (ksf) 1 2 3 4	ELEVATION (ft)
0.0	CFA - 4.5" O.D.		TOPSOIL, Grass Covered 0.5 ft						
			LEAN CLAY, With Chert, Brown, Stiff, Moist (CL) 2.5 ft						
2.5			FAT CLAY, Scattered Chert, Red Brown, Hard, Moist (CH)	SPT 1		8-17-17 (34)	4.5		
5.0									
7.5				SPT 2		4-19-10 (29)	4.5		
			10.0 ft						
10.0			Bottom of borehole at 10.0 feet.						

BORING LOG - PPI - PPI STD TEMPLATE.GDT - 9/23/16 13:07 - S:_MASTER PROJECT FILE\2016_MO\P\PARAGON ARCHITECTURE-238196-NEW DEV. 903 S. OAK GROVE AVE-SUB\BORING LOGS\BORING LOGS.GPJ

4168 W Kearney Street
Springfield, MO 65803
Telephone: 417-864-6000
Fax: 417-864-6004

GEOTECHNICAL BORING LOG

BORING NUMBER 18

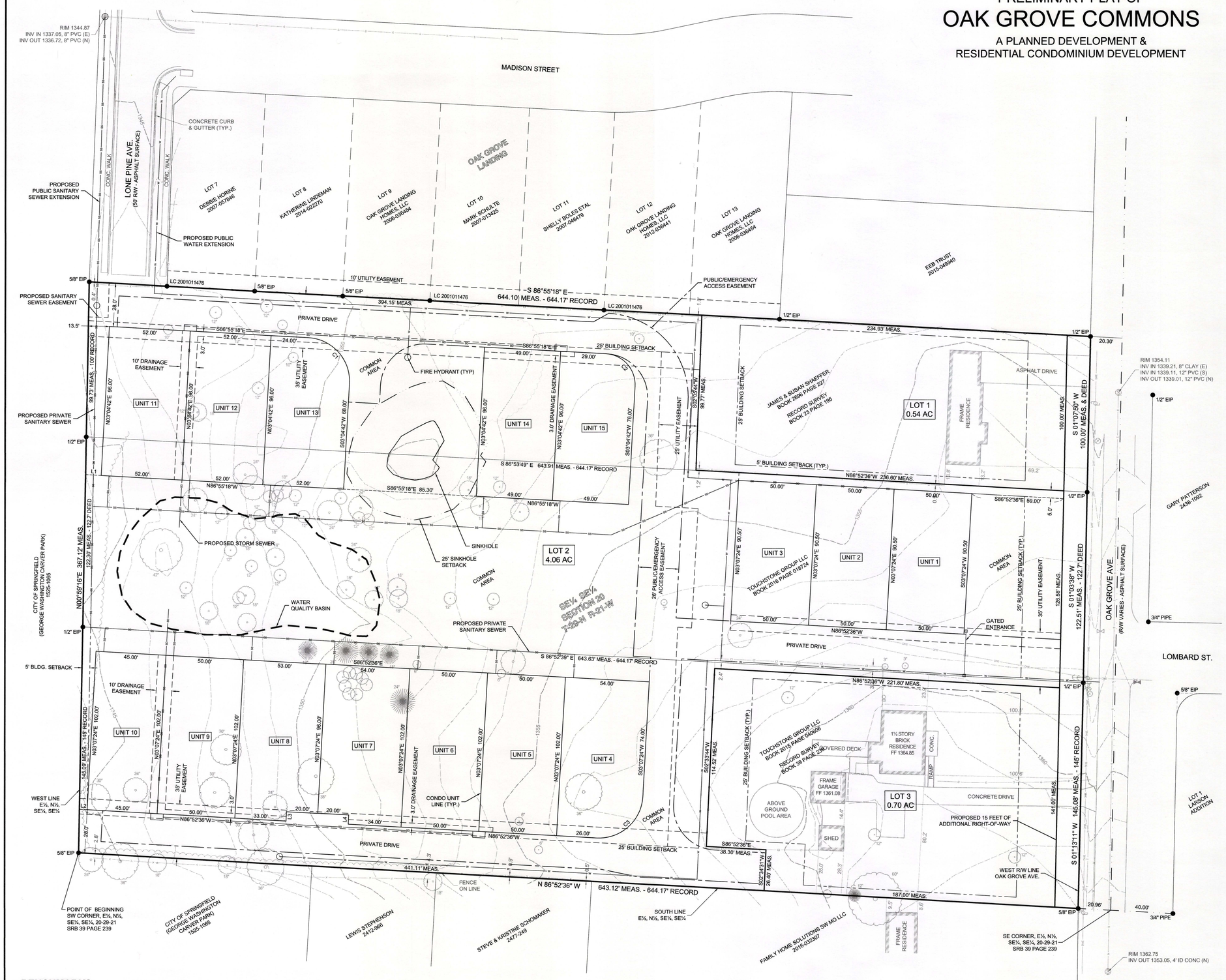
CLIENT Paragon Architecture, Inc.
PROJECT NAME 903 S. Oak Grove Avenue
PROJECT NO. 238196
PROJECT LOCATION Springfield, Missouri
DATE STARTED 9/29/16 **COMPLETED** 9/29/16
SURFACE ELEVATION **BENCHMARK EL.**
DRILLER JB **DRILL RIG** 2000 CME-55
GROUND WATER LEVELS
HAMMER TYPE Auto
AT TIME OF DRILLING None
LOGGED BY RD **CHECKED BY** DN
AT END OF DRILLING
NOTES

DEPTH (ft)	DRILLING METHOD	STRATA SYMBOL	MATERIAL DESCRIPTION (Unified Soil Classification System)	SAMPLE TYPE NUMBER	RECOVERY % (RQD %)	CORRECTED BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT (pcf) 20 40 60 80 100 / N VALUE 20 40 60 80 / PL MC LL 20 40 60 80 / SHEAR STRENGTH (ksf) 1 2 3 4	ELEVATION (ft)
0.0	CFA - 4.5" O.D.		TOPSOIL, Grass Covered						
			0.4 ft						
			LEAN CLAY, Numerous Chert Cobbles, Brown to Red Brown, Very Stiff, Moist (CL)						
				SPT 1		28-14-13 (27)			
2.5									
			3.0 ft						
			FAT CLAY, Trace Chert, Red Brown, Very Stiff, Moist (CH)						
				SPT 2		8-8-9 (17)			
5.0									
			6.0 ft						
			LIMESTONE, Medium Hard	SPT 3		66/5"			
			7.0 ft						

Bottom of borehole at 7.0 feet.

BORING LOG - PPI - PPI STD TEMPLATE.GDT - 9/29/16 10:41 - S:_MASTER PROJECT FILE\2016_MO\PARAGON ARCHITECTURE-238196-NEW DEV. 903 S. OAK GROVE AVE-SUB\BORING LOGS\BORING LOGS.GPJ

PRELIMINARY PLAT OF
OAK GROVE COMMONS
A PLANNED DEVELOPMENT & RESIDENTIAL CONDOMINIUM DEVELOPMENT



VICINITY MAP
NOT TO SCALE

DEVELOPMENT DATA

TOTAL ACREAGE	= 236,313 sf (5.42 ac)
TOTAL LOTS	= 3
TOTAL No. UNITS	= 15 UNITS
SMALLEST LOT	= LOT 1 - 23,541 sf (0.54 ac)
LARGEST LOT	= LOT 2 - 176,739 sf (4.06 ac)
CURRENT ZONING	= R-SF
PROPOSED ZONING	= PD
SOURCE OF TITLE	= BOOK 2696 PAGE 227 BOOK 2015 PAGE 040606 BOOK 2016 PAGE 018724

OWNER/DEVELOPER

TOUCHSTONE GROUP LLC
903 S. OAK GROVE AVENUE
SPRINGFIELD, MO 65802

OWNER

JAMES & SUSAN SHAEFFER
833 S. OAK GROVE AVENUE
SPRINGFIELD, MO 65802

DEVELOPMENT NOTES

ALL AREAS BEYOND THE DEFINED UNITS WITHIN LOT 2 SHALL BE CONSIDERED COMMON AREA.

ALL COMMON AREAS SHALL BE CONSIDERED UTILITY, ACCESS, DRAINAGE AND PRIVATE SANITARY SEWER EASEMENTS.

MAINTENANCE OF ANY AREA REFERRED TO AS AN EASEMENT IS THE RESPONSIBILITY OF THE DEVELOPER OR SHALL BE ASSUMED BY A DULY CONSTITUTED PROPERTY OWNERS ASSOCIATION.

PROPERTY OWNERS WITHIN THE PLAT WILL BE RESPONSIBLE FOR THE UPKEEP, MAINTENANCE AND REPAIR OF THE PRIVATE SANITARY SEWER LINES AND THAT SAID PROPERTY OWNERS ACKNOWLEDGE THAT THE CITY OF SPRINGFIELD IS NOT RESPONSIBLE FOR UPKEEP, MAINTENANCE AND REPAIR OF THE PRIVATE SANITARY SEWERS.

THE AREA SHOWN HEREON IS NOT LOCATED IN A STORM SEWER DISTRICT AS OF THE DATE OF RECORDING AND MAY BE SUBJECT TO FUTURE ASSESSMENT COST IF INCLUDED IN FUTURE STORM WATER BENEFIT DISTRICT DEEMED NECESSARY RESULTING FROM PROBLEMS CREATED BY SURFACE WATER RUN-OFF. THIS IS DUE TO THE FACT THAT THE SURFACE WATER RUN-OFF IS PRESENTLY BEING ACCOMMODATED BY STREET AND OPEN DRAINAGE FACILITIES.

ALL DWELLING UNITS SHALL BE EQUIPPED WITH NFPA 13D SPRINKLER SYSTEMS.

WATER QUALITY WILL BE PROVIDED ON LOT 2 FOR ALL LOTS WITHIN THIS DEVELOPMENT. REFER TO ENGINEERS REPORT FOR ADDITIONAL INFORMATION.

DETENTION WILL BE PROVIDED OFFSITE, UTILIZING THE REGIONAL WATERSHED SINKHOLE LOCATED DIRECTLY WEST OF LOT 2. REFER TO ENGINEERS REPORT FOR ADDITIONAL INFORMATION.

PRIOR TO CONSTRUCTION WITHIN ANY UNIT ON LOT 2, A GEOTECHNICAL REPORT SHALL BE SUBMITTED TO THE CITY OF SPRINGFIELD.

MAXIMUM IMPERVIOUS AREA FOR THE OVERALL DEVELOPMENT SHALL NOT EXCEED 50%.

ALL INTERIOR DRIVEWAYS ARE PRIVATE DRIVES AND WILL NOT BE TAKEN OVER BY THE CITY AS PUBLIC STREETS IN THE FUTURE.

LOT 1 & 3 SHALL ADHERE TO CURRENT ZONING REGULATIONS FOR R-SF.
LOT 2 BUFFERYARDS: FRONT YARD SETBACK: 25 FEET
REAR YARD SETBACK: 5 FEET
SIDE YARD SETBACK: 25 FEET
SIDE YARD SETBACK (ADJACENT TO OTHER LOTS): 5 FEET

PHASE 1 TO INCLUDE ALL OF LOT 1. PHASE 2 TO INCLUDE ALL OF LOTS 2 AND 3.

THE FLOOD INSURANCE RATE MAP (FIRM) FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY PANEL No. 29077C0353E, EFFECTIVE 12/17/2010 SHOWS THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.)

BEARINGS ARE BASED ON GRID NORTH, MO NAD83 CENTRAL ZONE FROM GNSS OBSERVATIONS.

DESCRIPTION

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 20, TOWNSHIP 29 NORTH, RANGE 21 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST ONE-HALF (E½) OF THE NORTH ONE-HALF (N½) OF THE SE¼ OF THE SE¼ OF SAID SECTION 20; THENCE N00°59'16"E, ALONG THE WEST LINE OF SAID E½ OF THE N½ OF THE SE¼ OF THE SE¼, 367.12 FEET TO THE SOUTHWEST CORNER OF OAK GROVE LANDING, A RECORDED SUBDIVISION IN GREENE COUNTY, MISSOURI; THENCE S86°55'18"E, ALONG THE SOUTH LINE OF SAID OAK GROVE LANDING, 644.10 FEET TO THE WEST RIGHT-OF-WAY LINE OF OAK GROVE AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: 1) S01°07'50"W, 100.00 FEET; 2) S01°03'38"W, 122.51 FEET; 3) S01°13'11"W, 145.08 FEET TO A POINT ON THE SOUTH LINE OF SAID E½ OF THE N½ OF THE SE¼ OF THE SE¼; THENCE N86°52'36"W, ALONG SAID SOUTH LINE, 643.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.42 ACRES AND SUBJECT TO ANY EASEMENTS AND RIGHTS-OF-WAY OF RECORD. ALL LYING IN GREENE COUNTY, MISSOURI.

LEGEND

	POWER POLE	—S—	SANITARY SEWER LINE
	GAS VALVE	—G—	GAS LINE
	WATER METER	—W—	WATER LINE
	WATER VALVE	—OHE—	OVERHEAD ELECTRIC LINE
	FIRE HYDRANT	—T—	TELEPHONE LINE
	SANITARY SEWER MANHOLE	—□—	WOOD FENCE
	CLEANOUT	—O—	CHAIN LINK FENCE
	EXISTING IRON PIN FOUND	—X—	BARBED WIRE FENCE
	SET 5/8" IRON PIN w/ CAP MO LSC 2011008797		DECIDUOUS TREE
			CONIFEROUS TREE

BENCHMARKS

THE NAVD88 VERTICAL DATUM WAS USED ON THIS PROJECT.

BM 1: GR-16, 1990 - DNR ALUMINUM GRS DISK SET IN CONCRETE. STATION IS LOCATED IN THE NORTH RIGHT-OF-WAY OF EAST CHERRY STREET NEAR THE CENTER OF 22-29N-21W, ABOUT ONE HALF MILE EAST OF HWY. 65.
ELEVATION: 1361.92

LINE	BEARING	DISTANCE
L1	S86°55'18"E	10.00'
L2	S86°52'36"E	5.00'
L3	S03°07'24"W	6.00'
L4	N03°07'24"E	6.00'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	28.00'	43.98'	S41°55'18"E	39.60'	90°00'00"
C2	20.00'	31.42'	S41°55'18"E	28.28'	90°00'00"
C3	28.00'	43.98'	S48°07'24"W	39.60'	90°00'00"

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1-800-DIG-RITE or 811
mo1call.com

N
0 15 30
NOTE: DRAWING REPRODUCTION AND SCALING MAY CHANGE THE INDICATED GRAPHIC SCALES
H. SCALE: 1" = 30'

#	REVISION	DATE
1	Revisions per ARC meeting comments on 11-8-16	11-9-2016

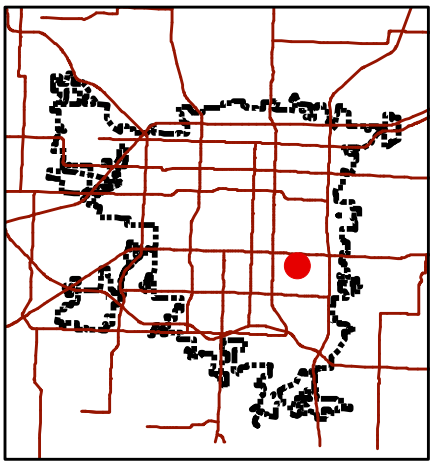
STATE OF MISSOURI DEBRAH WOLFE NUMBER 2000161241 PROFESSIONAL LAND SURVEYOR
11-7-16

DEBRAH WOLFE - LAND SURVEYOR MO# 2000161241

DWN BY: CDA
APPD. BY: DAW
DATE: 10-28-2016
PROJECT: CE 08 059
SCALE: 1" = 30'
Graphic scale may change due to drawing reproduction

TOTH & ASSOCIATES
830 E PRIMROSE, SUITE 200
SPRINGFIELD, MO 65807
PH: 417-886-0844 FAX: 417-886-9657
CERTIFICATE OF AUTHORITY:
MO# LSC-2011008797
© 2016 Toth and Associates, Inc.
Drawings and specifications are not intended for use on other projects or this site or other sites without written approval of the engineer.

PROJECT: OAK GROVE COMMONS - PLANNED DEVELOPMENT
PART OF THE SE¼ OF THE SE¼, 20-29-21, SPRINGFIELD, GREENE COUNTY, MISSOURI
LOCATION:
CLIENT: TOUCHSTONE GROUP LLC
TITLE: PRELIMINARY PLAT
SHT NO: V-101



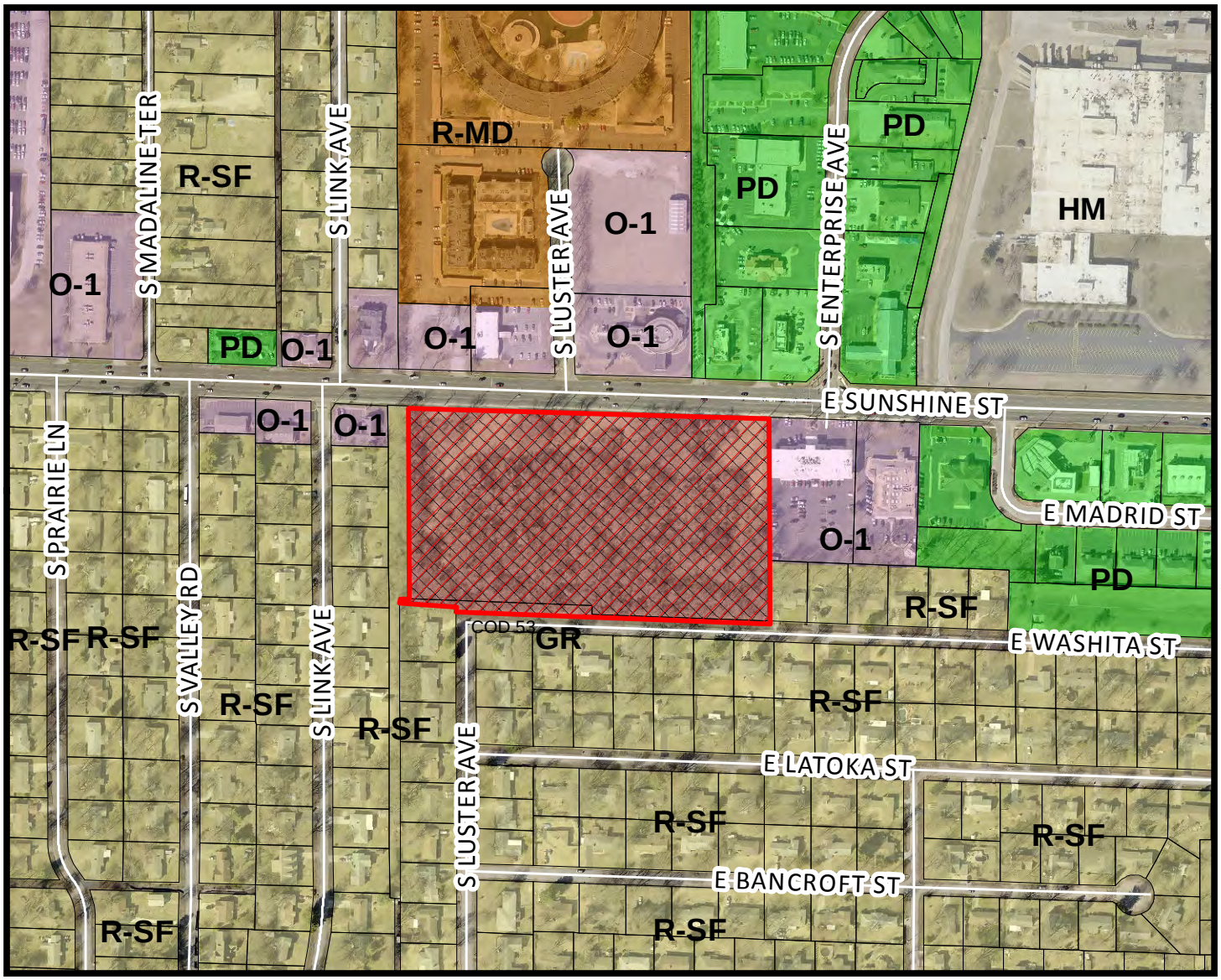
Development Review Staff Report

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

Preliminary Plat Renewal - Washita Subdivision

LOCATION: 2100 block E. Sunshine Street
CURRENT ZONING: GR & COD #58

LOCATION SKETCH



N

- Area of Proposal

0 200 400 800 Feet

1 inch = 400 feet

DEVELOPMENT REVIEW STAFF REPORT
PRELIMINARY PLAT RENEWAL – WASHITA SUBDIVISION

PURPOSE: To approve a Preliminary Plat Renewal to subdivide approximately 10.5 acres into a one lot commercial subdivision

REPORT DATE: November 22, 2016

LOCATION: 2100 block E. Sunshine Street

APPLICANT: Hy-Vee, Inc.

TRACT SIZE: Approximately 10.5 acres

EXISTING USE: Vacant/undeveloped land

PROPOSED USE: Grocery and convenience store

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 Renewal, 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. Detention and water quality requirements are to be met. The public improvements shall be escrowed or constructed, inspected, approved and operational prior to recording the final plat

   b. Since the existing site drains to two different drainage areas and the proposed development is proposing to drain the entire site to only one drainage area, hydrologic impacts on the downstream drainage system and sinkhole on Seminole Street will need to be mitigated. Per previous comments, mitigation may be accomplished if full detention and water quality are provided on-site along with an additional 1/4 to 1/2 inch of runoff

reduction measures that encourage infiltration/evapotranspiration/water reuse, on-site mitigation will be adequate and no compensatory work on the downstream sinkhole on Seminole Street will be required.

2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.

    a. Approximately five (5) feet of right-of-way is required along Sunshine Street to meet current standards.

    b. Approximately five (5) feet of right-of-way is required along Washita Street to meet current standards.

    c. No access to Washita is permitted from the subject property.

    d. Public Improvement Plans will be needed to convey off-site stormwater across the site, along with a drainage easement, sized per the City of Springfield drainage easement requirements shown in the Drainage Criteria Manual. The easement dimensions shall be determined per the final plans and reflected on the final plat.

    e. Ten (10) foot utility easements shown on north and south lot lines are required.

    f. A fee-in-lieu of sidewalks is required for Washita Street following the Subdivision Regulations.

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	O-1	Office uses
East	O-1 & R-SF	Office and single-family residences
South	R-SF	Single-family residences
West	R-SF	Single-family residences

HISTORY:

The original Preliminary Plat of Washita Subdivision was approved in 2012 and was extended by the submittal of the final plat another two years in 2014. Since all requirements of the final plat were never met, a renewal of the preliminary plat is required to be reviewed and approved by Planning and Zoning Commission and City Council.

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the City's *Comprehensive Plan* designates this area along the Sunshine Street corridor as appropriate for medium-intensity retail, office and residential uses.

STAFF COMMENTS:

1. The applicant is proposing to subdivide approximately 10.5 acres into a one lot commercial subdivision named "WASHITA SUBDIVISION". The property is currently zoned GR, General Retail District, with Conditional Overlay District #58 and a grocery and convenience store are planned for the subject property.

2. If Planning and Zoning Commission approves the preliminary plat renewal, 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.

3. The proposed preliminary plat renewal was reviewed by City departments and comments are contained in Attachment 1.

CITY COUNCIL:

January 9, 2017

STAFF CONTACT:

Daniel Neal
Senior Planner
864-1036

ATTACHMENT 1
DEPARTMENT COMMENTS
PRELIMINARY PLAT RENEWAL – WASHITA SUBDIVISION

AT&T COMMENTS:

AT&T approves with utility easements as shown.

BUILDING DEVELOPMENT SERVICES COMMENTS:

No issues.

CITY UTILITIES COMMENTS:

No objection to renewal of preliminary plat. Nothing has changed in CU's plan to provide service.

FIRE DEPARTMENT COMMENTS:

No issues.

MODOT COMMENTS:

No comments.

TRAFFIC DIVISION COMMENTS:

The City's Transportation Plan classifies Sunshine Street as a Primary Arterial roadway and Washita Street as a Local Residential. The standard right of way width for Sunshine Street is 50 feet from the centerline and 25 feet from the centerline for Washita Street. No additional right of way is needed on Sunshine or Washita. Sunshine Street is a State maintained street and Washita Street is maintained by the City. The most recent traffic count on Sunshine Street is 30,956 vehicles per day. There is no recent traffic count for Washita Street as it is classified as a Local Residential. Traffic counts are performed on Local Residential streets by request only. There are no existing driveway access points along the property frontage on Sunshine Street or Washita Street. There is sidewalk along the property frontage on Sunshine and no sidewalk along the property frontage on Washita. The existing infrastructure meets current city standards. On-street parking is not allowed along Sunshine Street or Washita Street. There is not a greenway trail in the area. There are two bus stop along this area of Sunshine Street and none on Washita Street. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area. The developer is required to construct a traffic signal at Sunshine and Luster.

Public Works Traffic Division	Response
Street classification	Sunshine Street - Primary Arterial

	Washita Street - Local Residential
On-street parking along streets	No
Trip generation - existing use	720 vehicles per day
Trip generation change - proposed use	720 vehicles per day
Existing street right of way widths	Sunshine Street - 50 ft from the centerline Washita Street - 25 ft from the centerline
Standard right of way widths	Sunshine Street - 50 ft from the centerline Washita Street - 25 ft from the centerline
Traffic study submitted	Yes
Proposed street improvements	Traffic Signal at Sunshine & Luster

STORMWATER COMMENTS:

The property is located in the Galloway 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 more than one (1) acre, then a land disturbance permit is required. There is a sinkhole 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.

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

Additional Stormwater comments
Since the existing site drains to two different drainage areas and the proposed development is proposing to drain the entire site to only one drainage area, hydrologic impacts on the downstream drainage system and sinkhole on Seminole Street will need to be mitigated. Per previous comments, mitigation may be accomplished if full detention and water quality are provided on-site along with an additional 1/4 to 1/2 inch of

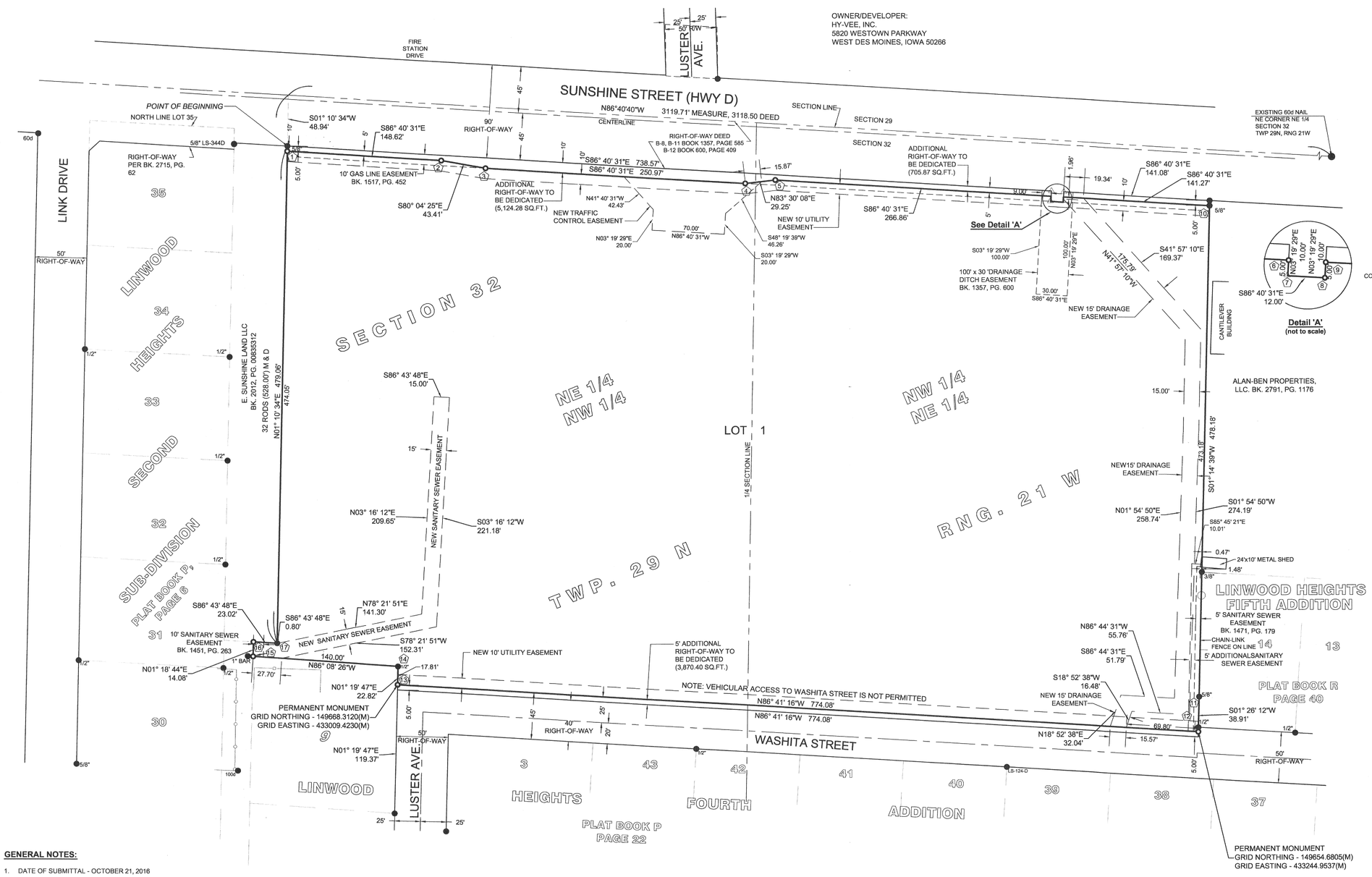
runoff reduction measures that encourage infiltration/evapotranspiration/water reuse, on-site mitigation will be adequate and no compensatory work on the downstream sinkhole on Seminole Street will be required.

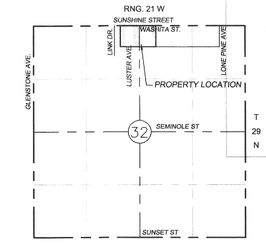
CLEAN WATER SERVICES COMMENTS:

Plat is approvable; however, public improvement plans have not yet been approved and filed. The public improvements will have to be approved, filed and constructed or escrowed before the final plat can be filed.

PRELIMINARY PLAT OF
WASHITA SUBDIVISION
IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI

OWNER/DEVELOPER:
HY-VEE, INC.
5820 WESTOWN PARKWAY
WEST DES MOINES, IOWA 50266





VICINITY MAP

NOT TO SCALE

Detail 'A'
(not to scale)

N

BEARINGS BASED ON GRID NORTH MISSOURI STATE PLAN COORDINATE SYSTEM 1983: CENTRAL ZONE
MISSOURI DNR MONUMENT "GR-93"
DATE OF ADJUSTMENT: 2002
SCALE FACTOR: .9999279

50 0 50

Scale: 1" = 50'

LEGEND

- ● EXISTING 5/8" IRON PIN CAPPED "LS-255-D", EXCEPT AS NOTED
- ○ IRON PIN SET CAPPED "LC 2007008003"
- △ CONCRETE RIGHT-OF-WAY MARKER

INTERIOR ANGLES

1	87°51'05"
2	173°23'54"
3	186°36'06"
4	189°49'22"
5	170°10'38"
6	90°00'00"
7	270°00'00"
8	270°00'00"
9	90°00'00"
10	92°04'50"
11	179°48'28"
12	88°07'27"
13	91°58'58"
14	267°28'13"
15	92°32'50"
16	88°02'32"
17	272°05'37"
	2700°00'00"

N-2(180) = 2700

PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 29 NORTH, RANGE 21 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4, NE 1/4) OF SAID SECTION 32, THENCE NORTH 86°40'40" WEST, AND ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32, 3119.71 FEET; THENCE SOUTH 01°10'34" WEST, 48.94 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SUNSHINE STREET AS IT NOW EXISTS FOR A **POINT OF BEGINNING**; THENCE SOUTH 86°40'31" EAST, AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF SUNSHINE STREET, FOR THE NEXT FIVE CALLS, 738.57 FEET; THENCE SOUTH 03°19'29" WEST, 10.00 FEET; THENCE SOUTH 86°40'31" EAST, 12.00 FEET; THENCE NORTH 03°19'29" EAST, 10.00 FEET; THENCE SOUTH 86°40'31" EAST, 141.08 FEET; THENCE, LEAVING SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 01°14'39" WEST, 478.18 FEET TO A POINT ON THE WEST LINE OF LOT 14, LINWOOD HEIGHTS FIFTH ADDITION; THENCE SOUTH 01°26'12" WEST, ALONG SAID WEST LINE AND ITS EXTENSION, 38.91 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WASHITA STREET; THENCE NORTH 86°41'16" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 774.08 FEET; THENCE NORTH 01°19'47" EAST, LEAVING SAID NORTH RIGHT-OF-WAY LINE, 22.82 FEET; THENCE NORTH 86°08'26" WEST, 140.00 FEET; THENCE NORTH 01°18'44" EAST, 14.08 FEET; THENCE SOUTH 86°43'48" EAST, 23.02 FEET; THENCE NORTH 01°10'34" EAST, 479.06 FEET TO THE **POINT OF BEGINNING**. ALL BEING IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI AND **CONTAINING 10.51 ACRES** MORE OR LESS. SUBJECT TO ALL EASEMENTS OF RECORD AND ANY PART THEREOF BEING USED FOR ROADWAY PURPOSES.

CERTIFICATE OF OWNERSHIP & DEDICATION:

HY-VEE, INC., AN IOWA CORPORATION, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE CITY OF SPRINGFIELD, MISSOURI, THAT WE FREELY ADOPT THIS PLAN OF SUBDIVISION AND HEREBY CONVEY AND DEDICATE ALL EASEMENTS AND RIGHTS OF WAY SHOWN ON THIS PLAT IN ACCORDANCE WITH THOSE DEDICATIONS, SUBJECT TO ALL RESTRICTIONS STATED THEREON.

BY: _____ DATE:_____
(NAME & TITLE)

ATTEST: _____ DATE:_____
(NAME & TITLE)

ACKNOWLEDGEMENT OF CORPORATE OFFICIAL

STATE OF MISSOURI)
) SS
COUNTY OF GREENE)

ON THIS _____ DAY OF _____, 201__, BEFORE ME PERSONALLY APPEARED _____, TO ME KNOWN, WHO, DULY SWORN, DID SAY THAT HE IS THE _____ OF HY-VEE, INC., AN IOWA CORPORATION, AND THAT HE EXECUTED THE FOREGOING INSTRUMENT IN THE NAME OF THE CORPORATION, AND THAT HE HAD THE AUTHORITY TO SIGN THE SAME AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF THE CORPORATION. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN MY OFFICE IN _____, _____ COUNTY, MISSOURI.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

GENERAL NOTES:

1. DATE OF SUBMITTAL - OCTOBER 21, 2016
2. PROPOSED WASTEWATER DISPOSAL FACILITIES - MUNICIPAL SEWER SYSTEM (CITY OF SPRINGFIELD)
3. PROPOSED WATER SUPPLY - MUNICIPAL WATER SUPPLY (CITY UTILITIES)
4. NATURAL GAS TO BE PROVIDED BY CITY UTILITIES
5. CURRENT ZONING - "GR" GENERAL RETAIL DISTRICT WITH CONDITIONAL OVERLAY. DISTRICT NO. 53 - NOVEMBER 5, 2012
6. TOTAL ACREAGE = 448,472.74 SQ. FT. -10.29 ACRES (EXCLUDES RIGHT-OF-WAY TO BE DEDICATED WITH PLAT)
7. TOTAL NUMBER OF LOTS - 1
8. EASEMENTS SHOWN HEREON ARE FROM FIELD INSPECTION OR RECORD AND MAY NOT BE ALL INCLUSIVE.
9. ACCORDING TO FEMA COMMUNITY-PANEL NUMBER 29077C0342E DATED DECEMBER 17, 2010 THE PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN).
10. NO EXISTING BUILDINGS ON SUBJECT PROPERTY
11. VEHICULAR ACCESS TO WASHITA STREET IS STRICTLY PROHIBITED.
12. MAINTENANCE OF ANY AREA REFERRED TO AS DRAINAGE EASEMENT OR DRAINAGE DETENTION IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
13. THE AREA SHOWN IS NOT LOCATED IN A STORM SEWER DISTRICT AS OF THE DATE OF RECORDING AND MAY BE SUBJECT TO FUTURE ASSESSMENT COST IF INCLUDED IN FUTURE STORM WATER BENEFIT DISTRICT DEEMED NECESSARY RESULTING FROM PROBLEMS CREATED BY SURFACE WATER RUN-OFF. THIS IS DUE TO THE FACT THAT THE SURFACE WATER RUN-OFF IS PRESENTLY BEING ACCOMMODATED BY STREET AND OPEN DRAINAGE FACILITIES.

CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING COMMISSION:

APPROVED THE _____ DAY OF _____, 201__, BY THE PLANNING AND ZONING COMMISSION OF SPRINGFIELD, MISSOURI.

_____
DIRECTOR OF PLANNING AND DEVELOPMENT

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL:

I, ANITA J. COTTER, CITY CLERK OF SPRINGFIELD, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE PLAT OF WASHITA SUBDIVISION WAS PRESENTED TO, ACCEPTED AND APPROVED BY THE COUNCIL OF SAID CITY OF SPRINGFIELD, AND APPROVED BY SPECIAL ORDINANCE NO. 26155 ON THE 5TH DAY OF NOVEMBER, 2012.

_____
ANITA J. COTTER - CITY CLERK

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:
THAT I, JAMES A. VAUGHAN, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY CJW TRANSPORTATION CONSULTANTS, L.L.C. DATED Nov. 16, 2016 AND SIGNED BY JAMES A. VAUGHAN, PLS 2555 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF JAMES A. VAUGHAN, PLS 2555 IN ACCORDANCE WITH SECTION 410.5 OF THE SUBDIVISION REGULATIONS, ARTICLE II, OF THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

DATE PREPARED Nov. 16, 2016

JAMES A. VAUGHAN, PLS 2555
CJW, LLC LC 2007008003

STATE OF MISSOURI
JAMES A. VAUGHAN
NUMBER PLS-2555
11-16-16
PROFESSIONAL LAND SURVEYOR

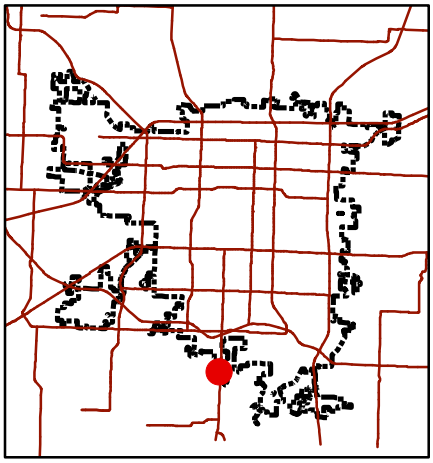
No.:	Revision:	Date:

Prepared by:
CJW
CJW Transportation Consultants, L.L.C.
5051 S. National
Suite 4-110
Springfield, MO 65810
Tel: 417.889.3400
Fax: 417.889.3402
www.GoCJW.com

PRELIMINARY PLAT OF WASHITA SUBDIVISION

SECTION 32, TWP. 29N, RNG. 21W
CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI

SURVEY BY ZDB	DESIGN CJW	SCALES	SHEET 1
DATE 10-21-16	DRAWN RAM	HOR. 1"=50'	OF 1 SHEETS
DWG HYVEE FINAL PLAT	CHECKED JLP	VERT. N/A	FILE NO. 1278



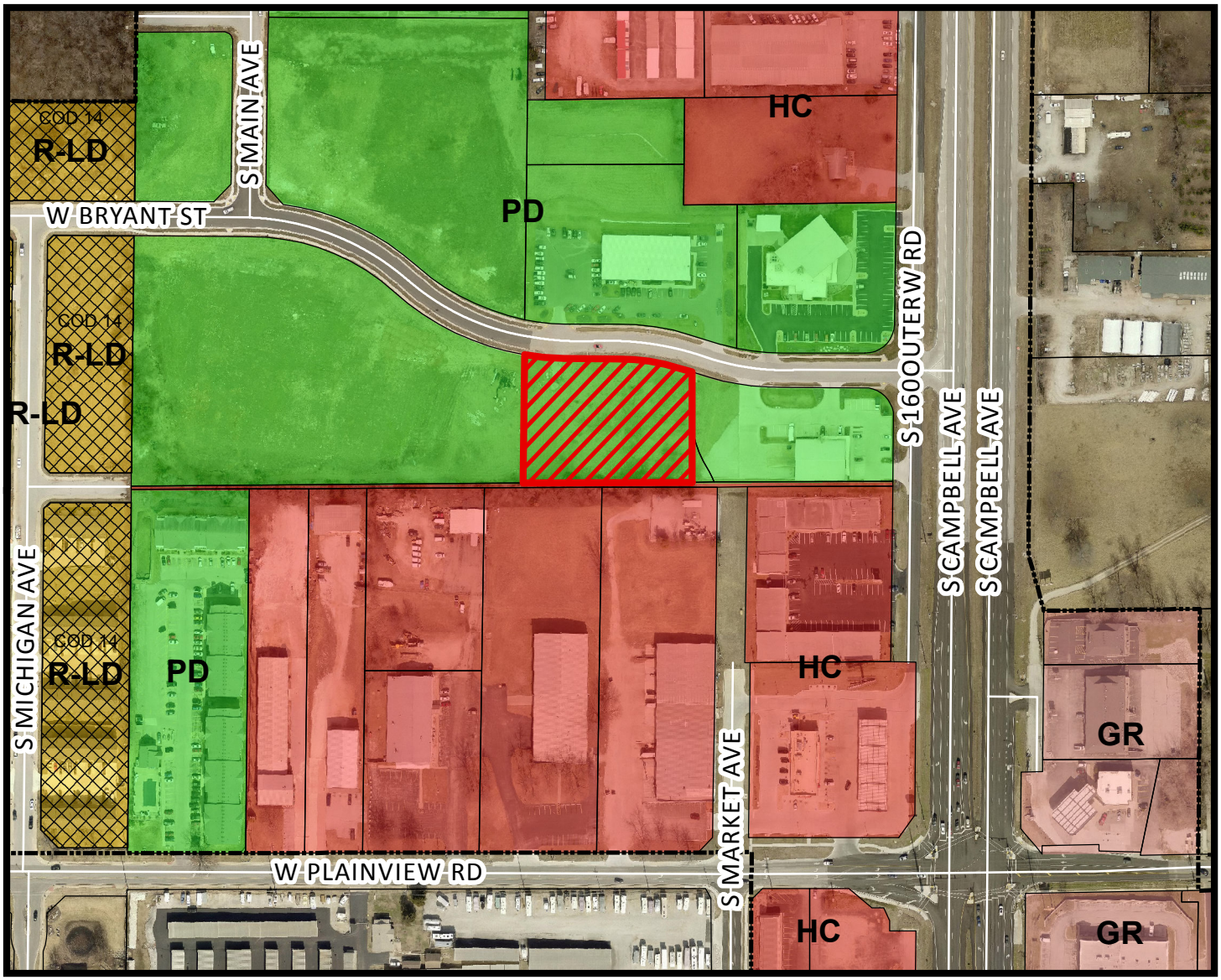
Development Review Staff Report

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

Final Development Plan - Planned Development 271 Amended

LOCATION: 430 West Bryant Street

LOCATION SKETCH



N

- Area of Proposal

0 150 300 600 Feet

1 inch = 275 feet

DEVELOPMENT REVIEW STAFF REPORT
FINAL DEVELOPMENT PLAN - PLANNED DEVELOPMENT 271 AMENDED

REPORT DATE: November 22, 2016

LOCATION: 430 West Bryant Street

APPLICANT: Claude Mizell Trust

TRACT SIZE: Approximately 1.44 acres

EXISTING USE: Vacant/undeveloped land

PROPOSED USE: Antique Store

FINDINGS FOR STAFF RECOMMENDATION:

1. The proposed final development plan meets all requirements of the planned development.

RECOMMENDATION:

Staff recommends **approval** of this request.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	PD 271 Amd	Automobile Sales
East	PD 271 Amd	Commercial uses
South	HC	Commercial & Warehouse uses
West	PD 271 Amd	Undeveloped Land

HISTORY:

Planned Development 271 Amended was approved by City Council on October 12, 2009. The requirements and standards for Planned Development 271 Amended are attached (Exhibit 1). The ordinance requires any final development plan to be reviewed and approved by Planning and Zoning Commission.

STAFF COMMENTS:

1. The Final Development Plan (Exhibit 2) is required to be approved by the Planning and Zoning Commission provided it is in substantial conformance with the approved Planned Development ordinance.

2. The Administrative Review Committee has reviewed the proposed Final Development Plan (Exhibit 2) and found that it met the requirements of Planned Development 271 Amended. The applicant has requested an alternative to the perimeter landscaping requirements that would be comparable to PD 271 Amended design requirements and other properties that have developed in the district. ARC was supportive of a berm with landscaping as shown and described on Exhibit 2, rather than the prescribed decorative wall or fence as described in the PD.

3. The proposed final development plan was reviewed and approved by all relevant City departments.

STAFF CONTACT PERSON:

Michael Sparlin
Senior Planner
864-1091

EXHIBITS:
Exhibit 1, PD 271 Amended, District Requirements
Exhibit 2, Proposed Final Development Plan of Antique Mall

EXHIBIT 1

Requirements and Standards Applicable to Planned Development District No. 271 Amended

A. APPLICATION

Building or other permits may not be issued for development permitted by this planned development nor can any changes be made to this property until the final development plan has been approved in the manner described at the end of this exhibit.

All requirements of the *Springfield Zoning Ordinance* shall apply unless modified by the requirements and standards that follow.

B. INTENT

This planned development will allow for a mixed used residential and commercial development, providing a unified architectural theme throughout, and providing for appropriate bufferyards to adjoining neighbors to enhance property values.

C. DEFINITIONS

The definitions contained in the *Zoning Ordinance* shall apply to this ordinance.

D. USES PERMITTED

The following uses shall be permitted in Area A:

The following uses as permitted in the HC, Highway Commercial District:

A. Accessory Uses, as permitted by ***Section 5-1000***.

B. Ambulance services.

C. Art galleries, libraries and museums.

D. Athletic clubs, fitness centers and indoor sports facilities.

E. Auction sales and flea markets entirely within enclosed buildings.

F. Automobile parts and accessory stores, including sales, service, installation and repair.

G. Automobile service garages.

H. Automobile service stations.

I. Automobile washing businesses, including automatic, coin-operated, and moving-line facilities.

J. Automotive sales, service (including body and fender repair and paint shops as accessory uses) and rental of new or used cars and trucks.

K. Awning and canvas sales and rental.

L. Banks and financial institutions, including automatic teller machines and drive-thru facilities.

M. Bed and breakfasts.

N. Boarding, rooming and lodging houses.

O. Boat and marine sales and service.

P. Building materials supply stores with outdoor storage provided it is screened from view, in accordance with ***Section 6-1000***.

Q. Bus stations.

R. Camper sales and camper trailer sales and service, lease and rental.

S. Campgrounds and recreational vehicle parks.

T. Cemeteries.

U. Churches and other places of worship, including parish houses, Sunday schools and emergency shelters. (G.O. 4852, 11/23/98)

V. Civic, convention and cultural centers.

W. Commercial amusements, including bowling alleys, dance halls, video game arcades, billiard parlors, roller skating and ice skating arenas, and movie theaters, including drive-in theaters.

X. Commercial off-street parking lots and structures.

Y. Convenience stores with or without gas pumps.

Z. Day care centers in accordance with ***Chapter 36, Article XI, Springfield City Code***.

AA. Fairgrounds.

BB. Furniture and appliance stores.

CC. Governmental buildings and uses.

DD. Hardware and home improvement stores.

EE. Home and general equipment rental agencies except heavy equipment.

FF. Hotels, motels and inns.

GG. Household resource recovery collection centers, screened from all residential districts and public rights-of-way in conformance with ***Section 6-1000***.

HH. Locksmiths.

II. Manufactured housing (mobile home) and trailer sales, leasing and service with no storage.

JJ. Nurseries, greenhouses and garden stores.

KK. Offices, administrative, business, finance and professional.

LL. Offices, medical and dental.

MM. Outdoor commercial amusements such as athletic fields, drive-in movie theaters, golf driving ranges, miniature golf courses and archery ranges, but not including go-cart tracks.

NN. Bed and Breakfast. (G.O. 5127, 10/29/01)

OO. Package liquor stores.

PP. Personal service establishments including beauty parlors, barber shops, dry cleaning and laundry pick-up, shoe repair, self-service laundromats, express or mailing offices and hearing aid and eye glass shops.

QQ. Pet stores and pet grooming.

RR. Photo processing, including drive-thru facilities.

SS. Police and fire stations.

TT. Private clubs and lodges.

UU. Public and private parks, playgrounds and golf courses, including miniature golf courses and driving ranges.

VV. Public or private vehicle and boat storage garages, yards or lots.

WW. Public service and public utility uses, as follow: (G.O.5094, 7/9/2001)

1. Tier I wireless facilities in accordance with *Section 5-2600.*

2. Tier III wireless facilities in accordance with *Section 5-2600* provided wireless towers sixty (60) feet or greater in height allow collocation of at least one (1) additional provider's facilities.

3. Tier IV wireless facilities in accordance with *Section 5-2600* provided wireless towers are setback from any residential district at least two (2) feet for every one (1) foot of tower height and allow collocation of at least one (1) additional provider's facilities or at least two (2) additional providers' facilities if the tower height is one-hundred-twenty (120) feet or greater.

4. Water reservoirs, water standpipes, and elevated and ground-level water storage tanks.

XX. Recording studios.

YY. Restaurants, including drive-in, pick-up and drive-thru facilities.

ZZ. Restricted production and repair establishments (for retail sale on the premises only), including the following types of activities: Custom tailoring and alteration of clothing, jewelry from precious metals, watches, dentures and optical lenses.

AAA. Retail establishments for the following types of uses: bakery, package liquor, books, candy, dairy products, drugs, groceries, flowers, gifts, jewelry, hobby materials, meat, fish and poultry, newsstands, wearing apparel, shoes, clothing, toys, pipe and tobacco, and video rental.

BBB. Schools and studios for art, dancing, drama, music, photography, interior decorating or similar courses of study.

CCC. Schools or development centers for persons with handicaps or development disabilities.

DDD. Self-service storage facilities.

EEE. Swimming pool sales and displays.

FFF. Taverns and cocktail lounges.

GGG. Taxi dispatch yards and offices.

HHH. Taxidermists.

III. Television and radio studios.

JJJ. Temporary uses, as permitted by ***Section 5-1200***.

KKK. Upholstery shops.

LLL. Veterinary clinics, animal hospitals and kennels, with no outside activities.

MMM. Any residential dwellings existing at the time the district is mapped. As conforming uses, such a dwelling can be expanded or, if destroyed, replaced with another dwelling of the same type within eighteen (18) months of being destroyed. (G.O.5127, 10/29/01)

NNN. Transitional Service Shelters provided that no transitional service shelter shall locate within a two thousand (2000) foot radius of another transitional service shelter, soup kitchen or emergency shelter. (G.O. 4763, 12/15/97)

OOO. Temporary vendors as permitted under *Section 5-1203.B.2.* (G.O. 4925, 9/27/99)

PPP. Other towers other than wireless facilities, less than one-hundred (100) feet in height, and related facilities. (G.O. 5094, 7/9/2001)

QQQ. Construction equipment storage yards. (G.O. 5127, 10/29/01)

The following uses shall be permitted in Area B:

A. Multifamily dwellings

B. Multifamily elderly housing facilities: Living facilities for the elderly designed as a multifamily dwelling in which the living units may or may not contain kitchen facilities. Other uses which may be permitted if they are clearly incidental to such facilities may include central dining rooms, activities centers, commissary, nursing care, beauty and barber shops, and other similar uses. Typical uses include retirement homes.

C. Accessory uses incidental to residential development designed for and available to residents but not open to the public on a common basis. Typical uses include administrative offices for project management not exceeding one thousand (1000) square feet, model units, carports, garages, maintenance buildings, and gate houses.

D. Community and recreational facilities incidental to residential development designed for and available to residents but not open to the public on a commercial basis. Typical uses include community centers, swimming pools, tennis and basketball courts, health clubs, etc.

The following uses shall be permitted in Area C:

1. Residential uses

    1. Semidetached dwellings, such as patio homes
    2. Two family dwellings, such as duplexes
    3. Attached dwellings such as townhouses

E. USE LIMITATIONS

1. No dust, particulate matter or noxious or toxic matter of any sort shall be emitted or discharged at any time.

2. All uses shall operate in accordance with the noise standards contained in *Section 6-1500 of the Springfield Zoning Ordinance.*

3. In Areas B and C all activities and permitted uses, except off-street parking/ loading facilities, swimming pools, and volleyball courts, shall be conducted wholly inside a building, or buildings.

4. Screening and fencing shall be provided in accordance with Section 6-1000 of the *Springfield Zoning Ordinance.*

5. No soil disturbance shall occur as a part of this development within one hundred (100) feet of the Ward Branch Creek as measured from the centerline without written permission from the Director of Public Works.

2. INTENSITY OF DEVELOPMENT

1. The maximum floor area ratio for development within Area A shall not exceed 1.0.
2. The maximum gross residential density for development within Area B is twenty-nine (29) dwelling units an acre.

3. The maximum gross residential density for development within Area C is eleven (11) dwelling units an acre.

3. BULK, AREA AND HEIGHT REQUIREMENTS

1. All buildings shall have a minimum setback of ten (10) feet from abutting streets' rights-of-way. Garage doors for residential development shall be at least twenty (20) feet from these rights-of-way.

2. No structure shall exceed a height of three (3) stories above grade.

3. The maximum impervious surface ratio shall not exceed 0.80 for each buildable lot with Areas A, B, and C.

4. The minimum open space ratio shall be at least 0.20 for each buildable lot within Areas A, B, and C.

H. DESIGN REQUIREMENTS

1. Structures within this planned development for non-residential uses shall display a similar level of quality on all building facades. Entry doors shall be provided from both the street and the parking lots to the businesses and multifamily dwellings. These entryways shall be differentiated from the rest of the building to define the entry and avoid a hole in the flat face of the building.

2. Building elevations, showing compliance with these requirements and detailing the architectural elements, shall be submitted with the final development plan.

I. OPEN SPACE, LANDSCAPING & SCREENING

1. The landscape and bufferyard provisions of Section 6-1200 of the *Springfield Zoning Ordinance* in effect at the time of development shall apply for different types and intensities of development within the planned development as well as adjacent to surrounding properties outside of the planned development.

2. An area of no soil disturbance shall be provided one hundred (100) feet from the centerline of Ward Branch Creek in conformance with Section 6-1200 of the *Springfield Zoning Ordinance* unless written permission from the Director of Public Works is provided otherwise.

3. Screening and fencing, and landscaping requirements for off-street parking and vehicular use areas is required in accordance with Sections 6-1000 and 6-1200 of the *Springfield Zoning Ordinance* in effect at the time of development. Where perimeter landscaping is

required, the following is required in addition to the required plantings to create an edge along street rights-of-way:

> A decorative wall or fence at least thirty (30) inches high. Solid decorative walls shall not exceed a height of forty-two (42) inches, although railings and decorative elements are permitted above the solid wall or fence provided they contain at least fifty (50) percent open voids and the overall height does not exceed seven (7) feet. Walls and fences shall also be designed and constructed to ensure adequate visibility of pedestrian and vehicular traffic at all driveways.

4. No structures, signs, mechanical equipment, vehicular use areas (except those drives required to provide access to adjoining public thoroughfares and the pedestrian connection to the greenway trail) are permitted within these bufferyards. The surface of these bufferyards, or other required landscaped areas, shall be maintained with a living ground cover.

5. All other areas not shown as buildings or other form of impervious surface on Exhibit 2 and which are not designated as a bufferyard shall be required to be maintained with a living ground cover.

6. Waste cans, dumpster units, or other forms of litter control and refuse disposal devices shall be placed within the district where they are least visible from a public street or adjoining properties. Screening of these devices, in the form of a sight-proof fence or wall, shall be provided. These devices may not occupy parking spaces required by this exhibit.

7. A landscape plan, showing conformance with these requirements, shall be submitted with the final development plan.

J. EXTERIOR LIGHTING

The requirements and standards of *Section 6-1400* of the *Springfield Zoning Ordinance*, in effect at the time of development shall apply.

K. ACCESS TO PUBLIC THOROUGHFARES

1. Access to Weaver Road shall be in conformance with the requirements in the *Springfield Subdivision Regulations* for secondary arterials.

2. Access to the Campbell Avenue outer road shall conform to the requirements in the *Springfield Subdivision Regulations* for collector streets.

3. All access to the internal collector streets shall be in conformance with the requirements in the *Springfield Subdivision Regulations* for a collector street classification.

L. OFF-STREET PARKING

Sections 5-1500, 5-1600 and *6-1300* of the *Springfield Zoning Ordinance* in effect at the time of development shall apply.

M. SIGNS

1. All signage within the Planned Development shall be monument type signs.

2. Off-premise signs, as defined by the City sign code, are prohibited.

3. All other requirements and standards of *Section 5-1400* of the *Springfield Zoning Ordinance*, in effect at the time of development shall apply.

N. REQUIRED IMPROVEMENTS

1. Public improvements to be completed. Public and private improvements necessary to adequately accommodate the intensity of development proposed in this District shall be constructed prior to or concurrently with the development of the property. If the development of the property is phased, the construction of the improvements may also be phased provided there is a logical relationship between each phase of the development and the construction of the required improvements. Prior to building permits being issued to the applicant, or subsequent owners shall:

   a. construct the required improvements; or
   b. provide assurances satisfactory to the Director of Public Works guaranteeing that all required improvements will be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department shall be provided to the City.

2. Certificate of occupancy. No certificate of occupancy shall be issued for any structure within this District, or phase of the development, unless:

   a. the required improvements are completed prior to occupancy of the structures; or
   b. the Director of Public Works has determined that:
      (1) any incomplete required improvements have little or no effect on the occupancy of the facility; or
      (2) conditions beyond the control of the contractor, *i.e.*, strikes, weather, etc., have delayed the completion of the improvements.

   If one of these conditions occurs, the Director of Building Development Services may permit occupancy under conditions satisfactory to the Director of Public Works that the required improvements will be completed as required by this ordinance within a reasonable time.

3. Required improvements. Improvements necessary to adequately accommodate the intensity of development in this District include the following.

    1. Sixty (60) feet of right-of-way shall be dedicated for the collector streets shown on Exhibit 2. The developer shall construct the street to collector street standards installed as generally shown on Exhibit 2. Other streets to the west will be required to provide access for future residential development and shall generally be located as shown on Exhibit 2.
    2. Four (4) foot sidewalks shall be constructed on both sides of the internal roadway. Internal sidewalks or clearly identified pedestrian ways shall connect the permitted uses to the public sidewalks wherever possible to provide for safe pedestrian access within this development.
    3. Other public streets or vehicular access easements will be required to adjoining properties to provide cross access between this property and the others.
    4. A pedestrian trail connection shall be provided by the developer from near the intersection of Main Avenue and Weaver Road generally following the north and west toe of the slope of the existing detention basin to a point where it would turn west and cross the existing thirty foot access easement, enter the stream buffer and intersect the existing greenway trail easement. The exact location shall be approved by the Springfield-Greene County Parks Department and Ozark Greenways, Inc.

O. MAINTENANCE OF COMMON AREAS AND FACILITIES

The maintenance of common areas and facilities within the District shall remain the responsibility of the developer(s) or shall be assumed by a duly constituted property owners association meeting all legal requirements prescribed by the City Attorney.

P. PHASING

Development may be phased provided that all public improvements directly related to each phase are completed at the time of its development and that improvements serving the District as a whole and the adjoining area are completed in a sequence assuring full utility of the District as a whole and all areas within the District and so that future public improvements required by this ordinance or other applicable ordinances of the City are not compromised or rendered unduly difficult.

Q. FINAL DEVELOPMENT PLAN

A final development plan, showing conformance with the requirements of this Exhibit, shall be submitted to the Planning and Development Department and approved in the manner described below prior to the issuance of any building permits or prior to the commencement of any of the permitted uses or improvements permitted or required by this exhibit. The final development plan may be submitted in the form of a preliminary plat, provided the plat is

prepared in accordance with the requirements, standards, and intent of this Exhibit. Development of this District shall be in accordance with the approved final development plan.

1. The final development plan shall be submitted to the Planning and Zoning Commission for review and final action, either as a whole or in phases. The Planning and Zoning Commission is hereby authorized, at its discretion, to approve minor adjustments and modifications to the site plan. Such authority shall not, however, be construed to permit:

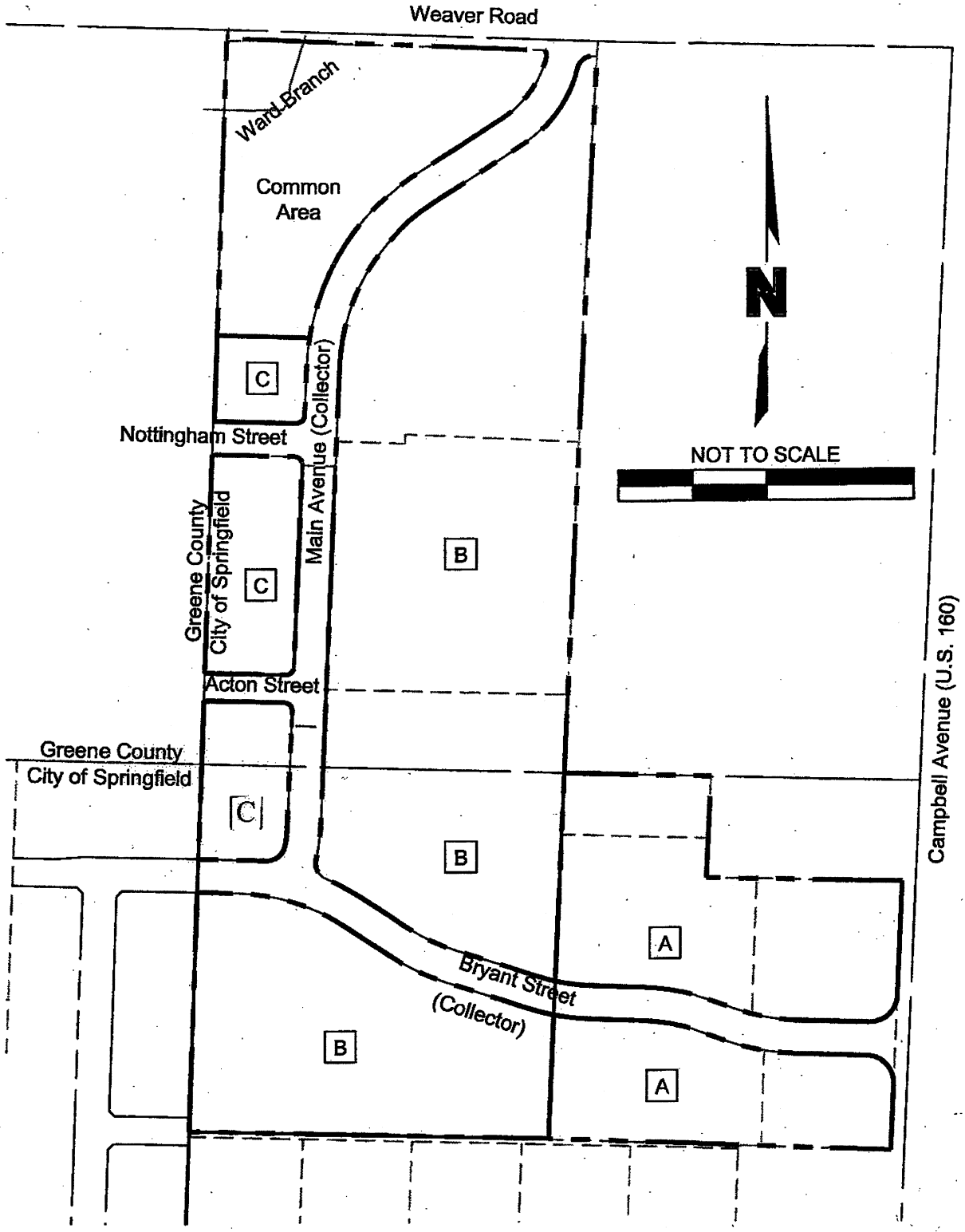
   A. Any uses within the District other than those specifically prescribed by the ordinance.
   B. Any increase in the intensity of use permitted within the District.

2. Subdivision approval may constitute the final development plan(s) for residential development in Area C. The Planning and Zoning Commission is hereby authorized to accept the preliminary plat provided all provisions of this ordinance are satisfied and that all requirements of the Subdivision Regulations not specifically modified by this ordinance are met. The Planning and Zoning Commission is hereby authorized at their discretion to approve minor adjustments and modifications to the site plan(s). Such authority shall not, however, be construed to permit:

   a. Any uses within this tract other than those specifically prescribed by ordinance.

   b. Any increase in the intensity of use permitted within this tract.

   c. Any deviation from provisions specifically prescribed by this ordinance.



LEGEND

Zone Boundary

B Zone Classification

Section Line

PD271AMENDED
EXHIBIT 2

drawn by: DRM	DATE	REVISION	BY
surveyed by: KAO			
checked by: NSS			
approved by: KAO			
project no.: 009-0230			
file name: 90230_Sketch			
	09.22.09	Original Preparation	DRM

OLSSON ASSOCIATES
1525 East Republic Road, Building B, Suite 100
Springfield, MO 65804
TEL 417.890.8802
FAX 417.890.8805
www.oaconsulting.com

SITE DEVELOPMENT PLAN FOR

PRIVATE ANTIQUE MALL

OWNER/DEVELOPER

BUTCH MIZELL
MIZELL, CLAUDES TRUST
6286 SOUTH AVE.
SPRINGFIELD, MO. 65810

PHONE: (417) 865-5696
FAX: (417) 864-7863
EMAIL: CLAUDE.MIZELL@STAINLESSFAB.COM

PERMITTING NOTE:
CONTRACTOR MUST OBTAIN AN EXCAVATION PERMIT FOR DIRECT CONNECTIONS INTO THE PUBLIC STORMWATER FACILITIES. THE EXCAVATION PERMIT MAY BE OBTAINED AFTER PLANS ARE APPROVED AND PRIOR TO TYING THE PROPOSED STORM SEWER INTO THE EXISTING PUBLIC STORM SEWER SYSTEM. CONTACT JENNY TURNER IN TRAFFIC ENGINEERING AT (417) 864-1980 FOR MORE INFORMATION AND FOR THE REQUIREMENTS FOR OBTAINING THE EXCAVATION PERMIT.

SURVEYOR SYMBOL INDEX

- (D) DEEDED BEARING or DISTANCE
- (M) MEASURED BEARING or DISTANCE
- (P) PLATTED BEARING or DISTANCE
- ELECTRIC BOX
- LIGHT POLE
- EXISTING 5/8" IRON PIN W/CAP "CJW LLC"
- MANHOLE
- BURIED SANITARY SEWER LINE
- BURIED ELECTRIC LINE

GRID NORTH
BASED ON MISSOURI RTK USERS NETWORK

SCALE: 1"=20'

SOURCES USED FOR SURVEY

1. CITY OF SPRINGFIELD BENCHMARK #319, ELEVATION = 1221.79'
2. WARRANTY DEED BY LIMITED LIABILITY COMPANY – BOOK 2013, PAGE 010421–13
3. PLAT OF WALNUT CREEK PHASE IV

RECORD DESCRIPTION OF PROPERTY SURVEYED

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C2	370.00'(D&M)	110.92'(M)	17°10'36"(M)	S80°02'59"E(M)	110.51'(M)

DEVELOPMENT DATA

CURRENT ZONING CLASSIFICATION: PD 271 - AMENDED
ANTIQUE MALL BUILDING AREA: 10,550 SF

TOTAL AREA: 62,857.3 +/- SF
ROW AREA DEDICATED : 74 +/- SF
NET AREA: 62,783.3 +/- SF (1.44 ACRES)

TOTAL IMPERVIOUS SURFACE: 22,898 +/- ACRES
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PVMT SURFACE: 11,554 SF
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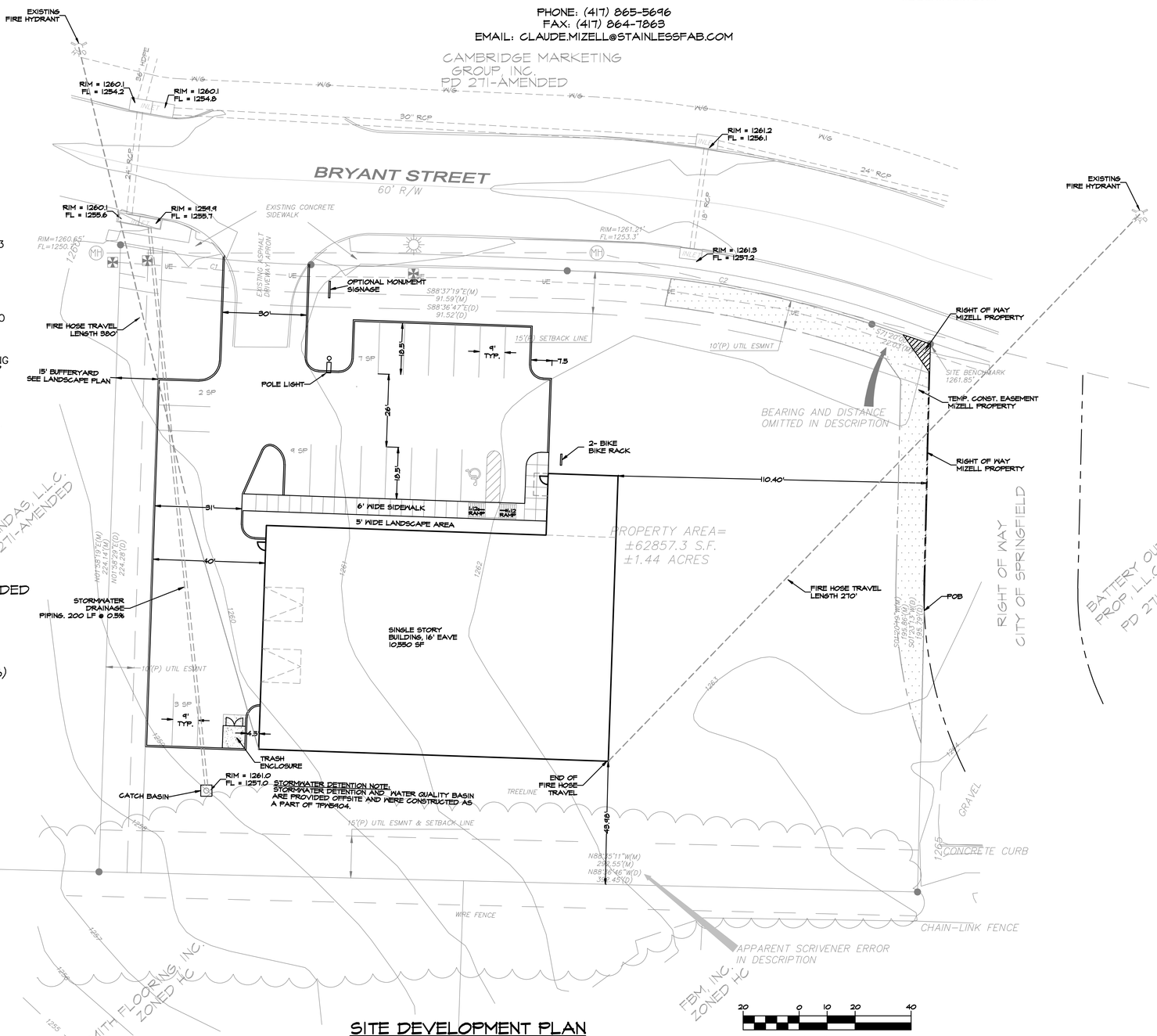
PARKING PROVIDED: 21 SPCS
ADA PARKING PROVIDED: 1 SPCS
BICYCLE RACK PROVIDED: 2 SPCS



SITE DEVELOPMENT PLAN

SCALE: 1" = 20.0'

Vanderslus Engineering, Inc.
P.O. Box 10266
Springfield, MO 65808
417-862-6445
VEI PROJECT NO. 16-031
MO CERT OF AUTHORITY: E-1996-D

SLONE ARCHITECTS
ARCHITECTURE & INTERIOR DESIGN
SUITE 109 · BUILDING 'V' · 3500 E. WOODBURY DR.
SPRINGFIELD, MISSOURI 65804 P: 417.887.4070

ENGINEER SEAL: RICHARD G. HARSHFIELD, STATE OF MISSOURI, NUMBER E-29202, REGISTERED PROFESSIONAL ENGINEER — 11/25/16 10/24/16

MARK	DATE	DESCRIPTION

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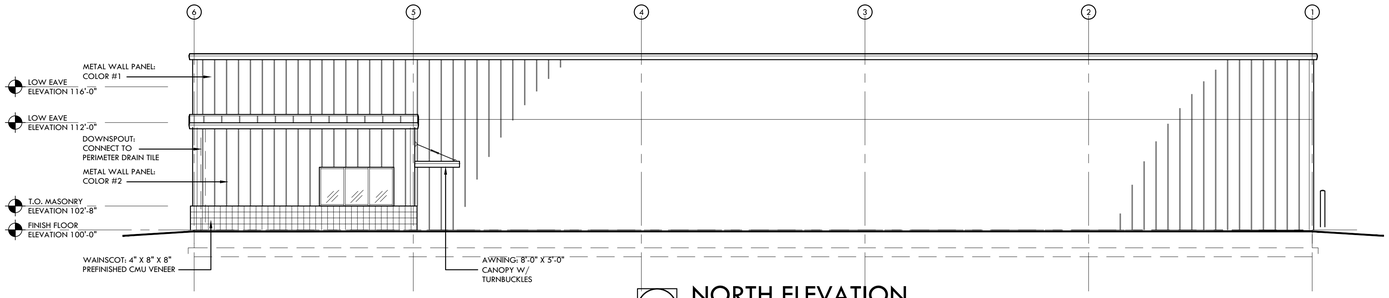
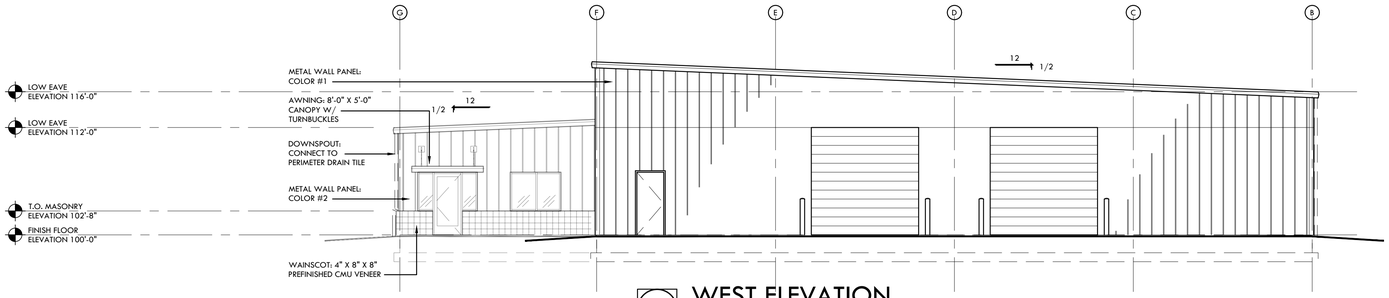
BUTCH MIZELL
PRIVATE ANTIQUE MALL
430 W. BRYANT STREET
SPRINGFIELD, MO.

JOB NO. 16-131
DATE 09-26-16
SHEET C1

Attachment 2



1 NORTH ELEVATION
Scale: 1/8"=1'-0"



2 WEST ELEVATION
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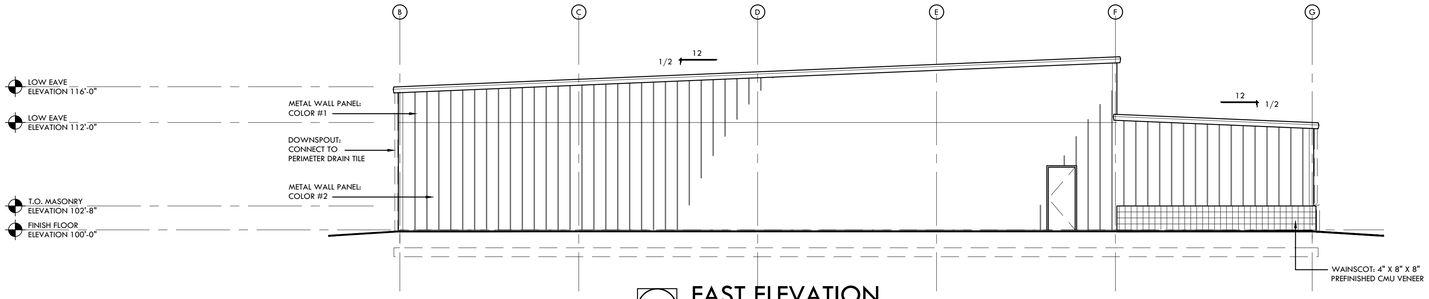

3 EAST ELEVATION
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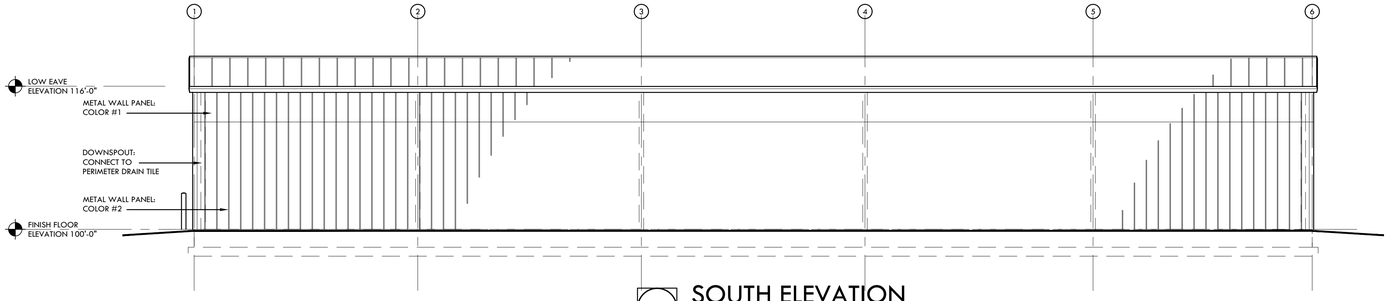

4 SOUTH ELEVATION
Scale: 1/8"=1'-0"

MARK	REVISION DATE	DESCRIPTION

ARCHITECT SEAL

PRELIMINARY
NOT FOR
CONSTRUCTION
OR PERMIT

SLONE ARCHITECTS
ARCHITECTURE & INTERIOR DESIGN

SUITE 100 • BUILDING 'J' • 1200 E. WOODHURST DR.
SPRINGFIELD, MISSOURI • 65804 • P: 417.887.4575

ENGINEER SEAL

RKC
RICH KRAMER CONSTRUCTION
PERSONALIZED CONSTRUCTION SERVICE

789 N. Miller Rd. • Springfield, MO 65802
417-865-5959 • FAX 417-865-6899
On the Web - www.richkramer.com

DEVELOPER: BUTCH MIZELL
PRIVATE ANTIQUE MALL

SPRINGFIELD, MO

The Drawings, Specifications and other documents prepared by the Architect for the Project are instruments of the Architect's service for use solely with respect to this Project and, unless otherwise provided, the Architect shall be deemed the author of these documents and shall retain all common law, statutory & other reserved rights, including the copyright. The Architect's Drawings, Specifications or other documents shall not be used by the Owner or others on other projects, for additions to this Project or for completion of this Project by others, except by agreement in writing and with appropriate compensation to the Architect.

JOB NO. 16-131

DATE 09/16/16

SHEET A4.0

OF -- SHEETS

Attachment 2

SITE DEVELOPMENT PLAN FOR
PRIVATE ANTIQUE MALL

OWNER/DEVELOPER
BUTCH MIZELL
MIZELL, CLAUDES TRUST
6286 SOUTH AVE.
SPRINGFIELD, MO. 65810

PHONE: (417) 865-5696
FAX: (417) 864-7863
EMAIL: CLAUDE.MIZELL@STAINLESSFAB.COM

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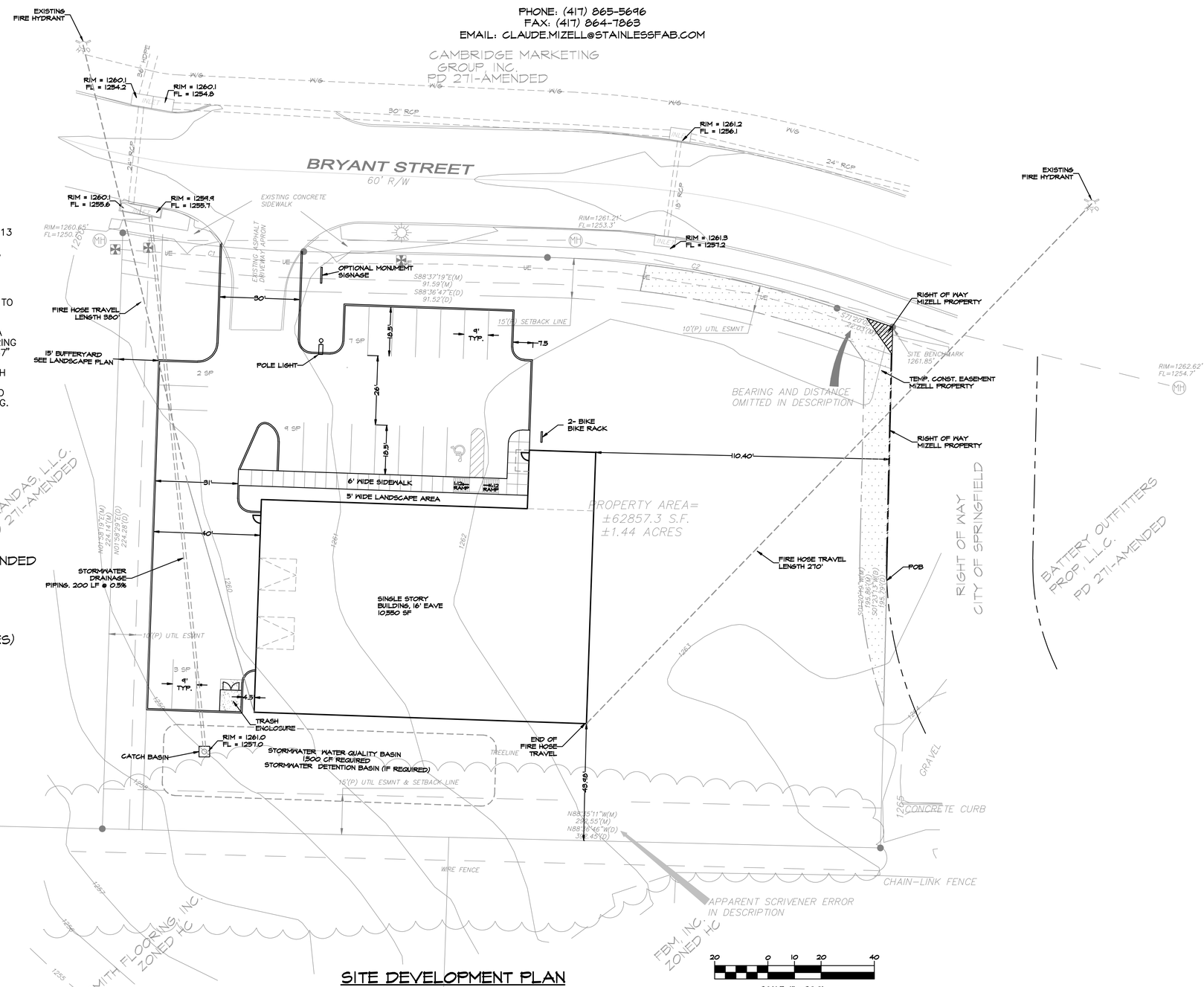

SITE DEVELOPMENT PLAN
SCALE: 1" = 20.0'

Vanderslus Engineering, Inc.
P.O. Box 1265
Springfield, Mo 65805
Phone: 417-864-8686
VEI PROJECT NO. 16-037
MO CERT. OF AUTHORITY: E-1996-D

RICHARD G. HARSHFIELD
P.E. Lic # E29922
STATE OF MISSOURI
RICHARD G. HARSHFIELD
NUMBER E-29922
PROFESSIONAL ENGINEER
10/24/16
ENGINEER SEAL

SLONE ARCHITECTS
ARCHITECTURE & INTERIOR DESIGN
SUITE 100 . BUILDING V . 2800 E. WOODHAVEN DR.
SPRINGFIELD, MISSOURI 65804 P. 417.887.4005

MARK	DATE	DESCRIPTION

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BUTCH MIZELL
PRIVATE ANTIQUE MALL
430 W. BRYANT STREET
SPRINGFIELD, MO.

JOB NO. 16-131
DATE 09-26-16
SHEET C1

MEMORANDUM

To: Springfield Planning and Zoning Commission

From: Matt D. Schaefer, Senior Planner MS

Date: December 7, 2016

RE: Redevelopment Plan East Cherry Townhomes Redevelopment Area

---

The Land Clearance for Redevelopment Authority (LCRA) held a meeting on December 6, 2016 to consider, among other things, the Redevelopment Plan for the East Cherry Townhomes Redevelopment Area. Prior to the meeting, the applicant requested the Redevelopment Plan be removed from the meeting agenda. The LCRA granted the applicant's request, and the Redevelopment Plan was not considered at the meeting.

Because the Redevelopment Plan for the East Cherry Townhomes Redevelopment Area will not be proceeding at this time, Staff respectfully requests that it be removed from the December 8, 2016 Planning and Zoning Commission meeting agenda.

Department of Planning and Development
840 Boonville Ave • P.O. Box 8368 • Springfield, Missouri 65802
(417) 864-1031 • Fax: (417) 864-1030 • springfieldmo.gov

CITY OF Springfield

DEVELOPMENT REVIEW STAFF REPORT
Redevelopment Plan for the East Cherry Townhomes Redevelopment Area

DATE: November 30, 2016

PURPOSE: To approve the Redevelopment Plan for the East Cherry Townhomes Redevelopment Area

LOCATION: Generally located along the north side of East Cherry Street near the intersection of East Cherry Street and South Fremont Avenue (1361 and 1365 East Cherry Street)

APPLICANTS: Say You Can, LLC

STAFF RECOMMENDATION:

Staff recommends the Redevelopment Plan for the East Cherry Townhomes Redevelopment Area be **disapproved**.

FINDINGS:

The proposed Redevelopment Plan for the East Cherry Townhomes Redevelopment Area is not conformance with the *Springfield-Greene County Comprehensive Plan*.

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: Land Use Map Excerpt from the *Growth Management and Land use Element of the Springfield-Greene County Comprehensive Plan*
Exhibit IV: Blight Report and Redevelopment Plan for the East Cherry Townhomes Redevelopment Area

ATTACHMENT A
Background Report
Redevelopment Plan for the East Cherry Townhomes Redevelopment Area

APPLICANT'S PROPOSAL:

Say You Can, LLC has filed an application requesting approval of a redevelopment plan pursuant to Sections 99.300-99.715, RSMo, the Land Clearance for Redevelopment Authority Law, for a redevelopment project generally located near the north side of the intersection of East Cherry Street and South Fremont Avenue (*Exhibits I&II*). The Planning and Zoning Commission is required by Statute to review the proposed Redevelopment Plan (*Exhibit III*) for conformance with the *Springfield-Greene County Comprehensive Plan*.

The purpose of the Redevelopment Plan for the East Cherry Townhomes Redevelopment Area is to remove blight and redevelop the area for multi-family residential use. The Redevelopment Area consists of two parcels (1361 and 1365 East Cherry Street), which comprise approximately 0.51 acres and contain two residential structures that were built in 1920. Specifically, the property at 1361 East Cherry Street is currently contains a vacant, single-family residential structure, and the property at 1365 East Cherry Street contains an occupied, three-unit apartment building that was originally constructed as a single-family residential structure. The Plan proposes to demolish the existing structures within the Redevelopment Area and construct a new townhouse development that consist of between 12 and 14 units located among two three-story buildings. The development will contain a mixture of two and three bedroom units, and each unit will include an attached two-stall garage.

COMPREHENSIVE PLAN:

1. The *Growth Management and Land Use Element* of the *Springfield-Greene County Comprehensive Plan* designates much of the area along the north side of East Cherry Street between South National Avenue and South Pickwick Avenue as Medium- or High Density Housing with the exception of a small section that extends approximately 400 feet west from South Fremont Avenue (Exhibit III). This area includes the Redevelopment Area and is designated for Low-Density Residential Housing. This land use designation includes single-family housing at up to six dwelling units per acre, home occupations specified in the Zoning Ordinance, and, as an optional element, small neighborhood-oriented retail or service businesses carefully located and screened at certain intersections.

   This designation appears consistent with the current land uses in this area. Historically, single-family residential was the prevailing land use along the north side of East Cherry Street between South National Avenue and South Pickwick Avenue. Over the years, much of the existing single-family residential structures were either converted to or replaced with apartments. However, field observations, aerial photography, and land records indicate there remains an

intact pocket of single-family residential structures in this area along the north side of East Cherry Street that is designated as Low-Density Housing.

The Redevelopment Plan fails to conform to the Land Use Plan by proposing multi-family residential housing at between 24 and 28 dwelling units per acre in an existing single-family residential area that is designated as Low-Density Housing in the *Growth Management and Land Use Element* of the *Comprehensive Plan*.

2. The *Growth Management and Land Use Element* also recommends the character of existing neighborhoods be maintained and strengthened by encouraging infill or replacement housing that is compatible with neighboring structures in height, setback, lot width, front door orientation, and general architecture, particularly in older neighborhoods. Such recommendation is further supported by the *Community Physical Image Element of Springfield-Greene County Comprehensive Plan*, which recommends any publicly assisted redevelopment projects or new construction located in Urban Conservation Districts reinforce the positive features of surrounding neighborhood's prevailing architectural themes.

   The Redevelopment Plan fails to demonstrate the proposed redevelopment project will be architecturally compatible with the surrounding neighborhood. The Plan provides a text description of the project that addresses land use, building heights, density and off-street parking that is accompanied only by a site plan and floor plans. Staff believes building elevations and renderings and pertinent architectural standards must be included in the Redevelopment Plan in order to properly review it for conformance with the *Growth Management and Land Use Elements* of the *Springfield-Greene County Comprehensive Plan*.

3. According to the *Rountree Neighborhood Plan*, the Redevelopment Area is located within the East Cherry Street Corridor, which extends along East Cherry Street from South National Avenue to South Fremont Avenue. The Plan recognizes this area contains a significant amount of multi-family residential development due to its location near Missouri State University and that it is currently zoned for high-density residential development. The Plan suggests multi-family residential as an appropriate use, provided that it is developed in a manner that is sensitive to the surrounding properties and preserves the single-family character of the neighborhood. The Plan also recommends the provisions of the Rountree Urban Conservation District (UCD) be utilized. The purpose and intent of such regulations specific to the Cherry Street Corridor are to "promote the mixed residential nature of the area to provide housing opportunities to students and to protect adjacent single family areas from the adverse effects of the higher intensity development."

   As mentioned above, the Redevelopment Plan fails to demonstrate the proposed redevelopment project will be architecturally compatible with the surrounding

neighborhood. Staff believes building elevations and renderings and pertinent architectural standards must be included in the Redevelopment Plan in order to properly review it for conformance with the *Rountree Neighborhood Plan.*

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 blight report and redevelopment plan. 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 is currently zoned R-HD, High-Density Multi-Family Residential. It is also located inside the Rountree Urban Conservation District (UCD No. 2, Area E), which imposes additional requirements intended to implement the policies and recommendations of the *Rountree Neighborhood Plan* such as to help maintain neighborhood character and integrity and to help foster harmonious, orderly, and efficient development and redevelopment within the Rountree Neighborhood. Prior to the issuance of building permits, the Administrative Review Committee (ARC) shall review and approve a site plan of the proposed redevelopment, based on certain prescribed criteria.

3. The project proposed in the Redevelopment Plan may permitted by the underlying zoning. However, the Planning and Zoning Commission's standard for review of the Redevelopment Plan is to determine its conformity to the Comprehensive Plan.

EXHIBIT I
Legal Description
Redevelopment Plan for the East Cherry Townhomes Redevelopment Area

ALL OF LOTS THIRTEEN (13) AND FOURTEEN (14), AMENDED PLAT OF RALPH WALKER'S SECOND SUBDIVISION, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

EXHIBIT II
Location Map
Redevelopment Plan for the East Cherry Townhomes Redevelopment Area

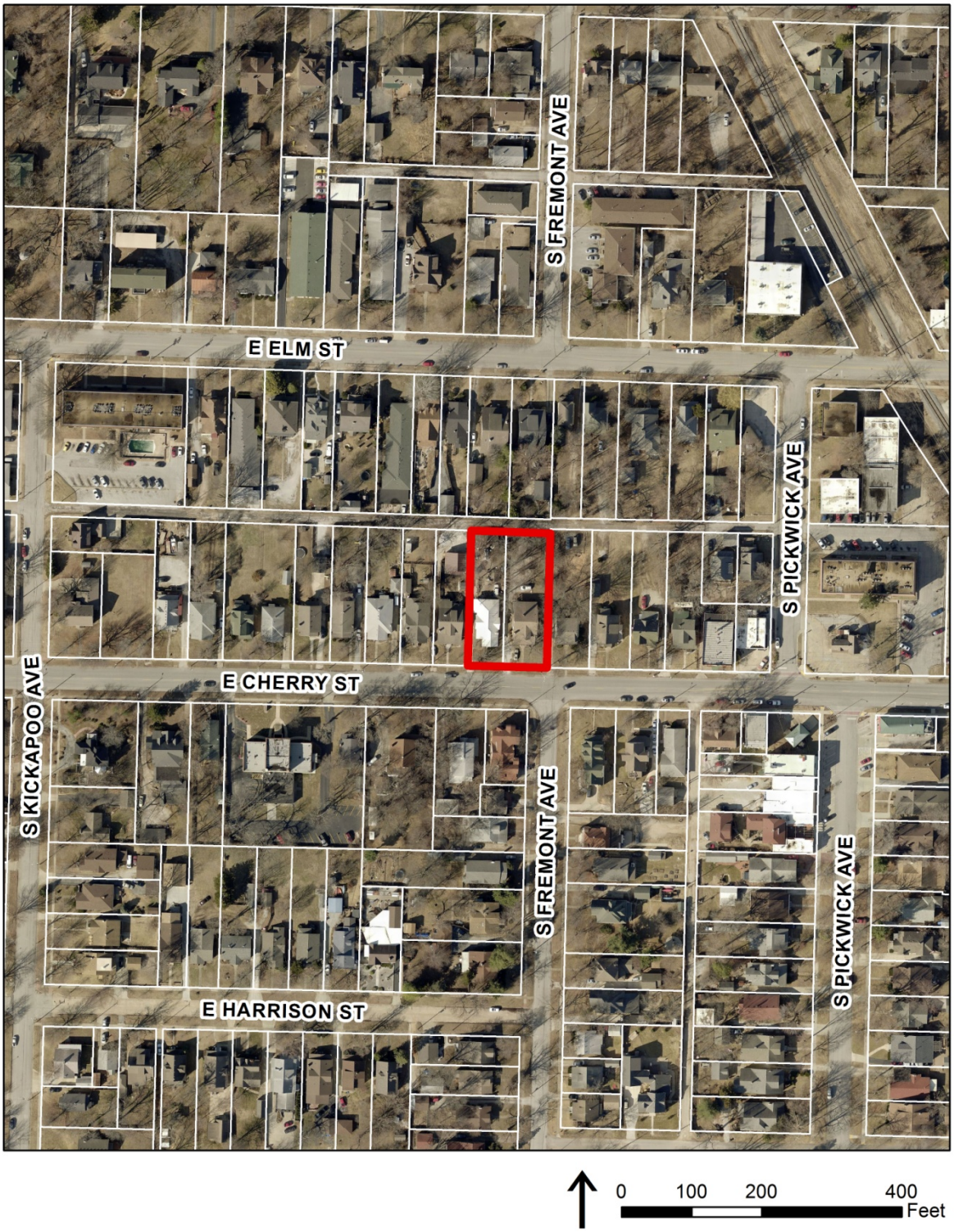

EXHIBIT III

Land Use Plan Excerpt from the *Growth Management and Land Use Element of the Springfield-Greene County Comprehensive Plan.*

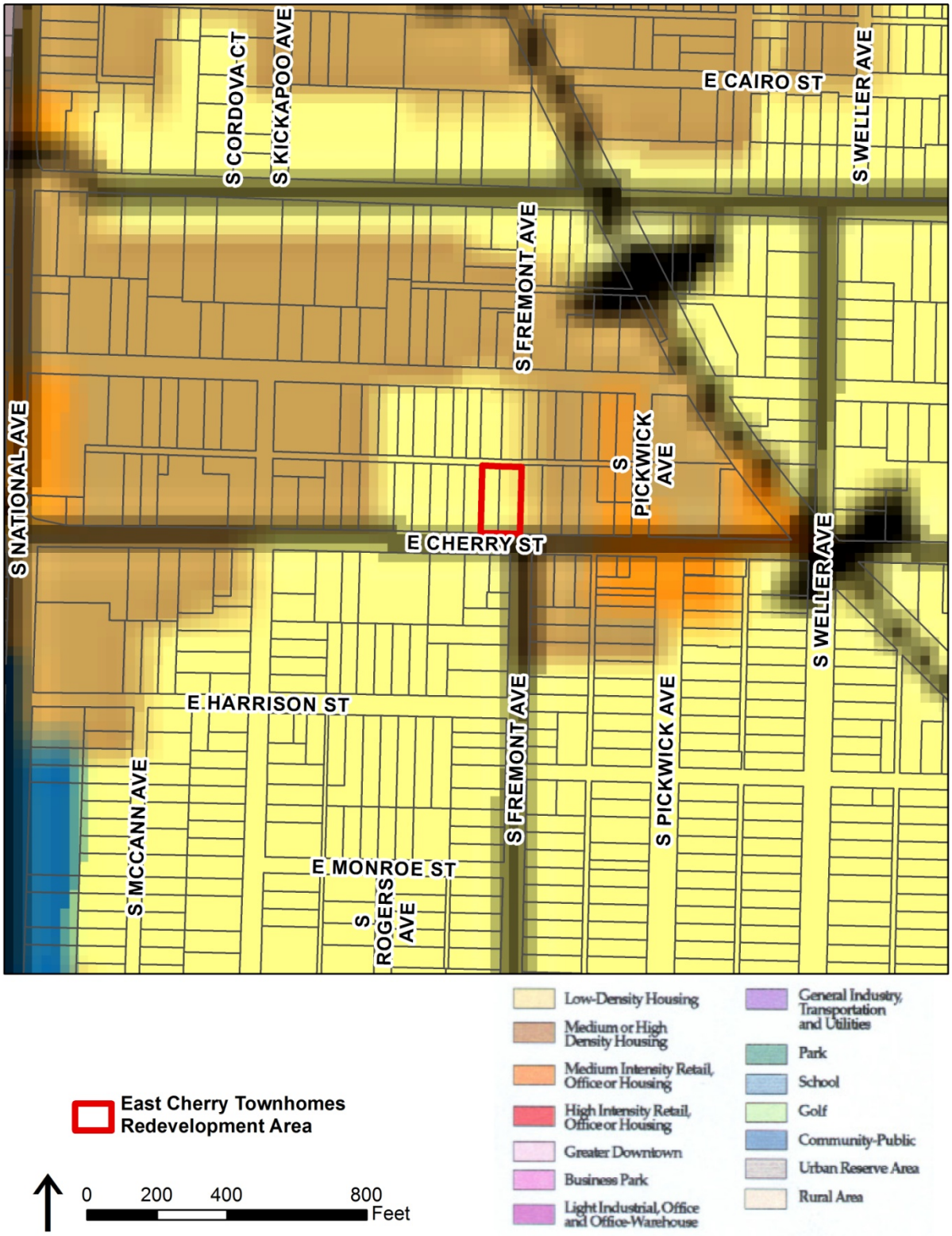

EXHIBIT IV

Redevelopment Plan

I. Introduction:

Say You Can, LLC, a Missouri limited liability company (the "***Developer***"), has prepared the following plan (the "***Redevelopment Plan***") for the redevelopment of 0.5 acres in Springfield, Missouri. The Redevelopment Plan proposes to completely redevelop the Redevelopment Area (as defined below) by constructing an approximately twelve (12) to fourteen (14) unit townhome complex (the "***Project***"). Each townhome unit will include between two (2) and three (3) bedrooms and between two (2) and three (3) bathrooms. Thus, the Project will provide housing for approximately twenty-four (24) to forty-two (42) individuals. Real property tax abatement will be utilized to encourage such redevelopment.

II. Background:

There are two (2) residential structures in the Redevelopment Area. One residential structure is commonly identified as 1361 E. Cherry Street (the "***1361 House***") and the other residential structure is commonly identified as 1365 E. Cherry Street (the "***1365 House***"). The Developer acquired both the 1361 House and the 1365 House in early 2016.

III. Description of the Project

A. *Boundaries of the Redevelopment Area*

The area being redeveloped contains approximately 0.5 acres and is situated north of E. Cherry St. between Kickapoo Avenue and Pickwick Avenue in the City of Springfield, Missouri (the "***Redevelopment Area***"). A map identifying the Redevelopment Area is attached hereto and incorporated herein as Exhibit "A," and the Redevelopment Area is legally described on Exhibit "B," which is attached hereto and incorporated herein.

B. *Need for Redevelopment*

1. Rountree Urban Conservation District

The Redevelopment Area is located in Area E of the Rountree Urban Conservation District (the "***UCD***"). The UCD was approved by Springfield City Council in 1985 to allow the neighborhood to identify and solve problems associated with trash, noise, and safety.[1] The UCD

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[1] See Ordinance No. 3645 (adopted on July 22, 1985). In connection with the establishment of the UCD, the City adopted the Rountree Area Neighborhood Plan (dated July 1985) (such document, as amended by the Rountree Neighborhood Plan Addendum, dated May 14, 2001) is referred to as the "**UC Plan**"). According to Section 4-2302, the purpose of the UC Plan and the UCD, include but are not limited to the following:

> B. 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 the accommodation of desirable change; C. 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 focusing financial assistance and other economic development programs; D. To promote the efficient use of urban lands, including the encouragement of compatible infill development on vacant and passed-over parcels; E. To

is a zoning district with special standards that may exceed that of the city, recognizing and protecting the unique nature of the area (the "***District Regulations***").[2] Area E (also known as the Cherry Street Corridor Area) serves as home to many MSU students and contains a mixture of multi-family and single family housing stock.[3] The District Regulations governing Area E are intended to, among other things, "promote the mixed residential nature of the area to provide housing opportunities for students and to protect adjacent single-family areas from the adverse effects of higher intensity development."[4] Multi-family dwelling is a permitted use under the District Regulations.[5] Commercial uses are not permitted under the District Regulations. In addition, the UC Plan stresses how "[d]ilapidated, vacant and abandoned houses and other structure affect not only their own viability but lend an air of neglect to adjacent properties" creating safety hazards and making them less valuable.[6] As noted in the Blight Report, one of the properties in the Redevelopment Area has been vacant for some time, thus increasing the need for redevelopment.

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

The Redevelopment Area is zoned High-Density Multi-Family Residential (R-HD) and is located in the vicinity of the Missouri State University Activity Center (the "***Activity Center***"), as defined by the City's Growth Management and Land Use Plan ("***GMLUP***"), which is a component of the Vision 20/20 Springfield-Greene County Comprehensive Plan.[7] The GMLUP was adopted in November 2001 in order to provide broad guidance for private and public

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encourage and to support rehabilitation of the physical environment and programs for the conservation and revitalization of urban areas; F. To foster harmonious, orderly and efficient growth, development and redevelopment; and G. To aid in the prevention or elimination of slums or blight.

[2] The UCD may impose regulations in addition to those of the underlying zoning district. See Section 4-2300 of the City of Springfield, Missouri zoning code.

[3] See Art. III, §8(A) of the District Regulations.

[4] Id.

[5] See Art. III, §8(B)(4) of the District Regulations.

[6] See Page 9 (Objective 3) of the UC Plan.

[7] See Page 18-34 of the GMLUP.

The Greater Downtown is a one of several districts forming the "Center City" Study Area (as defined by the City of Springfield's Center City Plan Element (the "**CCPE**"), which is a component of the Vision 20/20 Springfield-Greene County Comprehensive Plan). As the Activity Area is "closely intertwined" with the Greater Downtown, the themes and goals of the CCPE are informative in evaluating the present condition and use of the Redevelopment Area. According to the CCPE, Center City includes some of the oldest parts of the Springfield community and it suffers from problems commonly resulting from physical deterioration and economic obsolescence. See page 2-10 of the CCPE. The CCPE describes the overall tone of the area as one that needs revitalization and new investment. See page 2-10 of the CCPE. The CCPE encourages increasing the compactness of land uses in Greater Downtown since compact, dense, pedestrian-oriented places help to retain urban vitality and interests. (See page 3-37 of the CCPE). The community should work to fill the empty spaces between buildings, bring housing into every district, aim for mid-rise density across districts, and create areas that combine housing, jobs, and entertainment uses. (See page 3-38 of the CCPE) The City should encourage infill development on vacant and underutilized sites to reinforce and re-knit the pattern of buildings, to fill the voids, and to expand the volume of the Greater Downtown. See page 3-38 of the CCPE. The Redevelopment Plan is consistent with the objectives of the CCPE.

physical development of the region. Under the GMLUP, one of the objectives of an activity center is to promote additional or new "higher density housing."[8] In addition, although the GMLUP seems to indicate the area is appropriate for Low-Density Housing, the GMLUP indicates areas directly to both the west and east of the Redevelopment Area are appropriate for Medium or High Density Housing.[9]

3. Current Condition of Redevelopment Area.

As discussed in the preceding Blight Report, notwithstanding the Developer's commercially reasonable efforts to maintain the Redevelopment Area, the Redevelopment Area suffers from much physical deterioration, insanitary and unsafe conditions, and is afflicted by conditions which may endanger life or property. Specifically, the 1361 House has been vacant for some time. Substantial capital investment will be needed to fully rehabilitate and revitalize the Redevelopment Area, which further compounds the economic obsolescence of the Redevelopment Area.

Further, the Redevelopment Area is not capable of providing housing accommodations to its utmost potential. The buildings in the Redevelopment Area only contain a total of three (3) small rental units. This severely limits the number of individuals who can live in the Redevelopment Area. The configuration of the Redevelopment Area does not allow it to support its highest and best use, which due to its proximity to downtown and MSU, is medium to high density housing. This underutilization prevents the Redevelopment Area from generating taxes to its utmost potential and from fully contributing to the potential vitality of the UCD and surrounding areas.

4. Conformance of Redevelopment Plan with the UCD and GMLUP.

The Redevelopment Plan provides for the construction of an approximately twelve (12) to fourteen (14) unit townhome complex, which will be located in the vicinity of MSU's campus, within three (3) blocks of the Greater Downtown District and within a block of various commercial uses located around E. Cherry Street and S. Pickwick Ave. Each of the townhomes will contain between two (2) and three (3) bedrooms and between two (2) and three (3) bathrooms. Each townhome unit will consist of a first floor two-car garage. In total, the project will accommodate approximately twenty-four (24) to forty-two (42) individuals. The new construction will remedy blight by creating a desirable living environment for residents, increasing the taxes generated by the Redevelopment Area, and encouraging further investment in the area. In particular, the redevelopment of a vacant property will cure the "air of neglect to adjacent properties" which creates safety hazards and makes nearby land less valuable.[10] As reflected on the preliminary site plan in Exhibit "C" attached hereto and incorporated herein, the site will be redeveloped to utilize the Redevelopment Area to its full potential. Preliminary floor plans for both two (2) and three (3) bedroom units are attached hereto as Exhibit "D" and incorporated herein. This will increase density by providing housing for approximately twenty-

[8] See page 18-28 of the GMLUP.
[9] See Figure 18-7 of the GMLUP.
[10] See Page 9 (Objective 3) of the UC Plan.

four (24) to forty-two (42) individuals, which will in turn increase the area's pedestrian traffic and level of activity.

The Redevelopment Plan is consistent with the intent of the UCD, in that it will: (i) promote the efficient use of urban lands, (ii) encourage and support rehabilitation of the physical environment, and (iii) aid in the prevention or elimination of slums or blight.[11] In particular, the Redevelopment Plan will remove a vacant house from the Redevelopment Area. The Redevelopment Plan is harmonious with surrounding uses. A large apartment complex is located a block to the west of the Redevelopment Area and other apartment buildings exists near the Redevelopment Area around the intersection of E. Elm Street and S. Kickapoo Avenue. In addition, the Redevelopment Area is approximately two (2) blocks away from MSU and one (1) block away from various commercial uses on Pickwick Street. In addition, although the Redevelopment Area is zoned R-HD, the Redevelopment Plan acknowledges and respects the residential nature of certain portions of the surrounding area through the provision of off-street parking, limited building height, and density well below the applicable zoning limits and is consistent with the intent of the UCD.

Without the comprehensive renovation and rehabilitation of the Redevelopment Area, its physical condition will continue to deteriorate and detract from the area. Thus, implementation of the Redevelopment Plan is needed to remediate blight in the Redevelopment Area, to create a safe and desirable living environment that more fully utilizes the property, increase the taxable revenues to the City.

C. *Redevelopment Plan Objectives and Strategies*

The primary objective of the Redevelopment Plan is to remove blight and to redevelop the area for use as higher density housing. The Project involves the construction of an approximately twelve (12) to fourteen (14) unit townhome complex. Each of the units will contain between two (2) and three (3) bedrooms and between two (2) and three (3) bathrooms and will be limited to three (3) stories in height. In total, the project will accommodate up to approximately twenty-four (24) to forty-two (42) individuals. The Project will also provide on-site parking (in the form of garages and potential additional on-site spaces) and will utilize outdoor lighting as needed with the intent to create a safe living environment for the residents. The Project is anticipated to be built using certain "green" building standards to maximize energy savings.

IV. Land Use Plan:

A. *Former and Existing Land Use*

The Redevelopment Area currently consists of two (2) houses. One house, the 1365 House is currently divided into a triplex and is occupied by tenants. The 1361 House, a single story house, is vacant. The Developer recently acquired the houses in early 2016.

B. *Proposed Land Use*

[11] See Section 4-2302 of the City of Springfield, Missouri Zoning Ordinance.

The proposed land use for the Redevelopment Area is as an approximately twelve (12) to fourteen (14) unit townhome complex. Each townhome unit is intended to contain between two (2) to three (3) bedrooms serve as a residents for two (2) to three (3) individuals. Each unit will be a maximum of three (3) stories in height and will consist of a ground level garage and second and third level living areas. A preliminary site plan reflecting the proposed land use in Redevelopment Area is attached as Exhibit "C" and incorporated herein.[12]

C. *Existing and Proposed Zoning*

The existing zoning for the Redevelopment Area is High-Density Multi-Family Residential District (R-HD). Moreover, the Redevelopment Area is located in the Rountree Urban Conservation District. There is no new zoning proposed for the Redevelopment Area. The Project is consistent with zoning requirements.

D. *Regulations and Controls*

Redevelopment of the Redevelopment Area shall be subject to all applicable Springfield, Missouri Codes and Ordinances, including the District Regulations.

V. Execution of the Project:

A. *Execution*

The Developer or its successors in interest shall be responsible for executing the redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan.

B. *Land Acquisition*

There will be no land acquisition required to implement the Redevelopment Plan, as the Developer owns the land within the Redevelopment Area.[13]

C. *Financing*

The Developer is utilizing conventional financing to finance the Project.

D. *Disposition of Property*

No land is proposed to be disposed of within the Redevelopment Area.

E. *Plan for Relocation Assistance*

The 1365 House is currently occupied by tenants. Existing tenants will be provided with advance notice and assistance in locating alternative rental properties. The 1361 House is vacant.

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[12] Note, the preliminary site plan includes both a twelve (12) unit option and a fourteen (14) unit option.

[13] Note, 1365 E. Cherry is currently owned by an affiliate of the Developer, 311 S. Hampton, LLC.

F. *Redevelopment Schedule and Estimated Dates of Completion*

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

- Pre-Construction (Inspections/Permits): Completed by December 2016
- Site Work (Demolition): Completed by January 2017
- Construction of Building: Completed by August 2017

G. *Taxation*

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

H. *Covenants*

The Redevelopment Plan shall run with the land and require the Developer and any successors in interest to redevelop the real property within the Redevelopment Area in accordance with 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 discussed in Article III, Section B above, the Redevelopment Plan for the Redevelopment Area conforms to the Rountree Neighborhood Plan and the District Regulations.

B. *Compliance with State and Local Law*

The Redevelopment Plan shall be implemented in conformance with the requirements of state and local law.

C. *Population Density*

The Project will provide approximately twelve (12) to fourteen (14) housing units on a 0.5 acre site (approximately 24 to 28 du/acre). Each townhome unit will include between two (2) and three (3) bedrooms and between two (2) and three (3) bathrooms. In total, the Project will provide housing for approximately twenty-four (24) to forty-two (42) individuals.

D. *Public Facilities*

It is not anticipated at this time 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.

Exhibit A

Map of Redevelopment Area

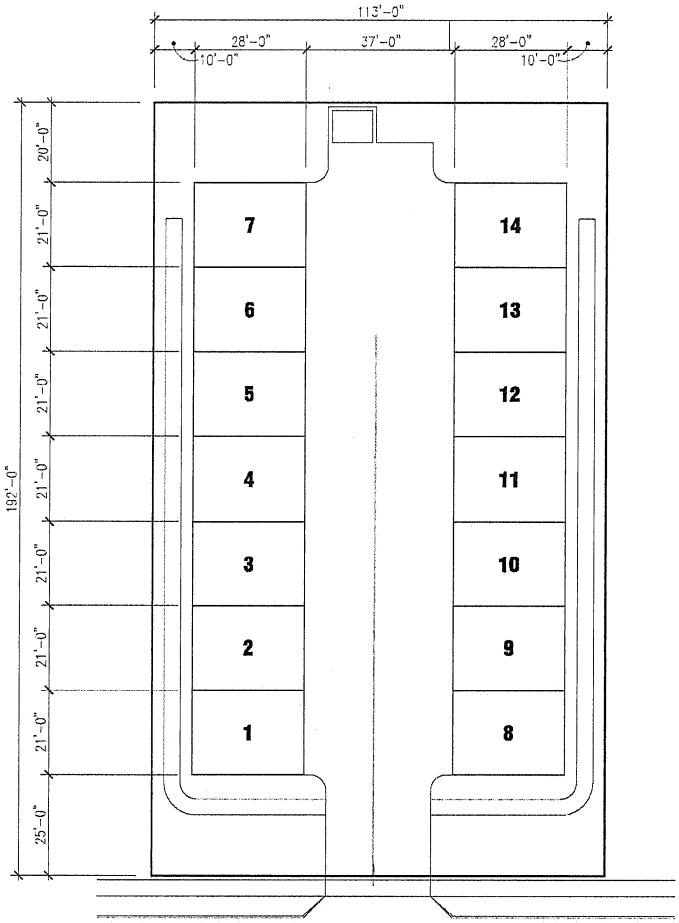
Exhibit B

Legal Description of Redevelopment Area

ALL OF LOTS THIRTEEN (13) AND FOURTEEN (14), AMENDED PLAT OF RALPH WALKER'S SECOND SUBDIVISION, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

Exhibit C

Site Plan



1365 E CHERRY
1"=30'-0"

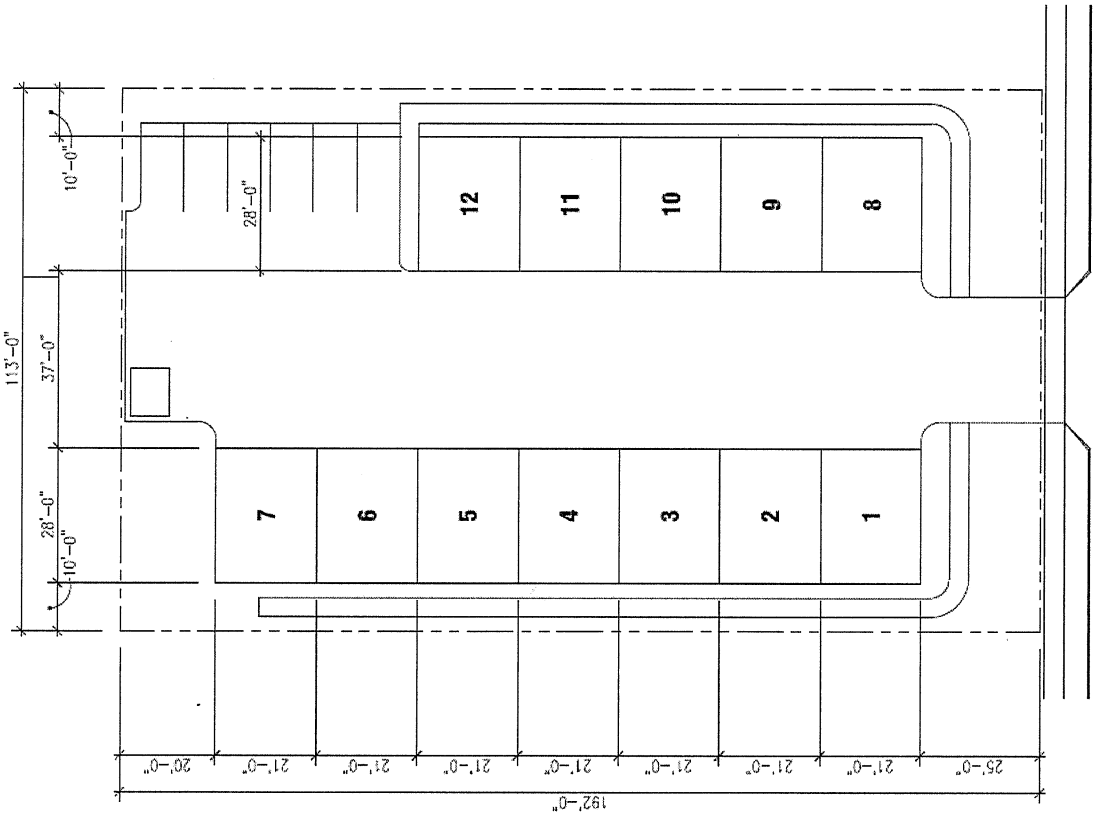

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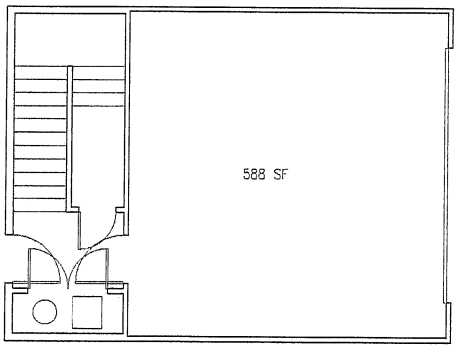
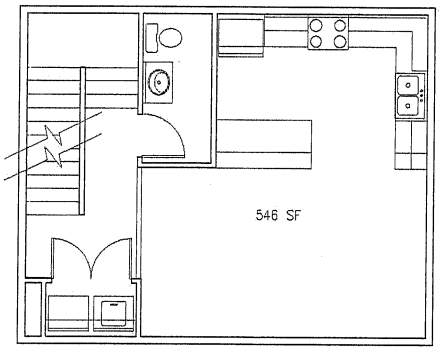
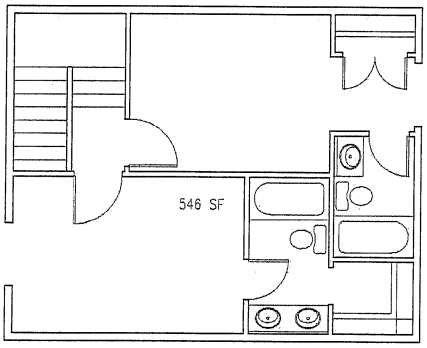
Exhibit D

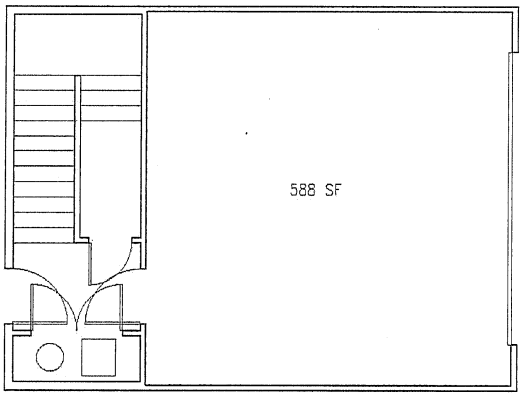
Floor Plan – 2 Bedroom Unit

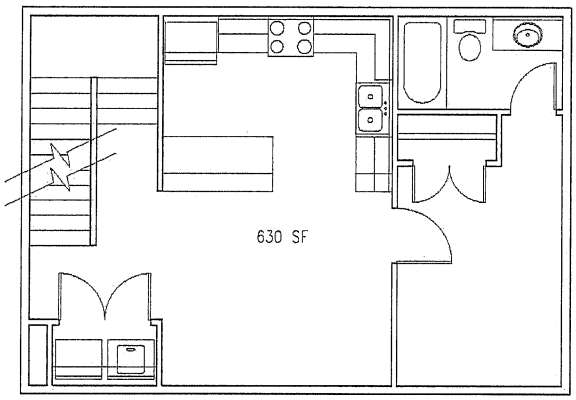


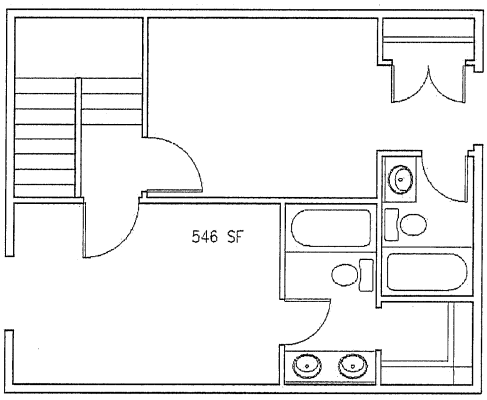




Floor Plan – 3 Bedroom Unit







DEVELOPMENT REVIEW
MEMORANDUM

DATE: November 28, 2016

TO: Planning and Zoning Commission

FROM: Randall Whitman, Principal Planner

SUBJECT: 2017 Capital Improvements Program

Staff is requesting the Planning and Zoning Commission review and recommend approval of the 2017 Capital Improvements Program (CIP).

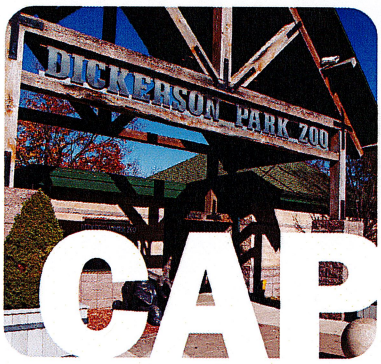
The City's Charter requires the City Manager to "…secure an estimate of all capital projects pending and of those which it is recommended should be undertaken (a) within the budget year and (b) within the next five succeeding years." Staff from a variety of departments have contributed 179 projects and programs to 2017 CIP.

The attached report, which outlines the City's strategy for identifying, prioritizing, scheduling and funding all capital improvement projects and programs for the next 6 years, is being provided to you, for your review and approval.

From a planning standpoint, the CIP serves as a link between the City's Comprehensive Plan and the construction of public improvements, many of which have been committed to last year, when the 1/4 Cent Capital Improvement and 1/8 Cent Transportation Sales Taxes were renewed in April. The attached report illustrates the magnitude of the need and the activity that is generated across the community. The CIP helps staff coordinate those needs and balance them against the community's expectations.

In addition to the full report, attached is a 2-page handout, highlighting the purpose and key points included in the 2017 Capital Improvements Program report, in addition to 40 of the 111 major projects and programs planned for 2017.

2017



CAPITAL Improvements Program

CITY OF Springfield

CONTENTS

- Capital Improvements Program - Introduction 2
  - Springfield's City Charter 2
  - Capital Improvements Defined 3
  - Prioritizing Capital Improvements 3
  - Receiving Public Input 4
  - Unfunded Projects 5
  - Capital Improvement Funding Sources 5
  - Capital Improvement Funding Policies 6
  - Financing Infrastructure for New Development 8
  - Debt Management Policy 8
- Capital Improvements Plan 13
- 2017 Capital Improvements 13
- Summary of Planned CIP Projects and Programs by Category for 2017 (Table CIP-A) 13
- Alphabetical Index of Planned CIP Projects and Programs for 2017 (Table CIP-B) 14
- 2018 – 2022 Capital Improvements 17
- Summary of Planned CIP Projects and Programs by Category for 2018 – 2022 (Table CIP-C) 17
- Alphabetical Index of Planned CIP Projects and Programs for 2018 – 2022 (Table CIP-D) 17
- CIP Project and Program Summaries by Category for 2017 – 2022 (Table CIP-E) 21
- Alphabetical Index of Completed Capital Improvement Projects and Programs from 2013 - 2016 (Table CIP-F) 123

For further information, contact:
Planning and Development Department
City of Springfield
840 Boonville Avenue
Springfield, Missouri 65802
417.864.1031
Email: city@springfieldmo.gov

CAPITAL Improvements PROGRAM 2017

2017 CAPITAL IMPROVEMENTS PROGRAM - INTRODUCTION

The development of the 2017 *Capital Improvements Program (CIP)* represents a collaboration between citizens and the City that results in a comprehensive database of all public improvement needs planned everywhere in the city, from the airport to the zoo. The *CIP* also serves as a planning and budget document, a community report and a 6-year schedule outlining priorities for improving the City's infrastructure and assets.

The process of annually identifying and updating projects, scheduling construction and financing is collectively identified as a *Capital Improvements Program;* the *Program* ultimately results in the creation of a *Capital Improvements Plan*. The terms *Program* and *Plan* are, at times, used interchangeable but collectively make up the *Capital Improvements Program*.

> ***The City Manager shall also secure an estimate of all capital projects pending and of those which it is recommended should be undertaken (a) within the budget year and (b) within the next five succeeding years. In preparing the budget, the City Manager shall review and may revise estimates, as he may deem necessary." Springfield City Charter Section 5.8 – Final Budget and Budget Message***

Because the City's capital improvement needs are continually evolving, the *CIP* database should be updated annually. The *CIP* provides for an opportunity to evaluate the entire capital budget and respond to the uncertainty of federal and state mandates, in addition to unexpected emergencies. As these needs and cost estimates are identified, necessary projects will be recommended for inclusion in future *Capital Improvements Programs*.

The *CIP* also strives to align anticipated capital improvements with adopted plans, studies and related programs the City and its various departments are charged with following.

Lastly, the *CIP* provides the City with an opportunity to create a clearinghouse or inventory needs, wants, mandates, proposals and plans in one place. Maintaining a database of unfunded needs or a wish list, allows the City to compare and organize future projects and balance the communities expectations and changing priorities. Lastly, the CIP provides the City with a place to document successes and projects completed in the previous year(s).

SPRINGFIELD'S CITY CHARTER

The *Capital Improvements Program* fulfills the City's Charter requirement that the City Manager "…. secure an estimate of all capital projects pending and of those which it is recommended should be undertaken (a) within the budget year and (b) within the next five succeeding years." Since 1992, the City of Springfield has maintained a *Capital Improvements Program* to fulfill this requirement.

CAPITAL IMPROVEMENTS DEFINED

Maintaining a consistent definition of a capital improvement is critical in developing a plan for recommended projects that will be proposed for the upcoming annual budget. The following criteria has been established since the early 90's. The minimum value of an individual project or program increased from $50,000 to $100,000 in 2011.

- Individual projects that are relatively large in project size and scope
- Are significant, permanent or have a useful life of 6 years or longer
- Estimated to cost $100,000 or more
- Can include comprehensive programs, which consolidate many smaller individual improvements that do not individually meet the $100K threshold. Examples of typical programs included in the CIP:
    - ✓ School sidewalk program
    - ✓ Sanitary sewer overflowing control program
    - ✓ Floodplain acquisitions and storm water Improvement program
    - ✓ Reforestation and landscaping program
    - ✓ Neighborhood improvement program(s)

NEIGHBORHOOD WORKS

A voter-approved program through the 1/4-cent Capital Improvements Sales Tax

- Can include acquisition of property, land, right of way or easements, but should not include the purchase of equipment or services. The only exception to this is when the purchase of equipment is part of the initial start-up of a project that involves a new service. For example, if a new fire station is proposed for funding, the fire trucks (and other equipment meeting the criteria listed above) should be included. Replacing fire trucks or squad cars at existing stations should not be included in the *CIP*. Listed below are typical examples of capital improvements:
    - ✓ Land purchases
    - ✓ Storm sewers
    - ✓ Sewer mains
    - ✓ Sewage treatment plants
    - ✓ Street construction and streetscape projects
    - ✓ Parking lots and garages
    - ✓ Traffic signals
    - ✓ New parks, including acquisition and development
    - ✓ Tennis courts, swimming pools and recreation improvements
    - ✓ New facilities, major building additions and remodeling
    - ✓ Significant trail and intermodal projects and extensions
    - ✓ Computer and information system purchases and upgrades

PRIORITIZING CAPITAL IMPROVEMENTS

Capital improvement projects are ranked according to their relationship to the following City Council adopted priorities:

- Center City revitalization
- Communication with citizens
- Long range planning / Vision 20/20
- Public Safety
- Quality of life and Economic development
- Transportation / Traffic

Of these six priorities, preserving and enhancing the quality of life for Springfield citizens is of most importance. Many things contribute to improving the quality of life, including a clean environment, pleasant and safe neighborhoods, diverse housing and job opportunities and recreational and cultural opportunities.

Quality of life issues do not stop at the city boundaries. Development outside the city is also occurring at urban densities. People living in these areas expect services and public facilities at urban levels, and the density of development in these areas requires facilities, such as streets, built to urban standards. The City is in the best position to provide services and facilities appropriate for the urban population, but this requires coordinated between the City and the adjacent Counties. The *CIP* should include projects outside the City, which are located within the Urban Service Area (the area identified as appropriate for urban densities). The intent is that County transportation projects located within the Urban Service Area will be included in the *CIP*.

RECEIVING PUBLIC INPUT AND PROGRAM PROPOSALS

Communication with citizens is also a top priority with City Council. The City has incorporated a number of different venues into the process to ensure citizens are given many opportunities to be included in the development of the *CIP*.

The *CIP* considers input from individual citizens, interest groups and agencies throughout the community, including city department leadership and staff members. Proposals are submitted to the appropriate city department(s) who will be responsible for overseeing the implementation of the proposed project. Each proposed project is evaluated on its own merit, in combination with a more comprehensive project or an alternative project may be proposed to address the underlying issue. City staff evaluates each proposal for the direct impact on public health, safety, environmental impacts and City Council's adopted priorities. Once a proposal has been vetted by city staff, it will be introduced in the upcoming list of proposed capital improvement projects for consideration by the Planning and Zoning Commission and City Council.

Projects proposed for the Capital Improvements Plan were collected from a variety of sources and venues including:

- The City's Public Information Office solicited requests for public improvement projects via an online citizen survey conducted in August 2015.
- Public Works staff solicited input on projects that would be selected for the 2016 1/4 – Cent Capital Improvements Sales Tax and the 1/8 - Cent Transportation Sales Tax renewal cycles.
- The City conducted nine Community Listen events in May 2015, aimed at identifying top concerns from neighborhood residents.
- The City's organized neighborhoods participated in the Neighborhood Works Program, in September 2016, providing them with the opportunity to submit neighborhood-scale public improvement projects for each neighborhood.
- Field Guide 2030, Vision 20/20 and related strategic planning documents were consulted during the development of the project proposals.

- Opportunities to review the preliminary list of projects proposed for the 2017-2022 Capital Improvements Plan were made available during the month of October 2016 at city offices, public libraries and on the city's website.
- Public hearings were hosted by the Planning and Zoning Commission and City Council as part of the formal review and approval process.

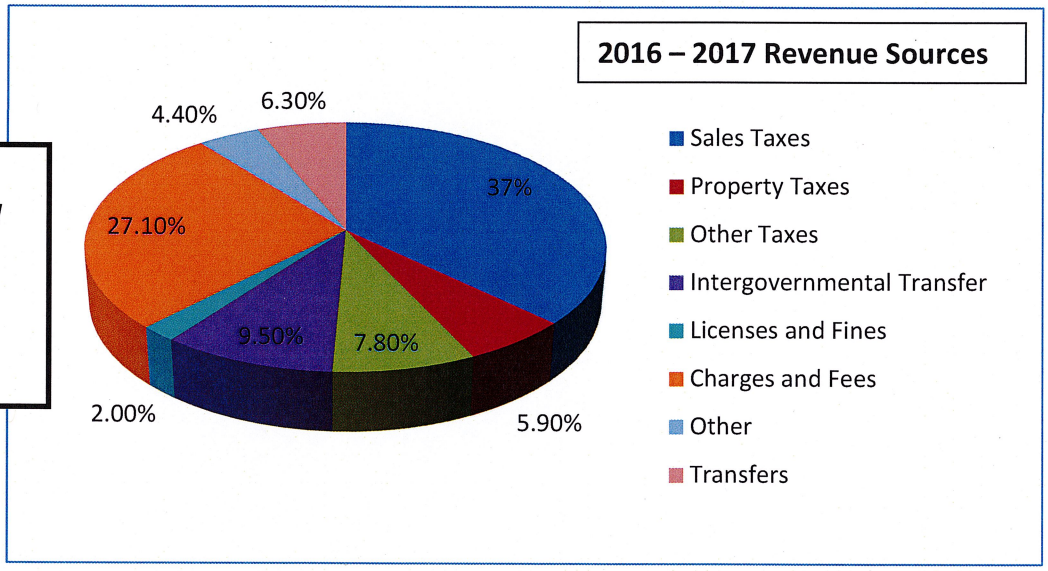
UNFUNDED PROJECTS

As time passes, the City's infrastructure ages and deteriorates. Facilities are outgrown or become obsolete. Growth in the urban area, in and around the City, require new streets, parks and fire stations to serve new homes and businesses. These capital improvements and projects, and those identified in various studies and adopted city plans; generate a list of needs that far exceed the resources available. These unfunded needs are included in the CIP, but are not programmed for funding; rather they are held for consideration and inclusion in future updates of the CIP, when funding is made available.

CAPITAL IMPROVEMENT FUNDING SOURCES

After identifying projects and establishing priorities, the next step in the *CIP* process is to identify methods of funding the projects. When considering funding sources, it is beneficial to review the City's budget for the current sources of revenue and how those funds are spent as they relate to capital improvements.

The 2016-2017 Budget, as adopted by City Council, provides for $338,168,000 in revenue



Sales tax continues to be the largest single source of general government revenue. The total sales tax in Springfield is 7.60%. The City currently receives 2.125% of the total, the remainder is collected on behalf of the State (4.225%) and County (1.25%). 1% of the City sales tax is used for general City operations, .75% for public safety pensions, .25% (one-quarter cent) for capital improvements and .125% (one-eighth cent) for transportation improvements. The one-quarter cent capital improvements sales tax was originally approved by Springfield voters in 1989 was renewed every three years thereafter with the most recent renewal occurring in February, 2016 for another three-year period. The voters will be asked to renew this tax in February 2019. The proceeds from the one-quarter cent capital improvements sales tax have been earmarked for specific projects. The one-eighth cent transportation sales tax was originally approved by the Springfield voters in 1996 for a four-year period, with the most recent renewal also occurring in February 2016.

In addition to the City's sales taxes, Greene County voters approved a one-fourth cent sales tax for parks, trails, recreation, and historic preservation in 2001. An additional one fourth sales tax was passed in 2006 and took effect in July 2007 as the current one-eighth cent sunset on the 2001 sales tax. One-eighth of the 2006 sales tax expired after five years as well; leaving a total of one-fourth cent to continue for operations and maintenance.

Prior to enactment of the one-quarter and one-eighth cent sales taxes for capital and transportation improvements, the City financed capital improvements primarily through general obligation bonds. These bonds were retired through property tax increases.

Property taxes in Springfield are currently levied at $5.4698 per $100 of assessed valuation. Of that $5.4698, the City of Springfield receives .6177 cents. The City's property tax levy is distributed as follows.

- Debt Service .2656 cents
- Parks Department Operations .1862 cents
- Health Department Operations .1269 cents
- Art Museum Operations .0390 cents

The property tax levy designated for debt service is set at a level rate of 0.2656 cents. The rate is determined by using the average property tax for debt service retirement as a cap. Projects which would require an increase in this levy would not be recommended. Funds will be used for debt service to retire general obligation bonds. Continuation of the current level of property tax was extended by the voters in 2004.

The City receives a considerable amount of money each year from the state and federal governments to operate specific services and to make capital improvements. One source that has been used in the past for capital improvements is Community Development Block Grant (CDBG) funds. The City has received $1.28 million in CDBG funds for program year 2016-2017. This compares to the $1.27 million for the 2015-2016 CDBG program year and $1.25 for program year 2014-2015. Recent appropriations dating back to fiscal year 1994 – 1995 were $2.083 million. Community Development Block Grant funds must be used to benefit low and moderate income citizens, eliminate slum and blight, or address emergency situations. The total of all CDBG funds must primarily benefit low and moderate income citizens.

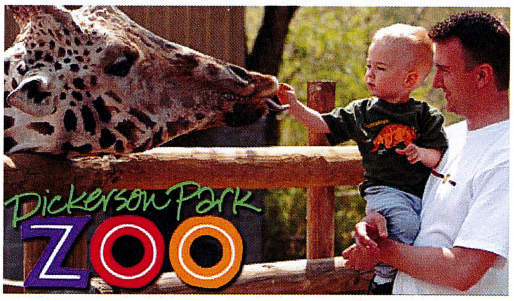
CAPITAL IMPROVEMENT FUNDING POLICIES

In order to accomplish some of the projects in this document, the City will have to look beyond its traditional methods of financing capital projects. Cost-sharing with other governmental agencies, public-private cooperative efforts, special purpose taxes, and modifications to development regulations may be appropriate methods of providing needed capital items. Capital improvement funding policies are designed to serve as a guide in determining the most appropriate method of financing capital improvement projects.

1. Neighborhood Projects

The City Council has adopted policies for the application of the Neighborhood Improvement District (NID) and for the use of the Tax Increment Finance (TIF) District. When appropriate, consideration should be given to using these financing methods. The City's development regulations require that developers build streets within their development to local or collector standards as determined by the City. City Council passed an ordinance requiring developers to pay into a sidewalk fund whenever it is infeasible to construct sidewalks as required by the

Subdivision Regulations. These funds will be aggregated by elementary school district. Consideration should be given to amending City regulations in such a way that if the City builds the street prior to the owner developing the land, the owner will be required to reimburse the City for its cost at the time the property is developed. (The above strategies could be developed in lieu of an impact fee ordinance.)



2. Stormwater Projects

In order to minimize future stormwater problems and to strengthen existing regulations limiting development in sensitive areas the City could issue stormwater bonds to fund critical stormwater capital improvements and consider enacting a sales tax to fund water quality monitoring, stormwater maintenance, and capital improvements.

3. Park Projects

Improvements to existing parks are funded through, the parks sales tax, property tax levy, and user fee or charges. Acquisition and development of new parks could be funded through capital improvement or other sales tax revenues.

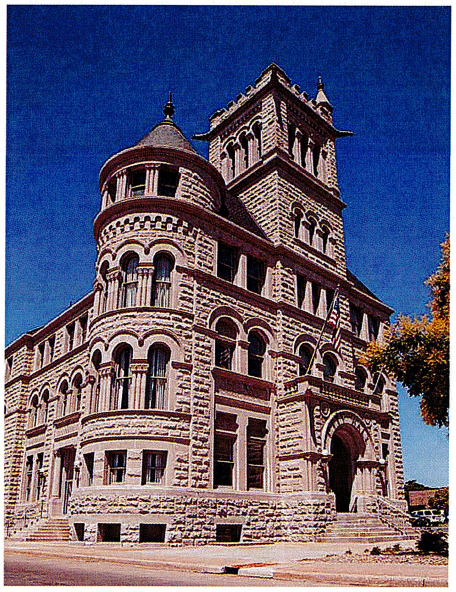
4. Zoo Projects

Improvements are funded by donations by Friends of the Zoo and users of the Zoo, grants, and capital improvement sales tax.

5. Special Facilities

City funding will be considered for Art Museum and Zoo projects and selected other special facilities only when City funds are matched on at least a dollar for dollar basis with non-City funding. Provision of the non-City match is a requirement for funding but will not assure funding; the projects will be evaluated in the context of the Capital Improvements Program.

7. General Government Projects
When appropriate, projects that support improvements to the efficiency and effectiveness of City administration and operations should be financed through operating revenue and lease purchase.



8. Intergovernmental Cooperation
When appropriate, the City should cooperate with other governmental agencies to provide community facilities and services.

9. Public/Private Cooperation
When appropriate, the City should use its land and/or administrative resources to support private sector provision of community facilities and services.

10. Special Purpose Taxes
When appropriate, special purpose taxes should be used to fund projects for which there is a link to the revenue source.

11. Property Tax
The level property tax levy, limited to 27 cents, is used for projects that primarily benefit residents of the city, such as fire stations or other community facilities.

12. Basic Infrastructure Needs
Reserve the capital improvements sales tax for basic infrastructure needs.

13. Bicycle/Pedestrian Pathways
Integrate bicycle and pedestrian pathways, including landscaping and lighting, into the design of transportation and storm water improvement projects.

FINANCING INFRASTRUCTURE FOR NEW DEVELOPMENT

A consistent revenue stream should be developed to accommodate future growth of the community, assure that new development pays its share of development costs, and provide the necessary infrastructure to handle current and future development demands. This revenue source should be based on the effect each development has on basic infrastructure, especially streets. Staff should investigate appropriate alternatives and work with the development community in assessing these alternatives.

DEBT MANAGEMENT POLICY

Purpose

The City recognizes the foundation of a well-managed debt program is a comprehensive debt policy. A debt policy is an important tool to insure the appropriate use of the City's resources to meet the commitment to provide services to the community and to maintain sound financial management practices. These policies are guidelines for general use and allow for exceptions in extraordinary circumstances. The primary objectives of this policy are to:

- Demonstrate a commitment to long-term financial planning objectives
- Promote continuity and consistency in the decision making process
- Provide guidance to decision makers regarding the timing and purposes for which debt may be issued
- Minimize interest expense and cost of issuance
- Maintain the highest credit rating possible

Debt Affordability Analysis

The following factors shall be considered when evaluating debt capacity:

- Statutory and constitutional limitations on the amount of debt that can be issued
- Requirements of bond covenants
- Revenue projections and reliability of revenue sources to repay debt
- Projections of the City's financial performance such as revenues and expenditures, net revenue available for debt service, unreserved fund balance levels
- Measures of debt burden such as net bonded debt per capita, net bonded debt as a percent of assessed value, ratio of debt service to expenditures

Types of Debt

Debt financing shall be used by the City of Springfield to fund infrastructure improvements and acquire capital assets that cannot be acquired from either current revenues or fund balance. Debt financing shall include general obligation bonds, revenue bonds and other obligations permitted under Missouri law. The City will select a financing technique that provides for the lowest total cost consistent with acceptable risk factors and the principles of equity, effectiveness and efficiency.

The City intends to include in the annual operating budget a sufficient amount to fund ongoing maintenance needs and to provide for periodic replacement consistent with the philosophy of maintaining capital facilities and infrastructure to maximize the useful life. The useful life of the improvement shall not exceed the payoff schedule.

1. Short Term Borrowing

Short-term obligations such bond anticipation notes (BANS) may be used to finance projects for which the City ultimately plans to issue long-term debt. The BANS will provide interim financing, which will eventually be refunded with the proceeds of the long-term obligations. Interim financing may also be appropriate when long-term interest rates are expected to decline in the future.

2. General Obligation Bonds

Long-term general obligation bonds shall be issued to finance capital improvements for purposes set forth by the voters in bond elections. The City is committed to completing the specific projects approved in a referendum election. In accordance with the City Charter, all general obligation bonds will be sold competitively. The City's full faith and taxing authority are irrevocably pledged to the timely payment of principal and interest of general obligation bonds.

4. Revenue Bonds

Revenue bonds are limited liability obligations. The security for the bond is a pledge of a specific revenue stream. While these obligations are not backed by the City's full faith and credit, the City of Springfield recognizes the moral commitment made to bond holders and the importance of timely principal and interest payments on the City's credit rating.

5. Public Benefit Corporations

The City has two nonprofit public benefit corporations. The corporations issue bonds for City facilities and infrastructure. The bonds are paid solely from lease payments made by the City to the corporations and are not obligations of the City, however, the City recognizes its moral commitment to make timely principal and interest payments. Financing improvements through the public benefit corporations provides the City greater flexibility in implementing the capital improvement program and provides an orderly matching of cash collections with expenditures.

6. Certificates of Participation

The City may use lease purchase transactions such as certificates of participation to finance equipment or facilities. Because this type of financing typically carries a higher rate of interest, the use of certificates of participation will be limited to equipment or facilities that are essential to the operation of general government services.

7. Capital Leasing

Capital leasing is an option for the acquisition of equipment costing less than $1 million. Whenever a lease is arranged with a private sector entity, a tax-exempt rate shall be sought. Because the interest rate on lease financing can vary widely, the City shall obtain at least two competitive proposals for any major lease financing.

Structural Features

1. Capitalized Interest

Capitalization of interest (using borrowed funds to pay interest on a debt obligation) provides a means of mitigating the immediate impact of new debt until the financed facilities are in full operation. This practice will be limited to interest on debt during construction and the start up period for revenue generating facilities. Capitalized interest will generally be limited to four years or less. However, if there is a large-scale project this period may be adjusted to reflect the needs of the project.

2. Credit Enhancement

Credit enhancements such as bond insurance, letters of credit, and surety bonds guarantee timely payment of principal and interest. The use of credit enhancement results in a higher rating thereby lowering the cost of the debt. Credit enhancement will be used when the net debt service on the bonds is reduced by more than the cost of the credit enhancement.

3. Premiums

The City's bonds may be sold at a discount or a premium in order to market bonds more effectively, achieve interest savings or meet other financing objectives.

4. Refunding of Existing Debt

Periodic reviews of all outstanding debt will be undertaken to determine refunding opportunities. Refunding will

be considered when the analysis indicates the potential for present value savings of approximately 5% of the principal being refunded. Refunding will also be considered when there is a need to modify covenants essential to operations and management. The City may choose to refund outstanding indebtedness when existing bond covenants or other financial structures impinge on prudent and sound financial management. Saving requirements for current or advance refunds may be waived by the City Manager upon finding that such a restructuring is in the City's overall best financial interest.

5. Conduit Financings

Conduit financings are securities issued by a government agency to finance a project of a third party such as a non-profit organization or other private entity. The City may sponsor conduit financings for activities such as economic development that have a general public purpose and are consistent with the City's overall policy objectives. Unless a compelling public policy rationally exists, such conduit financings will not in any way pledge the City's faith and credit.

Management Practices

1. Bond Counsel

The City will retain outside bond counsel for all debt issues. All obligations issued by the City will include a written opinion as to the legality and tax exempt status of the any obligation. The City will seek the advice of bond counsel on all other types of financings and any questions involving federal tax issues or arbitrage law.

2. Financial Advisor

The City will retain the services of a financial advisor. The financial advisor will assist on the structuring of the obligations to be issued, inform the City of available options and advise the City on the timing and marketability of the obligations.

3. Investment of Bond Proceeds

Investment of bond proceeds shall be consistent with those authorized by state law and City investment policy. Interest earned on bond proceeds may be used for the financed project.

4. Rating Agency Relations

The City seeks to maintain the highest credit rating possible for all categories of debt that can be obtained without compromising the delivery of basic city services and achievement of City policy objectives. Full disclosure of operations will be made to bond rating agencies. The City staff with the assistance of financial advisors and bond counsel will prepare the necessary materials for presentation to the rating agencies. City staff will maintain open communications with the rating agencies, informing them of major financial events in the City. The Comprehensive Annual Financial Report shall be distributed to the rating agencies after it has been accepted by City Council.

5. Continuing Disclosure

The City is committed to meeting secondary disclosure requirements on a timely and comprehensive basis. Official statements and Comprehensive Annual Financial Reports, will meet the continuing disclosure standards set by the Municipal Standards Rule Making Board (MSRB), the Government Accounting Standards Board (GASB), the Securities and Exchange Commission (SEC) and Generally Accepted Accounting Practices (GAAP). The

Department of Finance shall be responsible for providing ongoing disclosure information to established national repositories and for compliance with disclosure standards set by state and national regulatory bodies.

6. Arbitrage

Federal arbitrage legislation is intended to discourage entities from issuing tax-exempt obligations unnecessarily. In compliance with the spirit of the legislation, the City will issue obligations as close to the time the contracts are expected to be awarded as possible. Because of the complexity of arbitrage rebate regulations and the severity of non-compliance penalties, the Finance Department shall contract for arbitrage rebate services. The City's bond counsel and financial advisor shall review in advance any arbitrage rebate payments and forms sent to the Internal Revenue Service.

Additional information on debt management for governments is available in the Government Finance Officers Association publications An Elected Officials Guide to Debt Issuance and Debt Issuance and Management— A Guide for Smaller Governments.

CAPITAL IMPROVEMENTS PLAN

The following information and tables represent capital improvement projects and programs recommended be undertaken in the upcoming calendar year (2017) and for the next five succeeding years (2018 – 2022). Capital improvement projects are organized into the following categories:

- Airport
- Fire Stations
- Golf Courses
- Municipal Buildings and Grounds
- New Parks
- New Streets
- Park Improvements
- Sanitary Sewers
- Sidewalks and Overpasses
- Solid Waste Facilities
- Storm water
- Street Improvements
- Targeted Neighborhood Programs
- Traffic Management / Traffic Signals
- Zoo

2017 CAPITAL IMPROVEMENTS

The following tables identify capital improvements projects and programs are recommended be undertaken in 2017. These 111 projects and programs are estimated to cost $83,098,347 to complete. Each project or program included below has an identified source of funding or they may be dependent on pending funds to be determined during the course of budget preparation. This list represents those projects or programs, which meet City Council's priorities and have received overwhelming public support for their inclusion in the upcoming capital budget. Many of these projects include future phases and implementation windows that extend beyond 2017.

Summary of Planned CIP Projects and Programs by Category for 2017 Table CIP-A

Project Category	Number of Projects / Programs	Total Expenditures Proposed for 2017
Airport	3	$4,350,000
Fire	2	$1,055,000
Golf Courses	0	-
Municipal Buildings / Grounds	15	$3,288,461
New Parks	0	-
New Streets	2	$4,756,000
Park Improvements	0	-
Sanitary Sewers	17	$21,119,000
Sidewalks and Overpasses	3	$1,458,334
Solid Waste Facilities	8	$2,700,000
Special Facilities	3	$3,896,265
Storm water	12	$3,045,000
Street Improvements	36	$34,369,687
Targeted Neighborhood Imp	2	$875,000
Traffic Management/signals	6	$1,690,000
Zoo	2	$495,600
Total	**111**	**$83,098,347**

Alphabetic Index of Planned CIP Projects and Programs for 2017 Table CIP-B

		Page #
Airport Projects / Programs	**Project #**	**21**
Construct General Aviation Apron Phase 2	13-0010	23
Pavement Condition Study	13-0005	24
Reconstruct Taxiway U and Taxiway U and B Direct Access Mitigation	17-0151	25
Fire Projects / Programs	**Project #**	**29**
Fire Stations #2 & #10 Emergency Generator Upgrades	17-0118	30
New Fire Station - West Central	17-0037	30
Municipal Buildings and Grounds Projects / Programs	**Project #**	**35**
2016-2019 Facility Maintenance Program	17-0169	37
2016-2019 Reforestation and Landscaping	17-0143	37
Art Museum Lobby Remodel	17-0149	37
Busch Building Carpet Replacement	17-0062	38
Busch Building Exterior Waterproofing and Tuck Pointing	17-0125	39
Council Chambers Audio Visual Upgrades	17-0117	40
Fire Station #3 Roof Replacement	17-0116	41
Fire Stations Exhaust System Installation	17-0120	42
Fueling Site Improvements	17-0130	44
Police Headquarters Fence	17-0131	46
Public Works Operations Complex Phase 2	06-0054	47
Reforestation and Landscaping	11-0013	48
Signal Operations Shop	13-0051	48
Special Response Team (SRT) - Mill Classroom HVAC Upgrade	11-0048	49
Weisel/Kelly Gallery Ceiling and Lighting	17-0148	49
New Street Projects / Programs	**Project #**	**50**
Frisco Lane	17-0078	51
Kansas Expressway Extension - Republic Road to Farm Road 190	17-0085	51
Sanitary Sewer Projects / Programs	**Project #**	**54**
Blackman Woods Lift Station Relief Sewer	06-0024	56
Chestnut South Trunk Sewer	06-0029	56
Northwest Treatment Plant UV Disinfection System Expansion	17-0106	56
Sanitary Sewer District Construction Program - 2005 Bond Authorization and Future	93-0005	57
Sanitary Sewer Overflow Control Program Sewer Rehabilitation - Group 3	13-0025	57
Sanitary Sewer Overflow Control Program Sewer Rehabilitation Group 4	17-0094	58
Shared Cost Sanitary Sewer Construction - Developer Agreements	01-0004	59
Southwest Treatment Plant - Administrative and Maintenance Facility Improvement	06-0061	60
Southwest Treatment Plant - Digester Improvements	06-0063	60
Southwest Treatment Plant Clarifier Launder Covers	17-0114	61
Southwest Treatment Plant Cryo Plant Main Air Compressor Downsizing	17-0107	61
Southwest Treatment Plant Grit Unloading Station	17-0113	62
Southwest Treatment Plant Lab HVAC Upgrade and Fume Hood Replacement	17-0111	62
Southwest Treatment Plant Peak Flow Retention Basins Rehab	17-0110	62
Southwest Treatment Plant- Plant 2 Aeration Basin VFD's and DO Control	17-0109	63
Southwest Treatment Plant- Plant 2 Polishing Filters Diamond Filter Retrofit	17-0108	63

Alphabetic Index of Planned CIP Projects and Programs for 2017 Table CIP-B

		Page #
Wastewater Treatment Plants - Buffer Land Acquisition	03-0013	64
Sidewalk and Overpass Projects / Programs	**Project #**	**65**
2013-2016 School Sidewalk Program	17-0052	66
2016-2019 School Sidewalk Program	17-0053	66
2016-2019 Sidewalk/Curb/Gutter & Ramp Construction	17-0067	67
Solid Waste Projects / Programs	**Project #**	**68**
Landfill Buffer and Property Acquisition	17-0105	70
Landfill Equipment Storage and Office Improvements	17-0098	71
Landfill Scale Replacement and Facility Entrance/Security Improvements	17-0101	72
Leachate Management Improvements	13-0030	72
Lone Pine Recycling Site Upgrades	17-0100	73
Solid Waste Facilities Paving	17-0103	74
South Ravine Landfill Unit Phase 2	13-0028	74
YRC Bagging Plant	17-0104	75
Special Facilities Projects / Programs	**Project #**	**76**
Jefferson Avenue Footbridge	17-0082	77
Partnership Industrial Center West Development	00-0016	77
Regional Police-Fire Training Facility - Phase II Practical Fire Facility	11-0062	78
Storm water Projects / Programs	**Project #**	**79**
2010-2013 Floodplain Acquisition	11-0038	80
2013-2016 Floodplain Acquisitions and Storm water Improvements	17-0139	80
Beechwood Heights Phase I Storm water Improvements	17-0056	81
Broadmoor Street and Grant Avenue Storm water Improvements	17-0058	82
Floodplain Acquisition	17-0059	83
Galloway Village along Lone Pine Avenue Storm water Improvements	17-0060	84
Gelven Withers Subdivision Storm water Improvements	17-0061	84
Golden and Pacific Phase 1 Storm water Improvements - Zone 1	11-0066	85
Linden Avenue and Latoka Street Storm water Improvements	17-0063	85
Ravenwood South Subdivision Phase II Storm water Improvements	17-0065	86
Springfield Industrial Park Subdivision Storm water Improvements	17-0072	87
Storm water Improvements - Miscellaneous Small Projects	98-0004	87
Street Improvement Projects / Programs	**Project #**	**89**
2010-2013 Economic Development/Street Concept Design	11-0045	92
2013-2016 Center City Development	17-0164	92
2013-2016 Economic Development/Street Concept Design	17-0163	93
2013-2017 Bridge Replacement Program	13-0038	93
2013-2017 Turn Lane Improvements	13-0037	94
2016-2019 Center City Development	17-0071	94
2016-2019 Public/Private Shared Cost and Economic Development	17-0070	95
2016-2019 Street Stabilization and Major Repaving	17-0074	95
2017-2021 Bridge Repair & Replacement	17-0068	96
2017-2021 Major Street Resurfacing & Rehabilitation Program	17-0075	96
2017-2021 Public/Private Shared Cost and Economic Development	17-0069	97

Alphabetic Index of Planned CIP Projects and Programs for 2017 Table CIP-B

		Page #
Battlefield & Fremont Intersection Improvements	17-0041	99
Battlefield at Campbell & National-Turn Lane & Safety Improvements	17-0054	99
Bicycle Routes Signs and Markings	11-0016	99
Campbell & Walnut Lawn Intersection Improvements Design and Partial Right-of-Way	17-0042	100
Central Street Phase 2 - Grant to Clay Design and Partial Right-of-Way	17-0043	101
Cherry Street Barnes to Oak Grove	11-0025	101
Chestnut Expressway Railroad Grade Separation	11-0054	102
College Street Route 66 Streetscape Phase 2	17-0162	102
Commercial Street Streetscape Phase 5	17-0166	103
Division Street - National to Glenstone Design and Partial Right-of-Way	17-0076	103
Eastgate Avenue/Mill Street Intersection Improvement	11-0071	104
Fremont Avenue - Battlefield to Sunset	17-0077	104
Galloway Street - Luster to Lone Pine Design and Partial Right-of-Way	17-0079	105
Grand Street Bridge over Jordan Creek	17-0080	105
Grant Avenue & Route 66 Streetscape	17-0081	106
Intermodal Connectivity Enhancements	09-0008	106
Main Avenue Bridge over Jordan Creek	17-0165	108
Mount Vernon Street Bridge over Jordan Creek	17-0087	109
Packer Avenue Extension	17-0088	109
Primrose Street - South Avenue to Kimbrough Avenue	17-0089	110
Republic Road Phase 3 - Parkcrest Avenue to Fairview Avenue	17-0090	110
Republic Road Phase 4 - Fairview Avenue to Chase	17-0091	111
Republic Road Widening & Storm water Improvements Between Golden & Route FF	17-0161	111
Route EE and Airport Boulevard Road Improvement	17-0172	112
US 65 and Division Street Interchange Improvement	17-0160	112
Targeted Neighborhood Improvement Projects / Programs	**Project #**	**113**
Minor Neighborhood Improvements	96-0001	114
Neighborhood Works Program	17-0167	114
Traffic Management and Signal Projects / Programs	**Project #**	**115**
2013-2016 Metro/Safety Signs and Markings	17-0050	116
2013-2017 Intelligent Transportation System (ITS) and Signal System Improvements	13-0036	116
2016-2019 Metro/Safety Signs and Markings	17-0051	117
2016-2019 Traffic Signal Program	17-0044	117
Grant Ave & Division St Intersection Install New Traffic Signal or Construct Roundabout	17-0049	119
The LINK - Cox Health Systems Campus	17-0046	120
Zoo Projects / Programs	**Project #**	**121**
Dickerson Park Zoo - African Primate Exhibit	07-0005	122
New Boardwalk and Pedestrian Bridge	17-0027	122

2018 – 2022 CAPITAL IMPROVEMENTS

The following is a list of capital improvements are recommended for future funding within the next 5 subsequent years, from 2018 to 2022. These 139 projects are estimated to cost $361,509,047 over the course of five years. Some of these projects will appear in multiple lists and span multiple years. These projects have an identified or recommended funding source. Funding for others will be determined or identified during the course of future budget preparation.

Summary of Planned CIP Projects and Programs by Category for 2018 - 2022 Table CIP-C

Project Category	Number of Projects / Programs	Total Expenditures Proposed for 2017
Airport	17	$ 51,800,000
Fire	7	$ 16,976,095
Golf Courses	1	$ 150,000
Municipal Buildings / Grounds	22	$ 37,579,000
New Parks	0	-
New Streets	2	$ 31,154,000
Park Improvements	1	$ 300,000
Sanitary Sewers	19	$ 75,559,000
Sidewalks and Overpasses	2	$ 2,166,666
Solid Waste Facilities	14	$ 10,250,000
Special Facilities	1	$ 1,188,795
Storm water	11	$ 16,425,000
Street Improvements	31	$ 107,670,491
Targeted Neighborhood Imp	2	$ 1,725,000
Traffic Management/signals	8	$ 8,035,000
Zoo	1	$ 530,000
Total	**139**	**$361,509,047**

Alphabetical Index of Planned CIP Projects and Programs for 2018 – 2022 Table CIP-D

Airport Projects / Programs	**Project #**	**Page# 21**
Acquire Snow Removal Equipment	10-0008	22
Add Third Baggage Claim Device	13-0021	22
Construct Apron for Glycol Collection - Cargo Apron	10-0004	22
Construct Apron for Glycol Collection - Commercial Apron	10-0003	23
Construct Apron for Glycol Collection - General Aviation Apron	13-0008	23
Construct Taxiway "W" from Taxiway "U" to Taxiway "S"	10-0006	24
Extend Runway 2/20 to 8,000 feet	13-0014	24
Realign Runway N from 14-32 to 2-20	17-0158	25
Reconstruct T-Hanger Taxiways	17-0156	25
Rehabilitate / Widen Taxiway "N" South of Runway 14/32	10-0005	26
Rehabilitate Runway 2-20 Lighting System	17-0159	26
Replace ARFF Vehicle	17-0157	26
Replace Fencing	13-0007	27
Resurface and Reconstruct Airport Perimeter Road	10-0007	27
Runway 32 RSA, OFA and Approach Grading Improvements	17-0152	27
Taxiway A and P Direct Access Mitigation	17-0154	28
Upgrade Access Control System	17-0153	28

Alphabetical Index of Planned CIP Projects and Programs for 2018 – 2022 Table CIP-D

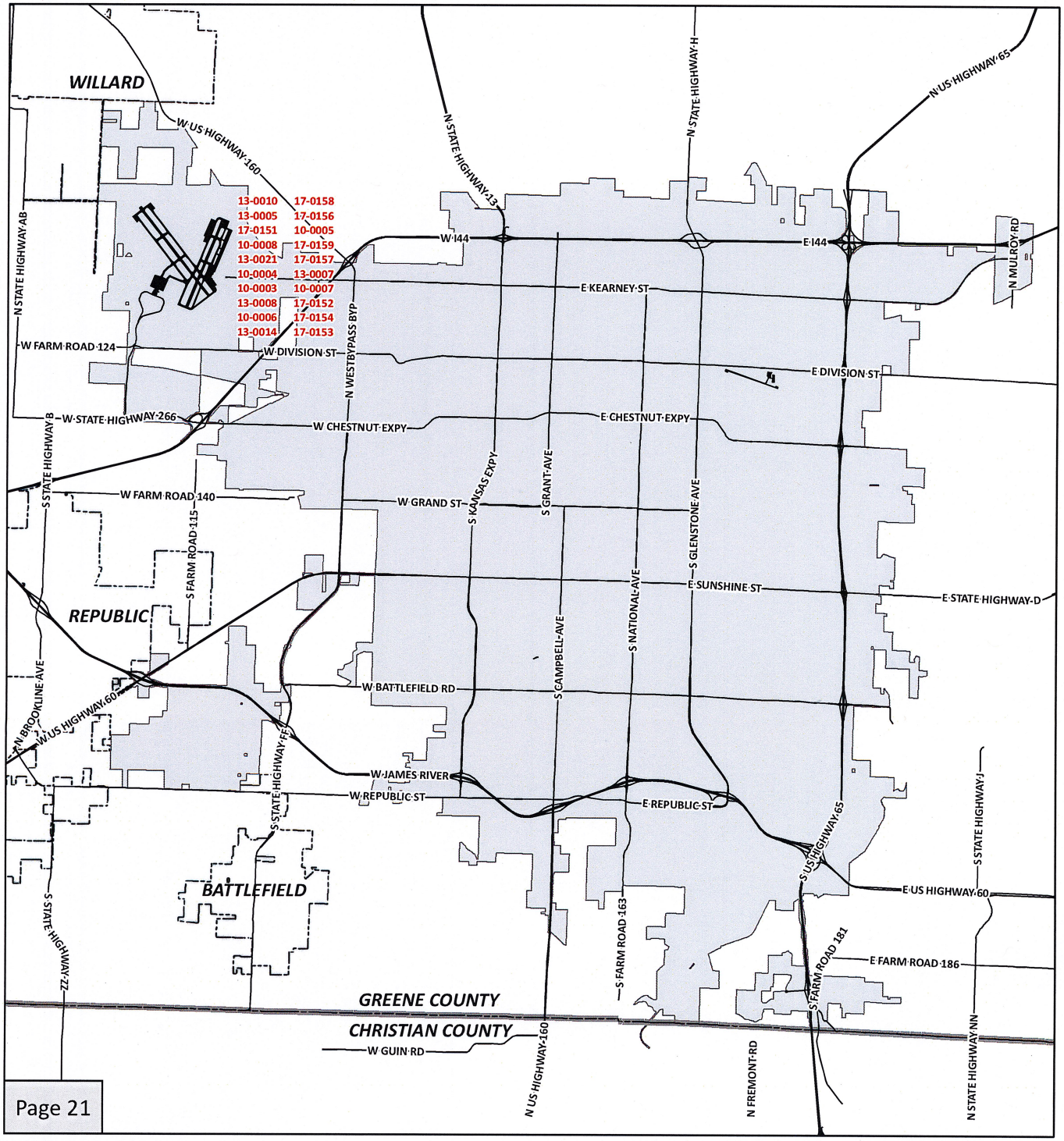
		Page#
Fire Station Projects / Programs		**29**
Fire Station Facility Addition	17-0147	30
New Fire Station - West Central	17-0037	30
New Northeast Joint Fire/Police Station Development	11-0061	31
Replacement of Fire Station 4	17-0038	31
Replacement of Fire Station 7	17-0039	31
Southeast Fire Station Development	09-0012	32
West Fire Station Development - W. Chestnut and Duke	06-0004	32
Golf Course Projects / Programs		**33**
Bill & Payne Stewart Golf Course Asphalt Golf Cart Paths	17-0016	34
Municipal Buildings and Grounds - Projects / Programs		**35**
2016-2019 Facility Maintenance Program	17-0169	37
2016-2019 Reforestation and Landscaping	17-0143	37
Art Museum Sidewalk Improvements	17-0150	38
Busch Building Exterior/Interior Refurbishing	07-0002	39
Council Chambers Renovation	11-0056	40
Creamery Driveway and Drainage Improvements	06-0037	41
Fire Stations #4 HVAC Improvements	17-0126	41
Fire Stations Electrical Upgrade	17-0119	42
Fire Stations Life Cycle Roof Replacement	17-0127	42
Fire Stations Mechanical Upgrade	17-0121	43
Fire Stations Restroom Renovations	17-0128	43
Fire Stations Site & Structural Improvements	17-0129	43
Fire Stations Window Upgrade	17-0122	44
Fueling Site Improvements	17-0130	44
Historic City Hall Asbestos & Lead Paint Removal	08-0040	45
Historic City Hall Renovation Phase 2	06-0041	45
Municipal Court Building	11-0009	46
Police Headquarters Roof Replacement	08-0039	47
Public Works Operations Complex Phase 2	06-0054	47
Reforestation and Landscaping	11-0013	48
Signal Operations Shop	13-0051	48
Special Response Team (SRT) - Mill Classroom HVAC Upgrade	11-0048	49
New Street Projects / Programs		**50**
Frisco Lane	17-0078	51
Kansas Expressway Extension - Republic Road to Farm Road 190	17-0085	51
Park Improvement Projects / Programs		**52**
Nathanael Greene / Close Memorial Park Entrance, Road & Parking Improvements	05-0003	53
Sanitary Sewer Projects / Programs		**54**
Blackman Woods Lift Station Relief Sewer	06-0024	56
Chestnut South Trunk Sewer	06-0029	56
Sanitary Sewer District Construction Program - 2005 Bond Authorization and Future	93-0005	57
Sanitary Sewer Overflow Control Program Sewer Rehabilitation - Group 3	13-0025	57
Sanitary Sewer Overflow Control Program Sewer Rehabilitation Group 4	17-0094	58
Sanitary Sewer Overflow Control Program Sewer Rehabilitation Group 5	17-0095	58
Sanitary Sewer Overflow Control Program Sewer Rehabilitation Group 6	17-0096	58
Sanitary Sewer Overflow Control Program Sewer Rehabilitation Group 7	17-0097	59
Shared Cost Sanitary Sewer Construction - Developer Agreements	01-0004	59

Alphabetical Index of Planned CIP Projects and Programs for 2018 – 2022 Table CIP-D

		Page#
Southwest Treatment Plant - Administrative and Maintenance Facility Improvement	06-0061	60
Southwest Treatment Plant - Digester Improvements	06-0063	60
Southwest Treatment Plant Clarifier Launder Covers	17-0114	61
Southwest Treatment Plant Equipment Storage Building	17-0115	61
Southwest Treatment Plant Grit Unloading Station	17-0113	62
Southwest Treatment Plant Peak Flow Retention Basins Rehab	17-0110	62
Southwest Treatment Plant- Plant 2 Aeration Basin VFD's and DO Control	17-0109	63
Southwest Treatment Plant- Plant 2 Polishing Filters Diamond Filter Retrofit	17-0108	63
Southwest Treatment Plant Solar Farm	17-0174	63
Wastewater Treatment Plants - Buffer Land Acquisition	03-0013	64
Sidewalk and Overpass Projects / Programs		**65**
2016-2019 School Sidewalk Program	17-0053	66
2016-2019 Sidewalk/Curb/Gutter & Ramp Construction	17-0067	67
Solid Waste Facility Projects / Programs		**68**
Additional Springfield Recycling Drop-Off Center	06-0052	69
Cell 2 Landfill Unit Phase 2	17-0092	69
Final Cover System - Noble Hill Cell 1	04-0012	70
Final Cover System for Compound Area Landfill Unit	08-0023	70
Landfill Buffer and Property Acquisition	17-0105	70
Landfill Equipment Storage and Office Improvements	17-0098	71
Landfill Gas Updates	17-0099	71
Landfill Scale Replacement and Facility Entrance/Security Improvements	17-0101	72
Leachate Management Improvements	13-0030	72
Lone Pine Recycling Site Upgrades	17-0100	73
North Ravine Area Landfill Closure	99-0003	73
Solid Waste Facilities Paving	17-0103	74
South Ravine Landfill Unit Phase 3	17-0102	74
YRC Bagging Plant	17-0104	75
Special Facilities Projects / Programs		**76**
Partnership Industrial Center West Development	00-0016	77
Storm water Projects / Programs		**79**
2016-2019 Floodplain Acquisitions and Storm water Improvements	17-0073	80
Beechwood Heights Phase II Storm water Improvements	17-0057	81
Broadmoor Street and Grant Avenue Storm water Improvements	17-0058	82
Catalpa Oak Grove Neighborhood Drainage Improvement	11-0027	83
Floodplain Acquisition	17-0059	83
Gelven Withers Subdivision Storm water Improvements	17-0061	84
Linden Avenue and Latoka Street Storm water Improvements	17-0063	85
Ravenwood South Subdivision Phase III Storm water Improvements	17-0066	86
Springfield Industrial Park Subdivision Storm water Improvements	17-0072	87
Storm water Improvements - Miscellaneous Small Projects	98-0004	87
Various Storm water Drainage Improvements	06-0066	88
Street Improvement Projects / Programs		**89**
2010-2013 Economic Development/Street Concept Design	11-0045	92
2013-2016 Economic Development/Street Concept Design	17-0163	93
2013-2017 Turn Lane Improvements	13-0037	94
2016-2019 Center City Development	17-0071	94
2016-2019 Public/Private Shared Cost and Economic Development	17-0070	95

Alphabetical Index of Planned CIP Projects and Programs for 2018 – 2022 Table CIP-D

		Page#
2016-2019 Street Stabilization and Major Repaving	17-0074	95
2017-2021 Bridge Repair & Replacement	17-0068	96
2017-2021 Major Street Resurfacing & Rehabilitation Program	17-0075	96
2017-2021 Public/Private Shared Cost and Economic Development	17-0069	97
2017-2021 Turn Lane & Safety Improvements	17-0055	97
2019-2022 1/4-cent Capital Improvement Sales Tax Program	17-0123	98
2021-2025 1/8-cent Transportation Sales Tax Program	17-0124	98
Battlefield & Fremont Intersection Improvements	17-0041	99
Campbell & Walnut Lawn Intersection Improvements Design and Partial Right-of-Way	17-0042	100
Campbell Avenue Widening Battlefield Road to South Avenue - Phase 1	11-0052	100
Central Street Phase 2 - Grant to Clay Design and Partial Right-of-Way	17-0043	101
Cherry Street Barnes to Oak Grove	11-0025	101
Chestnut Expressway Railroad Grade Separation	11-0054	102
Division Street - National to Glenstone Design and Partial Right-of-Way	17-0076	103
Eastgate Avenue/Mill Street Intersection Improvement	11-0071	104
Fremont Avenue - Battlefield to Sunset	17-0077	104
Galloway Street - Luster to Lone Pine Design and Partial Right-of-Way	17-0079	105
Grand Street Bridge over Jordan Creek	17-0080	105
Intermodal Connectivity Enhancements	09-0008	106
Kansas Expressway & Sunset Street Intersection Improvements	17-0083	107
Kansas Expressway & Walnut Lawn Intersection Improvements	17-0084	107
Kearney Street & West Bypass Intersection Improvements	17-0086	108
Main Avenue Bridge over Jordan Creek	17-0165	108
Primrose Street - South Avenue to Kimbrough Avenue	17-0089	110
Republic Road Phase 4 - Fairview Avenue to Chase	17-0091	111
US 65 and Division Street Interchange Improvement	17-0160	112
Targeted Neighborhood Improvement Projects / Programs		**113**
Minor Neighborhood Improvements	96-0001	114
Neighborhood Works Program	17-0167	114
Traffic Management / Signal Projects / Programs		**115**
2013-2017 Intelligent Transportation System (ITS) and Signal System Improvements	13-0036	116
2016-2019 Metro/Safety Signs and Markings	17-0051	117
2016-2019 Traffic Signal Program	17-0044	117
2017-2021 Alternative Transportation Program	17-0048	118
2017-2021 Intelligent Transportation Systems (ITS) and Signal System Improvements	17-0045	118
Commercial Street Pedestrian Ways	17-0168	119
Grant Ave & Division St Intersection Install New Traffic Signal or Construct Roundabout	17-0049	119
Project INITIATE	17-0170	120
Zoo Projects / Programs		**121**
Dickerson Park Zoo - African Primate Exhibit	07-0005	122



Capital Improvements Program

2017 - 2022
Projects/Programs - Airport

13-0010: Construct General Aviation Apron Phase 2
13-0005: Pavement Condition Study
17-0151: Reconstruct Taxiway U & Taxiway U and B Direct Access Mitigation
10-0008: Acquire Snow Removal Equipment
13-0021: Add Third Baggage Claim Device
10-0004: Construct Apron for Glycol Collection - Cargo Apron
10-0003: Construct Taxiway "W" from "U" to "S"
13-0008: Extend Runway 2/20 to 8,000 feet
10-0006: Realign Runway N from 14-32 to 2-20
13-0014: Extend Runway 2/20 to 8,000 feet
17-0158: Realign Runway N from 14-32 to 2-20
17-0156: Reconstruct T-Hanger Taxiways
10-0005: Rehabilitate / Widen Taxiway "N" S/o of Runway 14/32
17-0159: Rehabilitate Runway 2-20 Lighting System
17-0157: Replace ARFF Vehicle
13-0007: Replace Fencing
10-0007: Resurface and Reconstruct Airport Perimeter Road
17-0152: Runway 32 RSA, OFA and Approach Grading Improvements
17-0154: Taxiway A and P Direct Access Mitigation
17-0153: Upgrade Access Control System

CITY OF Springfield

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Airport

Acquire Snow Removal Equipment

Project Number: **10-0008**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $1,000,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 1,000,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Acquire replacement snow removal equipment.

Proposed Funding Sources:

Airport Reserves	$ 100,000
Federal Aviation Administration (FAA) Grant	$ 900,000

Comments:

Project is pending FAA funding.

Add Third Baggage Claim Device

Project Number: **13-0021**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $2,000,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 0	$ 0	$ 0	$ 0	$ 2,000,000	$ 0

Project Description:

Expand baggage claim system by adding a third baggage claim device.

Proposed Funding Sources:

Airport Reserves	$ 200,000
Federal Aviation Administration (FAA) Grant	$ 1,800,000

Comments:

Project is pending FAA funding.

Construct Apron for Glycol Collection - Cargo Apron

Project Number: **10-0004**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $5,500,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 0	$ 0	$ 5,500,000	$ 0	$ 0	$ 0

Project Description:

Design/Construct Glycol Containment, Storage Facilities and Deicing Pads - Cargo Apron

Proposed Funding Sources:

Airport Reserves	$ 550,000
Federal Aviation Administration (FAA) Grant	$ 4,950,000

Comments:

Project name changed from Design/Construct Glycol Containment, Storage Facilities and Deicing Pads. Project is pending FAA funding.

Airport

Construct Apron for Glycol Collection - Commercial Apron

Project Number: **10-0003**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $6,000,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 0	$ 6,000,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Design/Construct Glycol Containment, Storage Facilities and Deicing Pads for the Commercial Apron

Proposed Funding Sources:

Airport Reserves	$ 600,000
Federal Aviation Administration (FAA) Grant	$ 5,400,000

Comments:

Project is pending funding from the FAA.

Construct Apron for Glycol Collection - General Aviation Apron

Project Number: **13-0008**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $3,000,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 0	$ 0	$ 0	$ 0	$ 3,000,000	$ 0

Project Description:

Design/Construct Glycol Containment, Storage Facilities and Deicing Pads - General Aviation Apron

Proposed Funding Sources:

Airport Reserves	$ 300,000
Federal Aviation Administration (FAA) Grant	$ 2,700,000

Comments:

Project is pending FAA funding.

Construct General Aviation Apron Phase 2

Project Number: **13-0010**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $950,000

2017	2018	2019	2020	2021	2022	Beyond
$ 950,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

New area to be opened up to service demands for corporate/general aviation hangars.

Proposed Funding Sources:

Federal Aviation Administration (FAA) Grant	$ 855,000
Airport Reserves	$ 95,000

Comments:

Project is pending FAA funding.

Airport

Construct Taxiway "W" from Taxiway "U" to Taxiway "S"

Project Number: **10-0006**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $2,700,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 0	$ 2,700,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Construct Taxiway "W" from Taxiway "U" to Taxiway "S"

Proposed Funding Sources:

Airport Reserves	$ 270,000
Federal Aviation Administration (FAA) Grant	$ 2,430,000

Comments:

Project is pending FAA funding.

Extend Runway 2/20 to 8,000 feet

Project Number: **13-0014**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $11,000,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 0	$ 0	$ 0	$ 0	$ 11,000,000	$ 0

Project Description:

Increase length of Runway 2/20 to a total of 8,000 feet.

Proposed Funding Sources:

Airport Reserves	$ 1,100,000
Federal Aviation Administration (FAA) Grant	$ 9,900,000

Comments:

Project is pending FAA funding.

Pavement Condition Study

Project Number: **13-0005**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $200,000

2017	2018	2019	2020	2021	2022	Beyond
$ 200,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Pavement condition study.

Proposed Funding Sources:

Federal Aviation Administration (FAA) Grant	$ 180,000
Airport Reserves	$ 20,000

Comments:

Project is pending FAA funding.

Airport

Realign Runway N from 14-32 to 2-20

Project Number: **17-0158**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $3,500,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 0	$ 3,500,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Realign Runway N from 14-32 to 2-20

Proposed Funding Sources:

Airport Reserves	$ 350,000
Federal Aviation Administration (FAA) Grant	$ 3,150,000

Comments:

Project is pending FAA funding.

Reconstruct Taxiway U and Taxiway U and B Direct Access Mitigation

Project Number: **17-0151**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $3,200,000

2017	2018	2019	2020	2021	2022	Beyond
$ 3,200,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Taxiway U and B direct access

Proposed Funding Sources:

Airport Reserves	$ 320,000
Federal Aviation Administration (FAA) Grant	$ 2,880,000

Comments:

Project is pending FAA funding.

Reconstruct T-Hanger Taxiways

Project Number: **17-0156**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $950,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 950,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Reconstruct T-Hanger Taxiways

Proposed Funding Sources:

Airport Reserves	$ 95,000
Federal Aviation Administration (FAA) Grant	$ 855,000

Comments:

Project is pending FAA funding.

Airport

Rehabilitate / Widen Taxiway "N" South of Runway 14/32

Project Number: **10-0005**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $10,000,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 0	$ 0	$ 0	$ 0	$ 10,000,000	$ 0

Project Description:

Rehabilitate and Widen Taxiway "N" to 75 feet south of Runway 14/32 to Taxiway "S".

Proposed Funding Sources:

Airport Reserves	$ 1,000,000
Federal Aviation Administration (FAA) Grant	$ 9,000,000

Comments:

Project name changed from Widen Taxiway "N". Increased project expense and funding to include rehabilitation costs for specified portion of Taxiway "N". Project is pending FAA funding.

Rehabilitate Runway 2-20 Lighting System

Project Number: **17-0159**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $400,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 0	$ 400,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Rehabilitate Runway 2-20 Lighting System

Proposed Funding Sources:

Airport Reserves	$ 40,000
Federal Aviation Administration (FAA) Grant	$ 360,000

Comments:

Project is pending FAA funding.

Replace ARFF Vehicle

Project Number: **17-0157**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $700,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 0	$ 700,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Replace ARFF Vehicle

Proposed Funding Sources:

Airport Reserves	$ 70,000
Federal Aviation Administration (FAA) Grant	$ 630,000

Comments:

Project is pending FAA funding.

Airport

Replace Fencing

Project Number: **13-0007**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $450,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 0	$ 450,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Replacement of approximately 3,500 feet of 6-foot fence with 8-foot fence and three strands of barbed wire.

Proposed Funding Sources:

Federal Aviation Administration (FAA) Grant	$ 405,000
Airport Reserves	$ 45,000

Comments:

Project is pending FAA funding.

Resurface and Reconstruct Airport Perimeter Road

Project Number: **10-0007**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $1,500,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 0	$ 1,500,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Resurfacing and reconstruction of perimeter road.

Proposed Funding Sources:

Federal Aviation Administration (FAA) Grant	$ 1,350,000
Airport Reserves	$ 150,000

Comments:

Project is pending FAA funding.

Runway 32 RSA, OFA and Approach Grading Improvements

Project Number: **17-0152**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $800,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 800,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Runway 32 RSA, OFA and Approach Grading Improvements

Proposed Funding Sources:

Airport Reserves	$ 80,000
Federal Aviation Administration (FAA) Grant	$ 720,000

Comments:

Taxiway A and P Direct Access Mitigation

Project Number: **17-0154**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $1,300,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 1,300,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Taxiway A and P Direct Access Mitigation

Proposed Funding Sources:

Airport Reserves	$ 130,000
Federal Aviation Administration (FAA) Grant	$ 1,170,000

Comments:

Project Project is pending FAA funding.

Upgrade Access Control System

Project Number: **17-0153**

Department: Airport

Estimated Remaining Cost and Yearly Spending Plan: $1,000,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 1,000,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

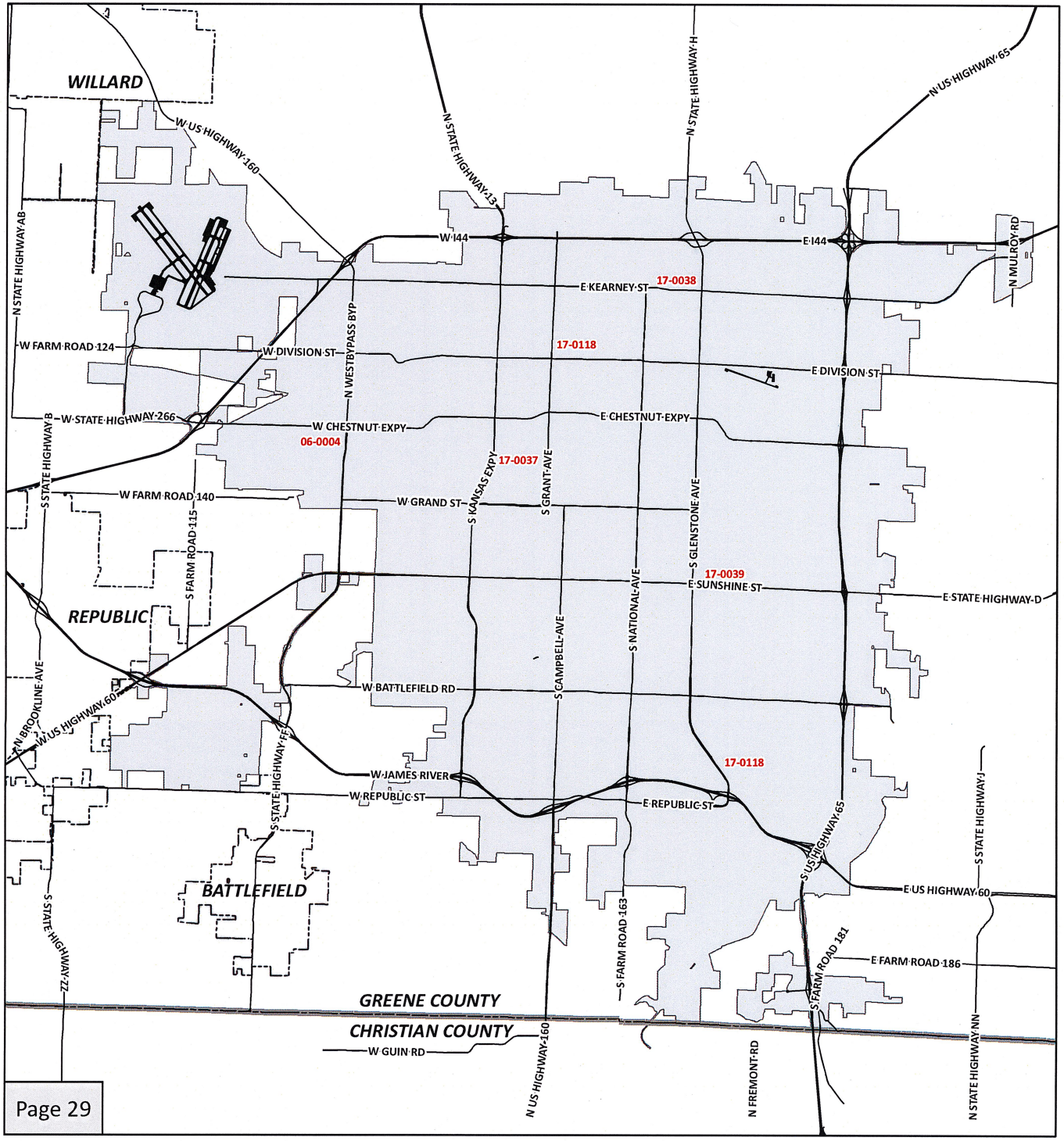
Upgrade Access Control System

Proposed Funding Sources:

Airport Reserves	$ 100,000
Federal Aviation Administration (FAA) Grant	$ 900,000

Comments:

Project is pending FAA funding.



Capital Improvements Program

2017
Projects/Programs - Fire Stations

17-0118: Fire Stations #2 & #10 Emergency Generator Upgrades
17-0037: New Fire Station - West Central
*17-0147: Fire Station Facility Addition
*11-0061: New Northeast Joint Fire/Police Station Development
17-0038: Replacement of Fire Station 4
17-0039: Replacement of Fire Station 7
*09-0012: Southeast Fire Station Development
06-0004: West Fire Station Development - W. Chestnut and Duke

* Denotes City-Wide Program - Not Labeled on Map

CITY OF Springfield

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Fire Stations

Fire Station Facility Addition

Project Number: **17-0147**

Department: Fire

Estimated Remaining Cost and Yearly Spending Plan: $3,218,700

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 0	$ 203,700	$ 3,015,000	$ 0	$ 0	$ 0

Project Description:

Provides additions to each fire station to allow seperate men and women bathroom and shower facilities, the addtion of turnout gear washing systems, and adds fitness workout areas.

Proposed Funding Sources:

Bond Issue funded by Level Property Tax $ 3,218,700

Comments:

This project is expected to cost $300 per square foot requiring an addition of a 15'x20' bathroom facilty, 10'x10' gear wash area, and either a 20'x25' workout area or a 30'x40' workout area. Stations 2, 3, 4, 9, and 10 need the bathroom, gear wash, and the large workout area for a total of a 1,600 square foot addition. Stations 5 and 11 only need the workout area and not bathroom or gear wash area for a total of 400 square foot addition. Station 7 needs the bathroom, gear wash, and small workout area for a total of a 900 foot addition. The total square foot of additions is 9,700 at $300 per square foot equalling $2,910,000. Planning and design is estimated at 7%. Equipment cost is estimated at $15,000 per station.

Fire Stations #2 & #10 Emergency Generator Upgrades

Project Number: **17-0118**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $255,000

2017	2018	2019	2020	2021	2022	Beyond
$ 255,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Project includes demolition of the existing undersized generator and replacing with a larger capacity emergency generator capable of maintaining electrical service for a fully operational fire station during power outages. Similar upgrades are planned for both fire stations.

Proposed Funding Sources:

General Fund $ 255,000

Comments:

Project expenditures are estimated at $145,000 through 2016. Fire Department plans to start Fire Station #10 Generator Upgrade after Fire Station #2's construction is complete.

New Fire Station - West Central

Project Number: **17-0037**

Department: Fire

Estimated Remaining Cost and Yearly Spending Plan: $4,055,000

2017	2018	2019	2020	2021	2022	Beyond
$ 800,000	$ 3,255,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

This will allow the purchase of land, construct an 8,000 square fire station, and provide the equipment necessary.

Proposed Funding Sources:

Bond Issue funded by Level Property Tax $ 4,055,000

Comments:

Fire Stations

New Northeast Joint Fire/Police Station Development

Project Number: **11-0061**

Department: Fire

Estimated Remaining Cost and Yearly Spending Plan: $9,570,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 500,000	$ 0	$ 0	$ 0	$ 0	$ 9,070,000

Project Description:

The first phase of this project provides for the acquisition of land and the design for future fire/police station location in Northeast Springfield. The second phase will include the construction, equipment, and staffing of the station. Phase II will not occur until after 2022 depending on growth.

Proposed Funding Sources:

Bond Issue funded by Level Property Tax $ 9,570,000

Comments:

Replacement of Fire Station 4

Project Number: **17-0038**

Department: Fire

Estimated Remaining Cost and Yearly Spending Plan: $2,580,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 2,580,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Demolish the existing station and replace with a new one on the same or nearby property.

Proposed Funding Sources:

Bond Issue funded by Level Property Tax $ 2,580,000

Comments:

Replacement of Fire Station 7

Project Number: **17-0039**

Department: Fire

Estimated Remaining Cost and Yearly Spending Plan: $2,580,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 2,580,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Demolish the existing station and replace with a new one on the same or nearby property.

Proposed Funding Sources:

Bond Issue funded by Level Property Tax $ 2,580,000

Comments:

Fire Stations

Southeast Fire Station Development

Project Number: **09-0012**

Department: Fire

Estimated Remaining Cost and Yearly Spending Plan: $5,070,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 500,000	$ 0	$ 0	$ 0	$ 0	$ 4,570,000

Project Description:

The first phase of this project provides for the acquisition of land and the design for future fire station location in Southeast Springfield. The second phase will include the construction, equipment, and staffing of the station. Phase II is not expected to occur until after 2022 depending on growth.

Proposed Funding Sources:

Bond Issue funded by Level Property Tax $ 5,070,000

Comments:

West Fire Station Development - W. Chestnut and Duke

Project Number: **06-0004**

Department: Fire

Estimated Remaining Cost and Yearly Spending Plan: $4,342,395

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 0	$ 0	$ 373,768	$ 3,968,627	$ 0	$ 0

Project Description:

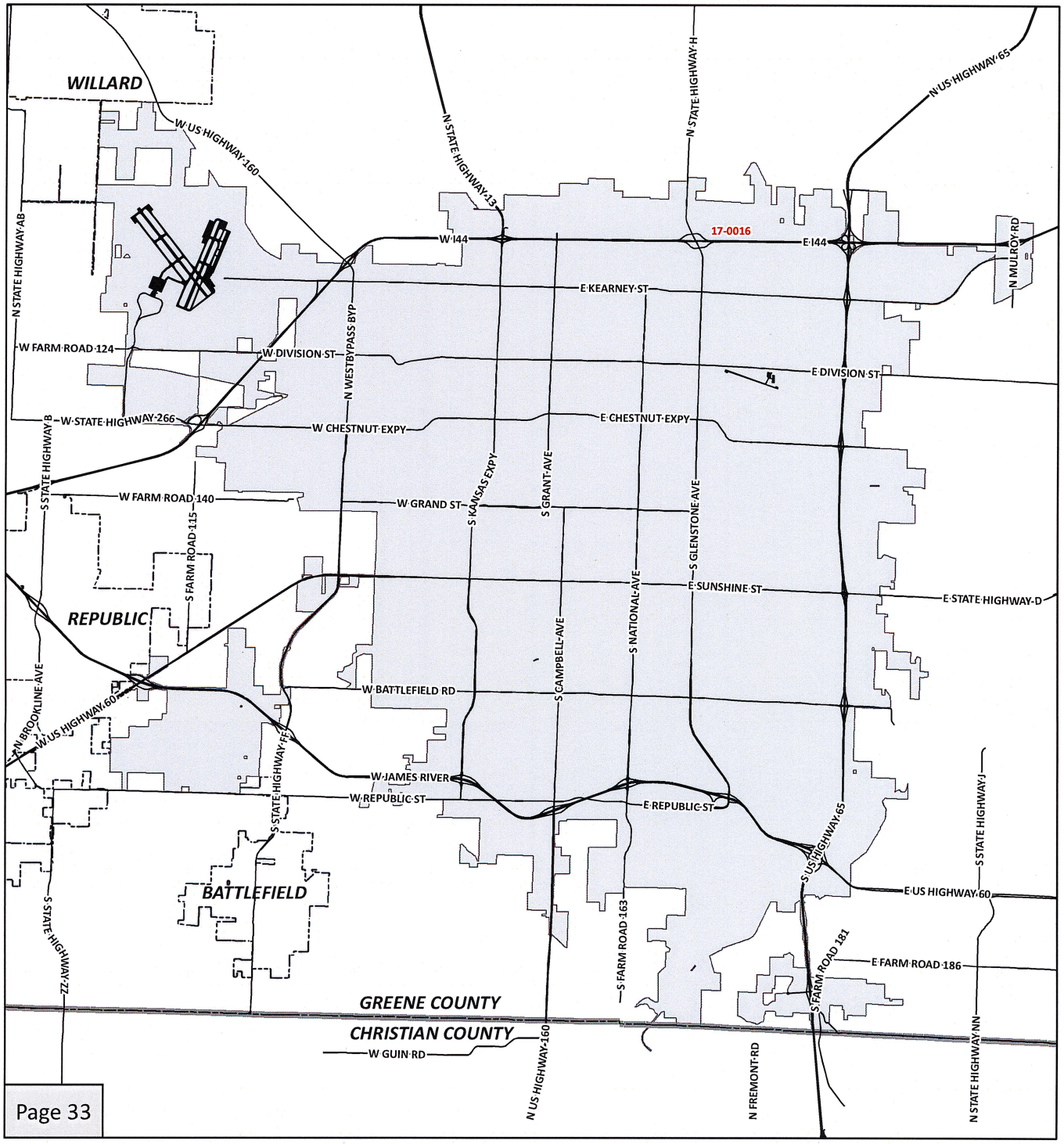
This project will include design, construction of a fire station and the purchase of an engine, station equipment and furnishings. The department has purchased the land from the 2007 CIP.

Proposed Funding Sources:

Bond Issue funded by Level Property Tax $ 4,342,395

Comments:

This project was identified as a high capital priority during the fire department's accreditation process. This project was included in the 2006-2011 Capital Improvements Program.



Capital Improvements Program

2017 - 2022
Projects/Programs - Golf Courses

17-0016: Bill & Payne Stewart Golf Course Asphalt Golf Cart Paths

CITY OF Springfield

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Bill & Payne Stewart Golf Course Asphalt Golf Cart Paths

Project Number: **17-0016**

Department: Parks

Estimated Remaining Cost and Yearly Spending Plan: $150,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 0	$ 150,000	$ 0	$ 0	$ 0	$ 0

Project Description:

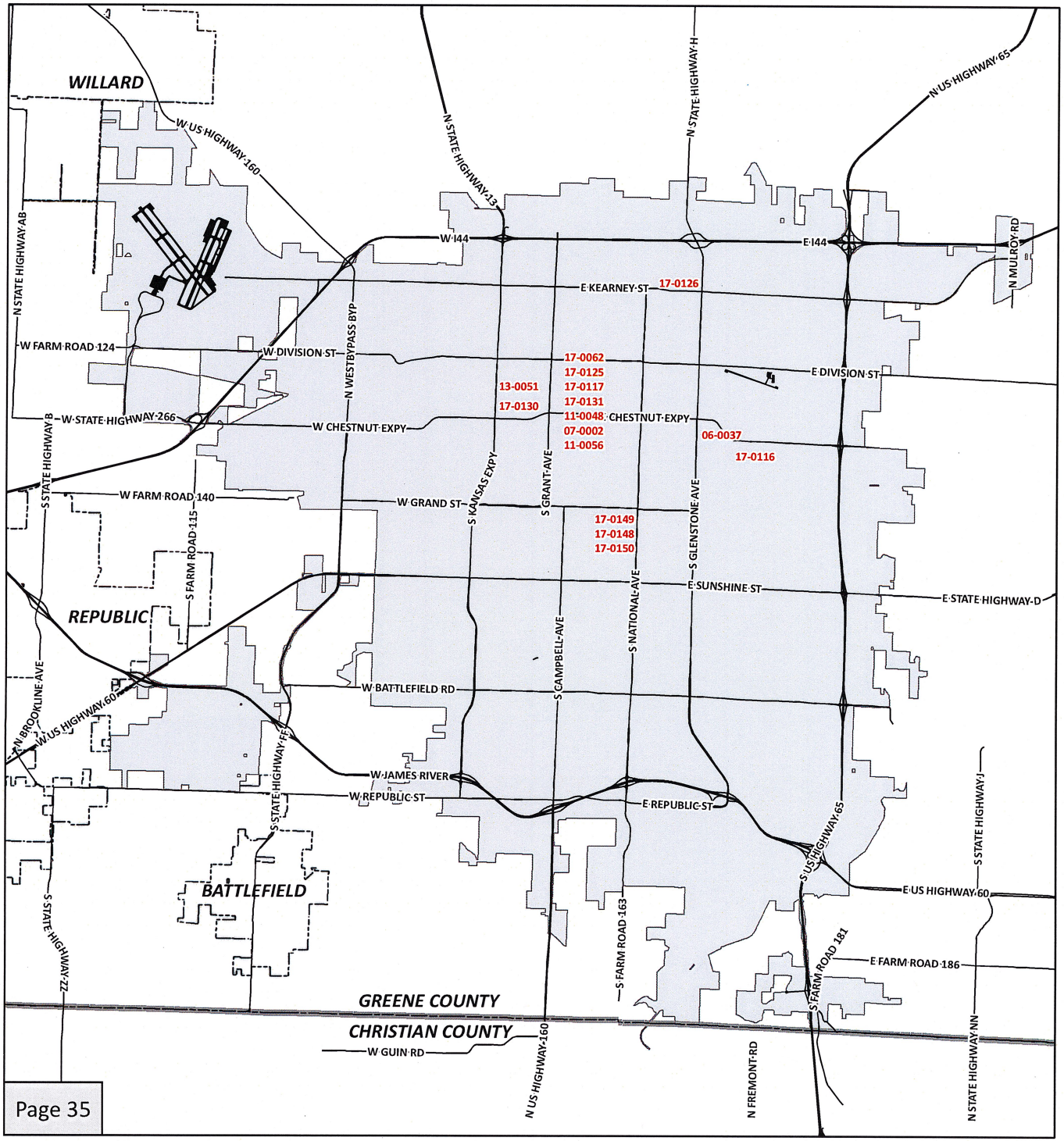
Asphalt golf cart path extensions and repairs.

Proposed Funding Sources:

Funding Source to be Identified $ 150,000

Comments:

Areas of degraded asphalt golf cart paths are also in need of repair.



Capital Improvements Program

2017 - 2022 Projects/Programs - Municipal Buildings and Grounds (Map 1 of 2)

- *17-0169: 2016-2019 Facility Maintenance Program
- *17-0143: 2016-2019 Reforestation and Landscaping
- 17-0149: Art Museum Lobby Remodel
- 17-0062: Busch Building Carpet Replacement
- 17-0125: Busch Building Exterior Waterproofing and Truck Pointing
- 17-0117: Council Chambers Audio Visual Upgrades
- 17-0116: Fire Station #3 Roof Replacement
- *17-0120: Fire Stations Exhaust System Installation
- 17-0130: Fueling Site Improvements
- 17-0131: Police Headquarters Fence
- *06-0054: Public Works Operations Complex Phase 2
- *11-0013: Reforestation and Landscaping
- 13-0051: Signal Operation Shop
- 11-0048: Special Response Team (SRT) - Mill Classroom HVAC Upgrade
- 17-0148: Weisel/Kelly Gallery Ceiling and Lighting
- *17-0169: 2016-2019 Facility Maintenance Program
- *17-0143: 2016-2019 Reforestation and Landscaping
- 17-0150: Art Museum Sidewalk Improvements
- 07-0002: Busch Building Exterior/Interior Refurbishing
- 11-0056: Council Chambers Renovation
- 06-0037: Creamery Driveway and Drainage Improvements
- 17-0126: Fire Stations #4 HVAC Improvements
- *17-0119: Fire Stations Electrical Upgrade
- *17-0127: Fire Stations Life Cycle Roof Replacement
- *17-0121: Fire Stations Mechanical Upgrade

*** Denotes City-Wide Program - Not Labeled on Map**

CITY OF Springfield

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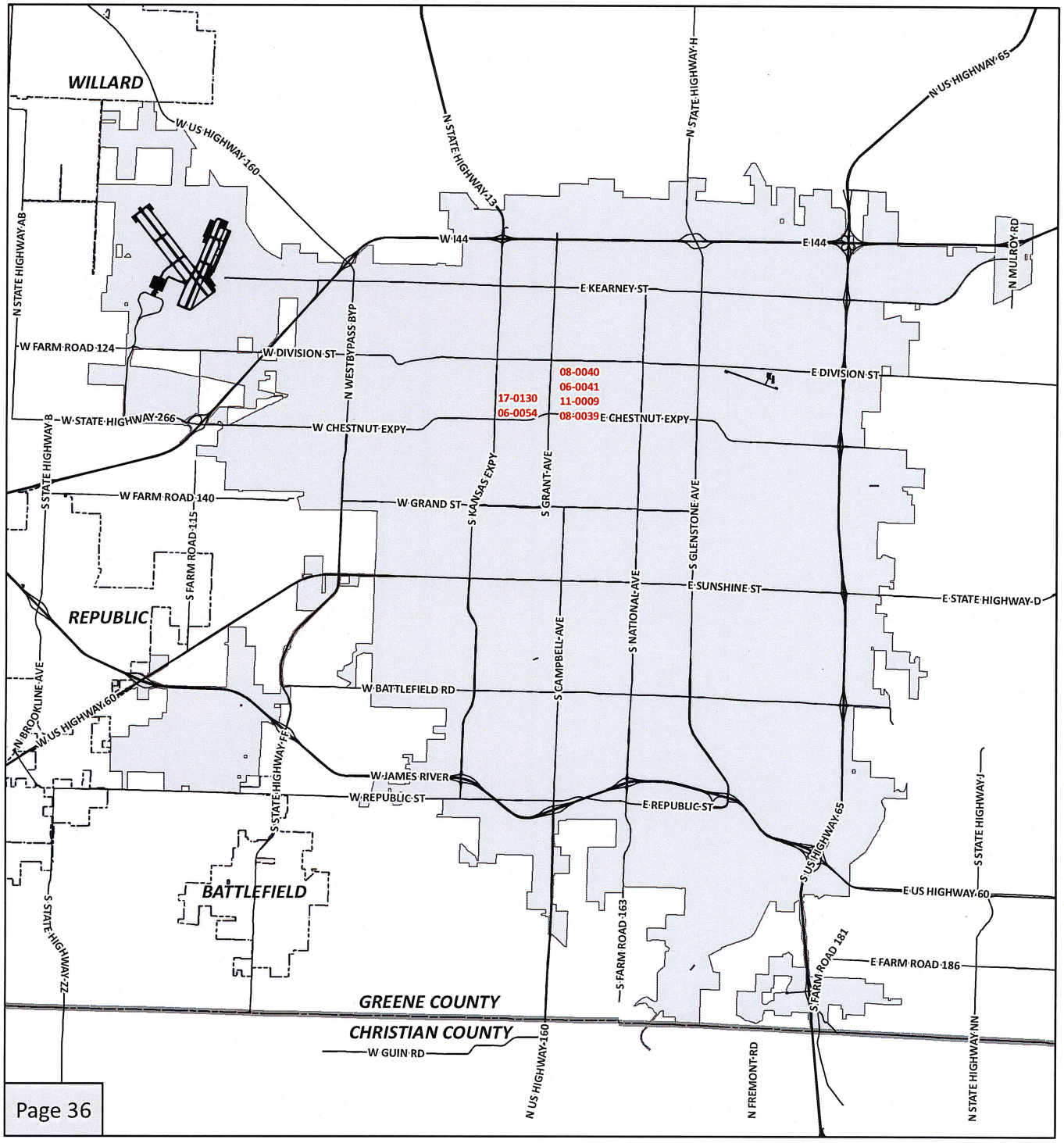

Capital Improvements Program

2017 - 2022 Projects/Programs - Municipal Buildings and Grounds (Map 2 of 2)

*17-0128: Fire Stations Restroom Renovations
*17-0129: Fire Stations Site & Structural Improvements
*17-0122: Fire Stations Window Upgrade
17-0130: Fueling Site Improvements
08-0040: Historic City Hall Asbestos & Lead Paint Removal
06-0041: Historic City Hall Renovation Phase 2
11-0009: Municipal Court Building
08-0039: Police Headquarters Roof Replacement
06-0054: Public Works Operations Complex Phase 2

* Denotes City-Wide Program - Not Labeled on Map

CITY OF Springfield

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Municipal Buildings and Grounds

2016-2019 Facility Maintenance Program

Project Number: **17-0169**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $750,000

2017	2018	2019	2020	2021	2022	Beyond
$ 250,000	$ 250,000	$ 250,000	$ 0	$ 0	$ 0	$ 0

Project Description:

This is a new 1/4-cent Capital Improvement Sales Tax Program that will provide funding to maintain, upgrade, rehabilitate, or improve City municipal buildings and facilities such as Police Department facilities, Fire Stations, or other general government buildings.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 750,000

Comments:

There are no project expenditures through 2016. This is a new 1/4-cent Sales Tax program and is the first year to be included in the Capital Improvements Program. Continuing this program beyond 2019 will require voter and City Council approval of future 1/4-cent Capital Improvement Sales Tax Program.

2016-2019 Reforestation and Landscapng

Project Number: **17-0143**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $2,000,000

2017	2018	2019	2020	2021	2022	Beyond
$ 55,000	$ 590,000	$ 680,000	$ 675,000	$ 0	$ 0	$ 0

Project Description:

Restoration of tree canopy through the planting of approximately 1,100 trees and maintenance of recently planted trees on City Right Of Way, facilities and improvement projects. NeighborWoods and general reforestation projects will both be completed in this project. Additionally, a number of high profile landscapes will receive new or renovated landscaping in an effort to reduce landscape maintenance inputs and improve both public and employee safety.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 2,000,000

Comments:

There are no project expenditures through 2016. Continuing this program beyond 2019 will require voter and City Council approval of future 1/4-cent Capital Improvement Sales Tax Program. A Community Trees, Reforestation and Landscaping project has been included in the Capital Improvements Program since 2002.

Art Museum Lobby Remodel

Project Number: **17-0149**

Department: Art Museum

Estimated Remaining Cost and Yearly Spending Plan: $108,411

2017	2018	2019	2020	2021	2022	Beyond
$ 108,411	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Remodel the Museum's Lobby including the removal and replacement of reception desk, relocation of security office, and addition of a kitchenette adjacent to Community Room

Proposed Funding Sources:

Art Museum Fund Balance $ 108,411

Comments:

Municipal Buildings and Grounds

Art Museum Sidewalk Improvments

Project Number: **17-0150**

Department: Art Museum

Estimated Remaining Cost and Yearly Spending Plan: $75,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 0	$ 0	$ 0	$ 0	$ 75,000	$ 0

Project Description:

Add sidewalks around the perimeter of the Museum grounds and make improvements to the connection between the Museum and Phelps Grove Park

Proposed Funding Sources:

Art Museum Fund Balance $ 75,000

Comments:

Busch Building Carpet Replacement

Project Number: **17-0062**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $300,000

2017	2018	2019	2020	2021	2022	Beyond
$ 300,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Project includes the relocation of furniture, demolition of the carpet and flooring accessories, floor preparation, new carpet and flooring accessories installation and replacement of existing furniture. This project will also include the rental of a large storage container to hold files during construction.

Proposed Funding Sources:

General Fund $ 300,000

Comments:

There are no project expenditures through 2016. This project is a new addition to the Capital Improvements Program.

Municipal Buildings and Grounds

Busch Building Exterior Waterproofing and Tuck Pointing

Project Number: **17-0125**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $450,000

2017	2018	2019	2020	2021	2022	Beyond
$ 450,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Project includes the tuck pointing the masonry veneer and water proofing the exterior envelope of the Busch Building, including window frame caulk joint seals and expansion joints replacement. This scope of work on the exterior of the building is a priority to prevent moisture infiltration into the building which could ultimately damage the window frames and the structural integrity of the facility. Joint degradation at window headers and along the window frames has been observed as well as cracking in the limestone veneer units and mortar joints causing a loss of mortar. It is important to simultaneously remedy the mortar joint and caulk joint issues because they support one another to eliminate the threat of moisture penetrating the exterior envelope. This work will require scaffolding and/or a large crane to access these areas so window seal replacement should also be considered as additional item of work if funding allows.

Proposed Funding Sources:

Direct CIP funding by Level Property Tax $ 450,000

Comments:

There are no project expenditures through 2016. This project is a new addition to the Capital Improvements Program.

Busch Building Exterior/Interior Refurbishing

Project Number: **07-0002**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $300,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 100,000	$ 100,000	$ 100,000	$ 0	$ 0	$ 0

Project Description:

Project will replace exterior windows, make general improvements to interior spaces including 2nd floor conference room east, and lighting upgrades and painting.

Proposed Funding Sources:

Bond Issue funded by Level Property Tax $ 300,000

Comments:

Project expenditures are estimated at $45,000 through 2016 for the refurbishing of the 4th floor Conference Room. The Busch Building Carpet Replacement project and the Exterior Waterproofing and Tuck Pointing project are reported separately in this report. This project likely requires voter and City Council approval of future Level Property Tax Bonds. This project has been included in the Capital Improvements Program since 2007.

Municipal Buildings and Grounds

Council Chambers Audio Visual Upgrades

Project Number: **17-0117**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $20,000

2017	2018	2019	2020	2021	2022	Beyond
$ 20,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Project includes upgrading City Council Audio/Visual equipment, intalling four projectors, large screens to enhance the view of all attendees, electronics and voting apparatus.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 20,000

Comments:

Project expenditures are estimated at $95,000 through 2016. Project expenditures through 2016 were funded by the General Fund and Public Information Office funds.This project is a new addition to the Capital Improvements Program.

Council Chambers Renovation

Project Number: **11-0056**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $200,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 100,000	$ 100,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and construct improvements in Historic City Hall Council Chambers. Renovations could include new seating and lighting.

Proposed Funding Sources:

Bond Issue funded by Level Property Tax $ 200,000

Comments:

Project expenditures are estimated at $88,000 through 2016 for flooring and refurbishing the woodwork funded by 1/4-cent Capital Improvement Sales Tax. The audio visual equipment project funded by the General Fund, PIO funds and 1/4-cent Capital Improvement Sales Tax is reported separately. The remaining project likely requires voter and City Council approval of future Level Property Tax Bonds. This project has been included in the Capital Improvements Program since 2011.

Municipal Buildings and Grounds

Creamery Driveway and Drainage Improvements

Project Number: **06-0037**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $127,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 127,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and construct parking, driveway and drainage improvements north and east of the Creamery Arts Center. Improvement could include resurfacing, striping, a horseshoe-type driveway, entrance improvements and stormwater drainage.

Proposed Funding Sources:

Bond Issue funded by Level Property Tax $ 127,000

Comments:

Project expenditures are estimated at $405,000 through 2016. The construction of the parking lot, driveway and ADA compliant paths for the new accessible entrance have been completed and funded by 1/4-cent Capital Improvement Sales Tax. Additional drainage improvements will likely require voter and City Council approval of future Level Property Tax Bonds. This project has been included in the Capital Improvements Program since 2006.

Fire Station #3 Roof Replacement

Project Number: **17-0116**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $75,000

2017	2018	2019	2020	2021	2022	Beyond
$ 75,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Project includes removal of existing asphalt built up roof and transite panels and the replacement with modified bitumen roofing system, necessary roofing accessories, and metal panels.

Proposed Funding Sources:

General Fund $ 75,000

Comments:

Project expenditures are estimated at $217,000 through 2016. This project is a new addition to the Capital Improvements Program.

Fire Stations #4 HVAC Improvements

Project Number: **17-0126**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $250,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 50,000	$ 200,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Project includes complete replacement of Fire Station #4's existing 1954 boiler with a more efficient roof top unit.

Proposed Funding Sources:

City Funds to be Identified $ 250,000

Comments:

There are no project expenditures through 2016. This project is a new addition to the Capital Improvements Program.

Fire Stations Electrical Upgrade

Project Number: **17-0119**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $245,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 122,500	$ 122,500	$ 0	$ 0	$ 0	$ 0

Project Description:

Project includes updating electrical service to the building and increasing capacity of electrical panels at Fire Stations #2, #3, 4, #9, and #10.

Proposed Funding Sources:

City Funds to be Identified $ 245,000

Comments:

There are no project expenditures through 2016. This project is a new addition to the Capital Improvements Program.

Fire Stations Exhaust System Installation

Project Number: **17-0120**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $350,000

2017	2018	2019	2020	2021	2022	Beyond
$ 350,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Project includes installation and/or replacement of engine bays exhaust systems in each Fire Station #1-#12.

Proposed Funding Sources:

General Fund $ 350,000

Comments:

There are no project expenditures through 2016. This project is a new addition to the Capital Improvements Program.

Fire Stations Life Cycle Roof Replacement

Project Number: **17-0127**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,500,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 500,000	$ 0

Project Description:

Project includes complete reroofing Fire Stations #2, #4, #7, #9, #10, and #11 to replace the existing roofs that have exceeded their beneficial life cycle. These Fire Station roofs range in age from a 47 year old tiled roof on Fire Station #9 to an 11 year old built up roof on Fire Station #4.

Proposed Funding Sources:

City Funds to be Identified $ 1,500,000

Comments:

There are no project expenditures through 2016. This project is a new addition to the Capital Improvements Program.

Fire Stations Mechanical Upgrade

Project Number: **17-0121**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $430,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 0	$ 107,500	$ 107,500	$ 107,500	$ 107,500	$ 0

Project Description:

Project includes upgrading mechanical systems such as HVAC and furnaces, water heaters and miscellaneous mechanical equipment at Fire Stations #2, #4, #6, #9, #10, and #11.

Proposed Funding Sources:

City Funds to be Identified $ 430,000

Comments:

There are no project expenditures through 2016. This project is a new addition to the Capital Improvements Program.

Fire Stations Restroom Renovations

Project Number: **17-0128**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,250,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 0

Project Description:

Project includes the remodel or addition to Fire Stations #2, #3, #4, #7, and #9 to provide Women's locker, shower and restroom facilities meeting current code requirements.

Proposed Funding Sources:

City Funds to be Identified $ 1,250,000

Comments:

There are no project expenditures through 2016. This project is a new addition to the Capital Improvements Program.

Fire Stations Site & Structural Improvements

Project Number: **17-0129**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $500,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 100,000	$ 100,000	$ 100,000	$ 200,000	$ 0	$ 0

Project Description:

Project includes site drainage rework at Fire Station #2, re-grouting of plinth blocks at Fire Stations #5 and #11, and repairing sinking floor slab at Fire Station #7.

Proposed Funding Sources:

City Funds to be Identified $ 500,000

Comments:

There are no project expenditures through 2016. This project is a new addition to the Capital Improvements Program.

Municipal Buildings and Grounds

Fire Stations Window Upgrade

Project Number: **17-0122**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $350,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 50,000	$ 75,000	$ 75,000	$ 75,000	$ 75,000	$ 0

Project Description:

Project includes replacement of inefficient single pain windows to high efficient insulated windows at Fire Stations #2, #3, #4, #7, and #10.

Proposed Funding Sources:

City Funds to be Identified	$	350,000

Comments:

There are no project expenditures through 2016. This project is a new addition to the Capital Improvements Program.

Fueling Site Improvements

Project Number: **17-0130**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $750,000

2017	2018	2019	2020	2021	2022	Beyond
$ 240,000	$ 250,000	$ 260,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Project includes the demolition of underground fuel tanks at the Southwest Wastewater Treatment Plan, Fire Station 2 and Fire Station 6/South District Station and then installing above ground fueling storage tanks. The projects costs also includes enhancement of the fuel monitoring system. The type, age and size of the existing underground tanks vary from fiberglass to steel, 37 years to 14 years, and from 3,000-6,000 gallons.

Proposed Funding Sources:

General Fund	$	86,000
City Sanitary Sewer System Fund Balance Reserves	$	154,000
City Funds to be Identified	$	510,000

Comments:

Project expenditures are estimated at $45,000 through 2016 for the demolition of two tanks at Fire Station #10. The demolition of the underground storage tank, plus the addition of a new above ground tank and the enhanced fuel monitoring system for the Southwest Waste Water Treatment plant will be funded by the department of Environmental Services Sanitary Sewer System Fund Balance Reserves. The General fund will fund the demolition costs for the underground tank located at Fire Station 2 and the enhanced fuel monitoring system at the Service Center. The demolition of the underground storage tank, the addition of a new above ground tank and the enhanced fuel monitoring system for the Fire Station #6/South District Station and above ground tanks at Fire Station #2 and #10 are unfunded. This project is a new addition to the Capital Improvements Program.

Municipal Buildings and Grounds

Historic City Hall Asbestos & Lead Paint Removal

Project Number: **08-0040**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $950,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 500,000	$ 450,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Locate and remove or encapsulate asbestos insulation and materials containing lead paint from all floors of Historic City Hall, using the "hand & glove bag" method. Repair all wall and ceiling surfaces. Paint all interior walls, including Council Chambers.

Proposed Funding Sources:

City Funds to be Identified $ 950,000

Comments:

There are no project expenditures through 2016. This project has been included in the Capital Improvements Program since 2008.

Historic City Hall Renovation Phase 2

Project Number: **06-0041**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $5,000,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 350,000	$ 2,325,000	$ 2,325,000	$ 0	$ 0	$ 0

Project Description:

Project includes upgrading the historic structure to meet the needs of the present day City functions. The scope of work includes the addition of a new elevator, restroom core, upgrading the electrical and mechanical systems providing more efficiency, and reorganizing the layout to better accommodate the Fire Department, Information Systems, PIO and City Council. This project will continue the upgrade of Historic City Hall's HVAC as well as continue the exterior renovations. The project may include demolition of the wood framed structure at the southeast corner of the building, restoration of the building facade, new entrance doors, sidewalk improvements, exterior lighting and landscaping.

Proposed Funding Sources:

City Funds to be Identified $ 5,000,000

Comments:

Project expenditures are estimated at $158,000 through 2016. This includes approximately $87,000 for the painting of the exterior face of the windows and was funded by General Fund Savings. Also included was The Historic City Hall Master plan cost of approximately $71,000 funded by 1/4-cent Capital Improvement Sales Tax. This project has been included in the Capital Improvements Program since 2006.

Municipal Buildings and Grounds

Municipal Court Building

Project Number: **11-0009**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $15,300,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 300,000	$ 0	$ 0	$ 5,000,000	$ 10,000,000	$ 0

Project Description:

Design and construct a new Municipal Court facility to fully comply with the Criminal Justice Code and municipal building codes to replace the current Municipal Court Building at the corner of Chestnut Expressway and Benton which has no holding cells and no screening area.

Proposed Funding Sources:

Intergovernmental	$ 500,000
Bond Issue funded by Level Property Tax	$ 14,800,000

Comments:

Project expenditures are estimated at $90,000 through 2016 for the Municipal Court Master Plan and was funded by the 1/4-cent Capital Improvement Sales Tax. Construction will require City Council approval of funding source(s) and possible voter approval of bonds.

Police Headquarters Fence

Project Number: **17-0131**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $200,000

2017	2018	2019	2020	2021	2022	Beyond
$ 200,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Project includes the installation of a new 8 foot tall class 2B vinyl coated fence with 2 operable swing gates, 2 operable cantilevered sliding gates and a man gate. The swing gates and man gate will have card reader access. The new fence will secure 158 parking spaces for the Police Department. This project also includes the demolition of an existing pair of cantilevered sliding gates and a fueling canopy, new pavement, sealing and striping.

Proposed Funding Sources:

General Fund	$ 200,000

Comments:

Project expenditures are estimated at $5,000 through 2016. This project is a new addition to the Capital Improvements Program.

Municipal Buildings and Grounds

Police Headquarters Roof Replacement

Project Number: **08-0039**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,072,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 108,000	$ 964,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Complete roof replacement at the Police Headquarters Building. Project will also include replacement of edge flashing, equipment flashing and roof penetrations on all roof levels.

Proposed Funding Sources:

Bond Issue funded by Level Property Tax $ 1,072,000

Comments:

There are no project expenditures through 2016. This project requires voter and City Council approval of future Level Property Tax Bonds. This project has been included in the Capital Improvements Program since 2008.

Public Works Operations Complex Phase 2

Project Number: **06-0054**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $4,100,000

2017	2018	2019	2020	2021	2022	Beyond
$ 100,000	$ 0	$ 0	$ 0	$ 2,000,000	$ 2,000,000	$ 0

Project Description:

Continue improvements at the Public Works Operations Complex. Project will include renovating several existing buildings, including the Traffic Building and Service Center Garage, constructing a Service Island Building, installing gates and fences at the perimeter of the complex, and improving lighting throughout the complex.

Proposed Funding Sources:

Bond Issue funded by Level Property Tax $ 4,100,000

Comments:

There are no project expenditures through 2016. This project requires voter and City Council approval of future Level Property Tax Bonds. This project has been included in the Capital Improvements Program since 2006.

Reforestation and Landscaping

Project Number: **11-0013**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,336,000

2017	2018	2019	2020	2021	2022	Beyond
$ 911,000	$ 303,000	$ 122,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Install and establish trees plantings and landscapes along City streets to reforest the community following the 2007 ice storm. Project also includes conducting a tree inventory, irrigating and maintaining the plantings, replacing the tree canopy subsequent to construction projects, expanding the tree nursery and providing trees for the Neighborwoods program.

Proposed Funding Sources:

Parks 1/4 Cent Sales Tax, for Storm Water	$ 363,000
1/4-cent Capital Improvement Sales Tax	$ 840,000
1/8-cent Transportation Sales Tax	$ 133,000

Comments:

Project expenditures are estimated at $2,016,000 through 2016. This project combines funds from the 2013-2016 1/4-cent Capital Improvement Sales Tax fund with additional funds from several previous 1/4-cent Capital Improvement and 1/8-cent Transportation Sales Tax cycles. Additional funding for tree canopy replacement is from the Parks 1/4-cent Sales Tax program and the 1/8-cent Transportation Sales Tax. Continuing this program beyond 2019 will require voter and City Council approval of future 1/4-cent Capital Improvement Sales Tax Program. The Parks and Stormwater 1/4-cent Sales Tax funding has sunset. A Community Trees, Reforestation and Landscaping project has been included in the Capital Improvements Program since 2002.

Signal Operations Shop

Project Number: **13-0051**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $2,500,000

2017	2018	2019	2020	2021	2022	Beyond
$ 100,000	$ 2,400,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Acquire right-of-way, design, construct and equip a new Signal Operations Maintenance Shop, including required garages and material storage yard.

Proposed Funding Sources:

Funding Source to be Identified	$ 2,500,000

Comments:

There are no project expenditures through 2016. The acquisition of property and installation of fencing for the Signal System and Equipment Storage building has been reported separately as an accomplishment. This project requires voter and City Council approval of future Level Property Tax Bonds. This project has been included in the Capital Improvements Program since 2013.

Municipal Buildings and Grounds

Special Response Team (SRT) - Mill Classroom HVAC Upgrade

Project Number: **11-0048**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $275,000

2017	2018	2019	2020	2021	2022	Beyond
$ 25,000	$ 250,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and construct HVAC improvements for the lobby and upper level offices of the Special Response Team (SRT) - Mill Classroom building.

Proposed Funding Sources:

Bond Issue funded by Level Property Tax $ 275,000

Comments:

There are no project expenditures through 2016. This project likely requires voter and City Council approval of future Level Property Tax Bonds.

Weisel/Kelly Gallery Ceiling and Lighting

Project Number: **17-0148**

Department: Art Museum

Estimated Remaining Cost and Yearly Spending Plan: $104,050

2017	2018	2019	2020	2021	2022	Beyond
$ 104,050	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

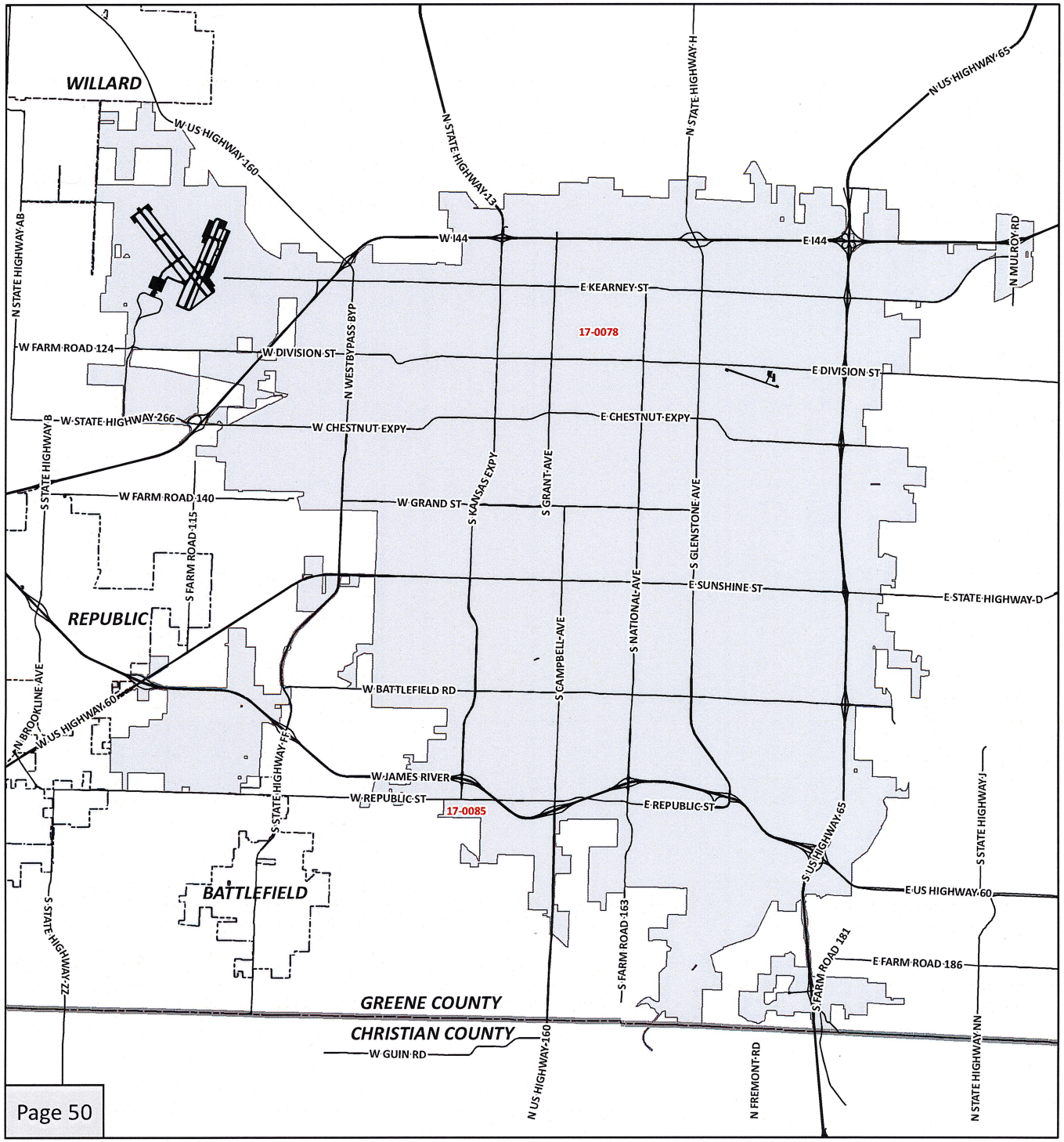
Project Description:

Replace the ceiling in the Museum's Weisel and Kelly Galleries and upgrade the lighting system to LED

Proposed Funding Sources:

Art Museum Fund Balance $ 104,050

Comments:



Capital Improvements Program

2017 - 2022
Projects/Programs - New Streets

17-0078: Frisco Lane
17-0085: Kansas Expressway Extenison - Republic Road to Farm Road 190

CITY OF Springfield

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New Streets

Frisco Lane

Project Number: **17-0078**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $2,210,000

2017	2018	2019	2020	2021	2022	Beyond
$ 1,056,000	$ 0	$ 0	$ 1,154,000	$ 0	$ 0	$ 0

Project Description:

Design, acquire property and construct improvements for a new alley behind the buildings on the north side of Commercial Street between Campbell Avenue and Benton Avenue. This project includes purchasing property from BNSF and relocating the existing rail lines as well as constructing a one way alley, parking, stormwater conveyance and a fence.

Proposed Funding Sources:

Tax Increment Financing	$ 348,150
Funding Source to be Identified	$ 1,861,850

Comments:

Project expenditures are estimated at $40,000 through 2016. This project is a new addition to the Capital Improvements Program. BNSF is anticipated to provide $707,850 in-kind funds to this project, included in the "to be identified" funding source.

Kansas Expressway Extension - Republic Road to Farm Road 190

Project Number: **17-0085**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $33,700,000

2017	2018	2019	2020	2021	2022	Beyond
$ 3,700,000	$ 6,000,000	$ 6,000,000	$ 6,000,000	$ 6,000,000	$ 6,000,000	$ 0

Project Description:

Design, acquire right-of-way and construct the extension of Kansas Expressway from Republic Road to Farm Road 190 in Greene County.

Proposed Funding Sources:

Greene County	$ 28,400,000
Federal STP Grant - City	$ 5,300,000

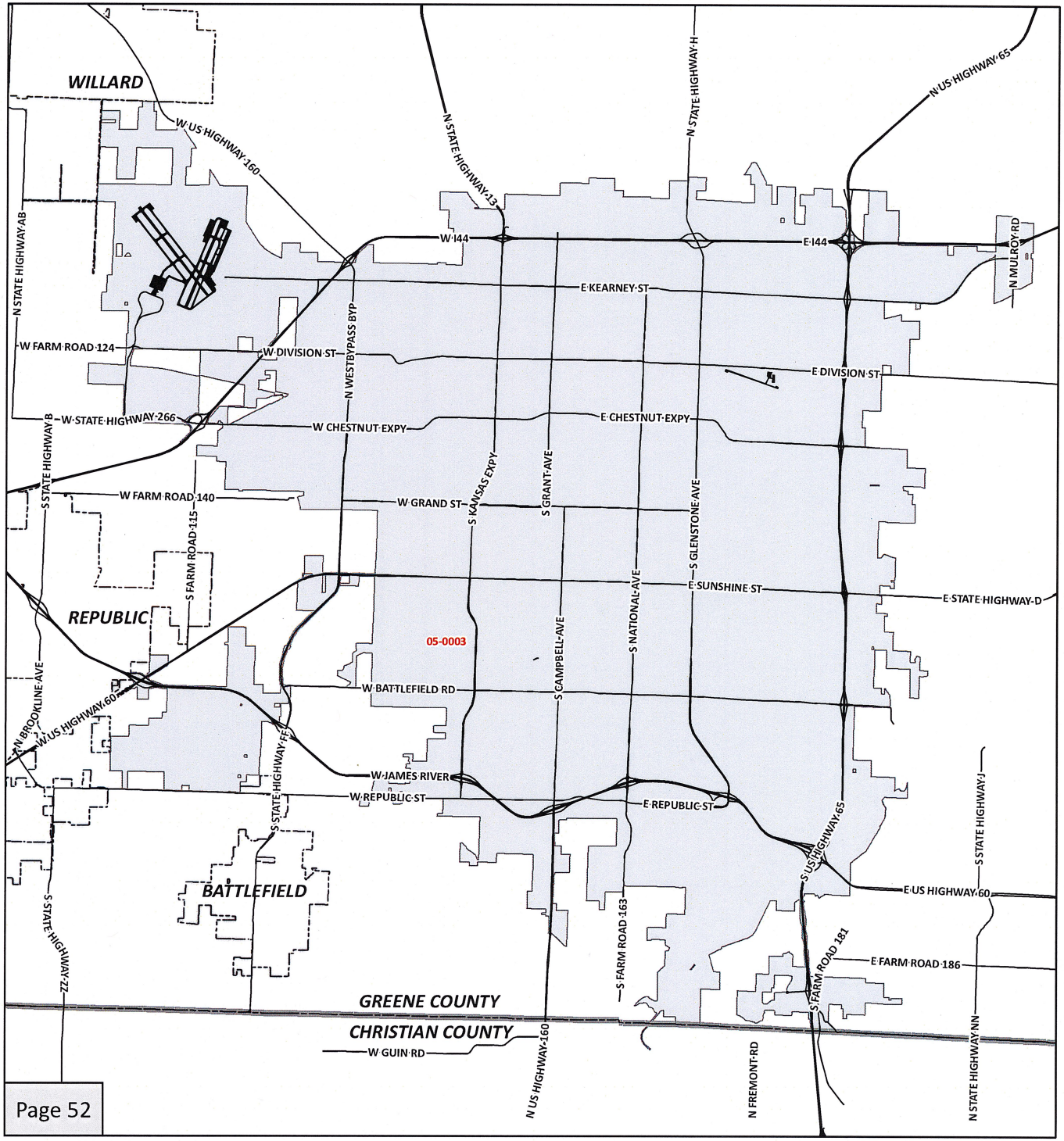
Comments:

Project expenditures are estimated at $1,000,000 through 2016. Greene County will manage the project with the City contributing federal STP grant funding. This project is a new addition to the Capital Improvements Program.

Capital Improvements Program

2017 - 2022 Projects/Programs - Park Improvements

05-0003: Nathanael Greene / Close Memorial Park Entrance, Road & Parking Improvements



CITY OF Springfield

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Park Improvements

Nathanael Greene / Close Memorial Park Entrance, Road & Parking Improvements

Project Number: **05-0003**

Department: Parks

Estimated Remaining Cost and Yearly Spending Plan: $2,200,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 300,000	$ 0	$ 0	$ 0	$ 0	$ 1,900,000

Project Description:

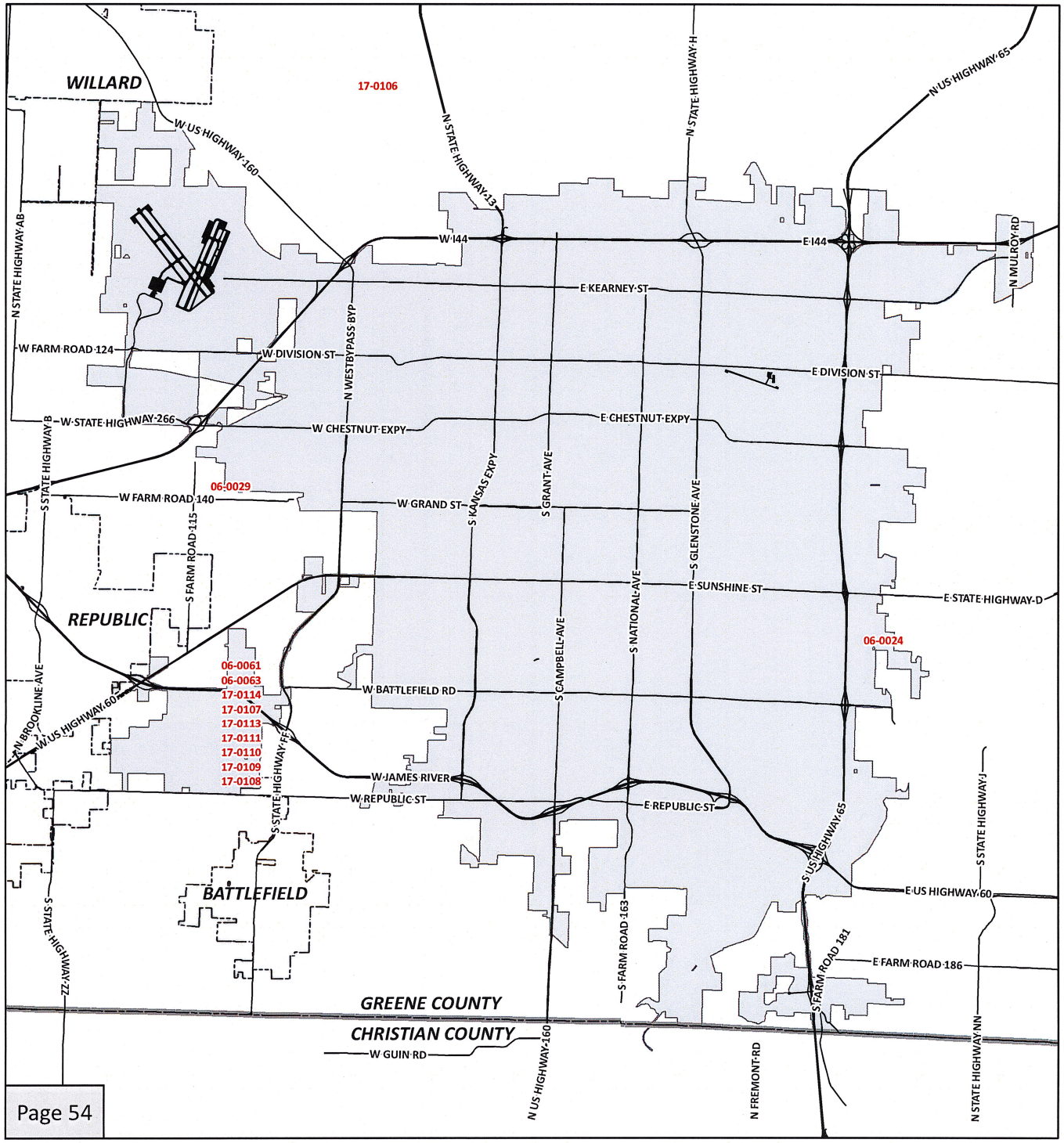
Design and develop an improved park entrance, road improvements and additional parking to accommodate two way traffic and additional parking for park and festival use as well as tour buses. Also includes site lighting enhancements. Funds could also be utilized to repair the lakes within the Mizumoto Japanese Stroll Garden.

Proposed Funding Sources:

Funding Source to be Identified	$ 2,200,000
	$

Comments:

Funding may require Springfield-Greene County Park Board, City Council, Greene County and voter approval of future County-wide Parks Sales. This project has been included in the Capital Improvements Program since 2005.



Capital Improvements Program

2017 - 2022 Projects/Programs -Sanitary Sewers (Map 1 of 2)

06-0024: Blackman Woods Lift Station Relief Sewer
06-0029: Chestnut South Trunk Sewer
17-0106: Northwest Treatment Plant UV Disinfection System Expansion
*93-0005: Sanitary Sewer District Construction Program - 2005 Bond Authorization and Future
*13-0025: Sanitary Sewer Overflow Control Program Sewer Rehabilitation - Group 3
*17-0094: Sanitary Sewer Overflow Control Program Sewer Rehabilitation Group 4
*01-0004: Shared Cost Sanitary Sewer Construction - Developer Agreements
06-0061: Southwest Treatment Plant - Administrative and Maintenance Facility Improvement
06-0063: Southwest Treatment Plant - Digester Improvements
17-0114: Southwest Treatment Plant Clarifier Launder Covers
17-0107: Southwest Treatment Plant Cryo Plant Main Air Compressor Downsizing
17-0113: Southwest Treatment Plant Grit Unloading Station
17-0111: Southwest Treatment Plant Lab HVAC Upgrade and Fume Hood Replacement
17-0110: Southwest Treatment Plant Peak Flow Retention Basins Rehab
17-0109: Southwest Treatment Plant- Plant 2 Aeration Basin VFD's and DO Control
17-0108: Southwest Treatment Plant- Plant 2 Polishing Filters Diamond Filter Retrofit

*** Denotes City-Wide Program - Not Labeled on Map**

CITY OF Springfield

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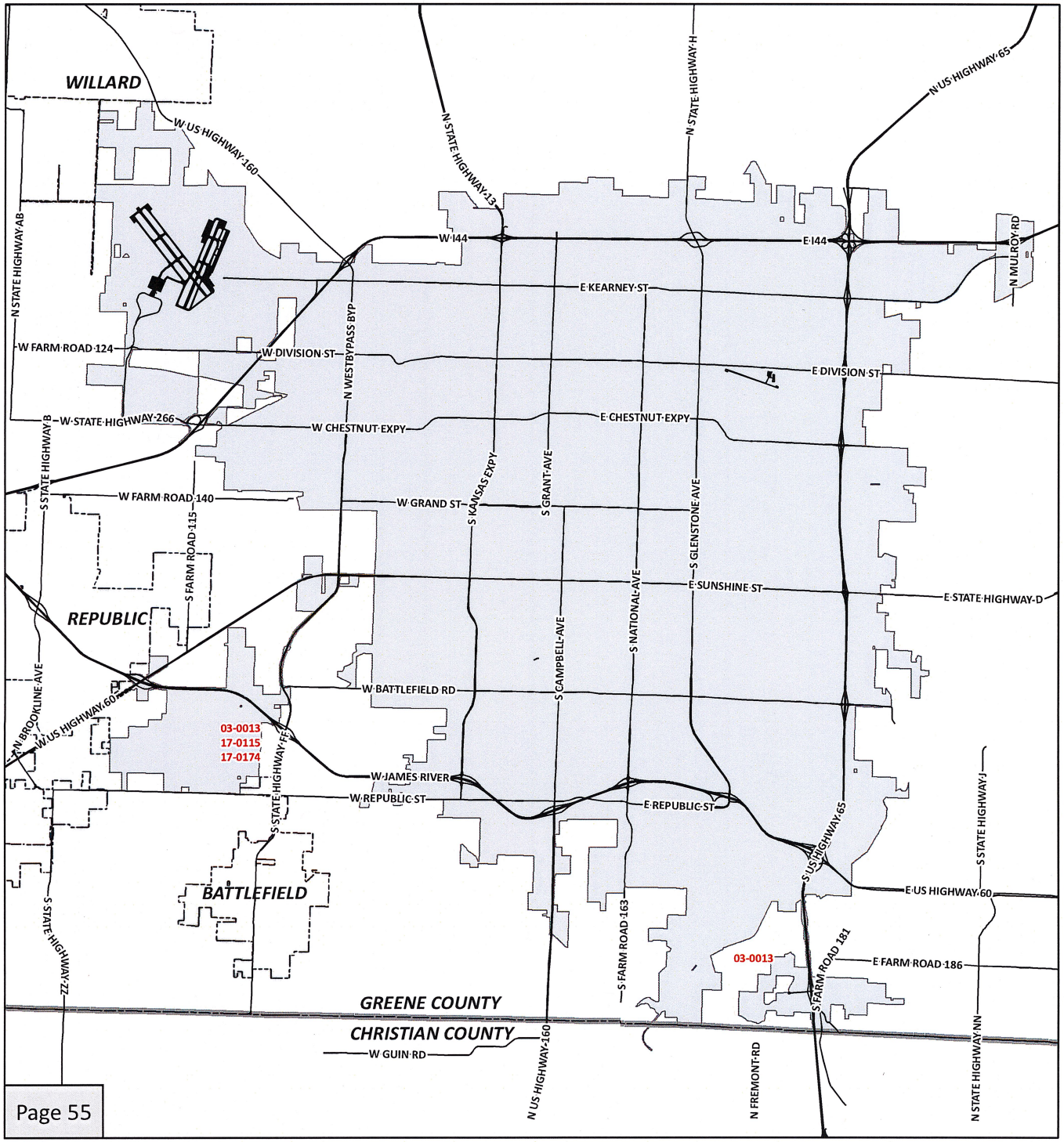

Capital Improvements Program

2017 - 2022 Projects/Programs -Sanitary Sewers (Map 2 of 2)

03-0013: Wastewater Treatment Plants - Buffer Land Acquisition

* 17-0097: Sanitary Sewer Overflow Control Program Sewer Rehabilitation Group 7

17-0115: Southwest Treatment Plant Equipment Storage Building

17-0174: Southwest Treatment Plant Solar Farm

* Denotes City-Wide Program - Not Labeled on Map

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Sanitary Sewers

Blackman Woods Lift Station Relief Sewer

Project Number: **06-0024**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $180,000

2017	2018	2019	2020	2021	2022	Beyond
$ 150,000	$ 30,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and construct a gravity sanitary sewer line approximately 3,670 feet from Sunset Estates Subdivision northwesterly to the Blackman Woods Lift Station.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 180,000

Comments:

Project expenditures are estimated at $10,000 through 2016. The project was suspended in 2012 to evaluate the projects integration with the Overflow Control Program. Construction will begin in 2017. Design and construction costs will be funded through Sanitary Sewer Fund Balance Reserves. This project has been included in the Capital Improvement Program since 2006.

Chestnut South Trunk Sewer

Project Number: **06-0029**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $735,000

2017	2018	2019	2020	2021	2022	Beyond
$ 40,000	$ 400,000	$ 295,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Construct approximately 3,380 feet of gravity sanitary sewer line northerly from the Deer Lake Trunk Sewer to the Chestnut South Lift Station.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 735,000

Comments:

There are no project expenditures through 2016. The project was suspended in 2012 to evaluate the projects integration with the Overflow Control Program. Construction will begin in 2018. Design and construction costs will be funded through Sanitary Sewer Fund Balance Reserves. This project has been included in the Capital Improvement Program since 2006.

Northwest Treatment Plant UV Disinfection System Expansion

Project Number: **17-0106**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $200,000

2017	2018	2019	2020	2021	2022	Beyond
$ 200,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Add two additional UV modules and banks of lights to disinfection system to increase capacity.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 200,000

Comments:

There are no project expenditures through 2016. This project is a new addition to the Capital Improvements Program.

Sanitary Sewers

Sanitary Sewer District Construction Program - 2005 Bond Authorization and Future

Project Number: **93-0005**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $23,130,000

2017	2018	2019	2020	2021	2022	Beyond
$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 17,130,000

Project Description:

This project will complete the effort to provide sanitary sewer service to all remaining houses within the city which are not currently served by sewer. In order to encourage sewer hook-up, property owners are able to amortize costs over 15 years at the ten year Treasury Note rate through a special assessment.

Proposed Funding Sources:

Special Assessment Bonds $ 23,130,000

Comments:

Bonds will be repaid from special assessments on properties receiving sewer and supplemented by Sanitary Sewer System Retained Earnings based on a Council approved program to cap costs to property owners. Project expenditures are estimated at $9,370,000 through 2016.The 2005 Bond Authorization has $3,130,000 of appropriated funds remaining. Future Bond Authorization of $20,000,000 will require voter and City Council approval. This project has been included in the Capital Improvements Program since 1993. This is a continuation of Sanitary Sewer District Construction Programs which were funded by revenue bonds approved in 1989, 1996, 2009 and 2014.

Sanitary Sewer Overflow Control Program Sewer Rehabilitation - Group 3

Project Number: **13-0025**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $6,238,000

2017	2018	2019	2020	2021	2022	Beyond
$ 3,500,000	$ 2,738,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Identify and rehabilitate public sanitary sewers that are sources of inflow and infiltration in the following sanitary sewer basins: Jordan Creek 08, 15 and 21, Fassnight Creek 04, 13 and 14 and South Creek 12.

Proposed Funding Sources:

Special Obligations Bonds To Be Repaid by Sewer System Revenues $ 6,238,000

Comments:

Project expenditures are estimated at $4,000,000 through 2016. It is part of the Overflow Control Program which is a requirement of the City's Consent Judgment with the Missouri Department of Natural Resources. This project has been included in the Capital Improvements Program since 2013.

Sanitary Sewer Overflow Control Program Sewer Rehabilitation Group 4

Project Number: **17-0094**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $8,000,000

2017	2018	2019	2020	2021	2022	Beyond
$ 1,500,000	$ 3,000,000	$ 3,500,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Identify and rehabilitate public sanitary sewers that are a source of inflow and infiltration in the following sanitary sewer basins: Galloway 01,04,06 and 08, Jordan Creek 11 and South Creek 05.

Proposed Funding Sources:

Bond proceeds-State of MO Revolving Fund Program to be repaid by user fees $ 8,000,000

Comments:

Project expenditures are estimated at $1,500,000 through 2016. It is part of the Overflow Control Program which is a requirement of the City's Consent Judgment with the Missouri Department of Natural Resources. This project is a new addition to the Capital Improvements Program.

Sanitary Sewer Overflow Control Program Sewer Rehabilitation Group 5

Project Number: **17-0095**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $11,300,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 0	$ 0	$ 6,300,000	$ 5,000,000	$ 0	$ 0

Project Description:

Identify and rehabilitate public sanitary sewers that are a source of inflow and infiltration in the following sanitary sewer basins: Jordan Creek 11, Ward Branch 05 and 13, and Pea Ridge 19 and 14

Proposed Funding Sources:

Special Obligations Bonds To Be Repaid by Sewer System Revenues $ 11,300,000

Comments:

There are no project expenditures through 2016. It is part of the Overflow Control Program which is a requirement of the City's Consent Judgment with the Missouri Department of Natural Resources. This project is a new addition to the Capital Improvements Program.

Sanitary Sewer Overflow Control Program Sewer Rehabilitation Group 6

Project Number: **17-0096**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $7,100,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 0	$ 0	$ 0	$ 3,100,000	$ 4,000,000	$ 0

Project Description:

Identify and rehabilitate public sanitary sewers that are a source of inflow and infiltration in the following sanitary sewer basins: Jordan Creek 02 and 14, and Pea Ridge 04

Proposed Funding Sources:

Special Obligations Bonds To Be Repaid by Sewer System Revenues $ 7,100,000

Comments:

There are no project expenditures through 2016. It is part of the Overflow Control Program which is a requirement of the City's Consent Judgment with the Missouri Department of Natural Resources. This project is a new addition to the Capital Improvements Program.

Sanitary Sewers

Sanitary Sewer Overflow Control Program Sewer Rehabilitation Group 7

Project Number: **17-0097**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $8,100,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 0	$ 0	$ 0	$ 0	$ 4,100,000	$ 4,000,000

Project Description:

Identify and rehabilitate public sanitary sewers that are a source of inflow and infiltration in the following sanitary sewer basins: Lower Wilson Creek 04, South Creek 03 and Upper Wilson Creek 08

Proposed Funding Sources:

Special Obligations Bonds To Be Repaid by Sewer System Revenues	$ 8,100,000

Comments:

There are no project expenditures through 2016. It is part of the Overflow Control Program which is a requirement of the City's Consent Judgment with the Missouri Department of Natural Resources. This project is a new addition to the Capital Improvements Program.

Shared Cost Sanitary Sewer Construction - Developer Agreements

Project Number: **01-0004**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $3,000,000

2017	2018	2019	2020	2021	2022	Beyond
$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 0

Project Description:

Construct or expand sanitary sewers in cooperation with private sector to encourage economic development.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves	$ 750,000
Private Developer	$ 2,250,000

Comments:

There are no project expenditures through 2016. Developer agreements will partially fund the Hickory Valley Trunk Sewer. Past projects have been reported as accomplishments. This program has been included in the Capital Improvements Program since 2001.

Southwest Treatment Plant - Administrative and Maintenance Facility Improvement

Project Number: **06-0061**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $2,100,000

2017	2018	2019	2020	2021	2022	Beyond
$ 100,000	$ 0	$ 0	$ 0	$ 0	$ 2,000,000	$ 0

Project Description:

Construct or remodel facilities to consolidate storage, maintenance and administrative offices at the Southwest Wastewater Treatment Plant.

Proposed Funding Sources:

Special Obligations Bonds To Be Repaid by Sewer System Revenues	$ 2,000,000
City Sanitary Sewer System Fund Balance Reserves	$ 100,000

Comments:

There are no project expenditures through 2016. Minor administrative and maintenance remodels targeted for 2017 to be funded through Sanitary Sewer System Fund Balance Reserves. Any major remodel would likely occur beyond 2018. Special Obligation Bonds will be required as the funding source for this project. This project has been included in the Capital Improvements Program since 2006.

Southwest Treatment Plant - Digester Improvements

Project Number: **06-0063**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $31,000,000

2017	2018	2019	2020	2021	2022	Beyond
$ 12,404,000	$ 11,017,000	$ 7,579,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Construct additions to the anaerobic digestion process to implement a two-phase, three stage treatment process to further stabilize bio-solids, increase capacity, and reduce biosolids related odors. Also in the scope is the addition of two CHP generators, replacement of nitrification tank blowers, rehabilitation of nitrification tank aeration system, replacement of existing sludge thickening system, new waste unloading facility and partial remodeling of the process building.

Proposed Funding Sources:

Special Obligations Bonds To Be Repaid by Sewer System Revenues	$ 29,300,000
City Sanitary Sewer System Fund Balance Reserves	$ 1,700,000

Comments:

Project expenditures are estimated at $11,000,000 through 2016. Construction began in 2016 with a targeted compeltion date of 2019. This project has been included in the Capital Improvements Program since 2006.

Southwest Treatment Plant Clarifier Launder Covers

Project Number: **17-0114**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $200,000

2017	2018	2019	2020	2021	2022	Beyond
$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 0	$ 0	$ 0

Project Description:

Add clarifier launder covers to prevent algae growth and eliminate associated operations and maintenance problems. Target one per year.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 200,000

Comments:

There are no project expenditures through 2016. This project is a new addition to the Capital Improvements Program.

Southwest Treatment Plant Cryo Plant Main Air Compressor Downsizing

Project Number: **17-0107**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $650,000

2017	2018	2019	2020	2021	2022	Beyond
$ 650,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Add 500 horse power main air compressor to the cryogenic air separation plant at the Southwest Treatment Plant to realize approximately $60,000 in annual energy savings.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 650,000

Comments:

There are no project expenditures through 2016. This project is a new addition to the Capital Improvements Program.

Southwest Treatment Plant Equipment Storage Building

Project Number: **17-0115**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $100,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 100,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Add equipment storage building at Southwest Treatment Plant to protect equipment and spare parts from the elements.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 100,000

Comments:

There are no project expenditures through 2016. This project is a new addition to the Capital Improvements Program.

Southwest Treatment Plant Grit Unloading Station

Project Number: **17-0113**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $400,000

2017	2018	2019	2020	2021	2022	Beyond
$ 200,000	$ 200,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Install a grit unloading station for car wash and sewer pumps trucks to unload at the Southwest Treatment Plant.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 400,000

Comments:

There are no project expenditures through 2016. This project is a new addition to the Capital Improvements Program.

Southwest Treatment Plant Lab HVAC Upgrade and Fume Hood Replacement

Project Number: **17-0111**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $300,000

2017	2018	2019	2020	2021	2022	Beyond
$ 300,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Update Southwest Treatment Plant laboratory HVAC system and replace end-of-life cycle fume hoods.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 300,000

Comments:

There are no project expenditures through 2016. This project is a new addition to the Capital Improvements Program.

Southwest Treatment Plant Peak Flow Retention Basins Rehab

Project Number: **17-0110**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $275,000

2017	2018	2019	2020	2021	2022	Beyond
$ 25,000	$ 0	$ 250,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Rehabilitate the Southwest Treatment Plant peak flow retention ponds. Dredge out the ponds and add improved dewatering pumping station.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 275,000

Comments:

There are no project expenditures through 2016. This project is a new addition to the Capital Improvements Program.

Southwest Treatment Plant- Plant 2 Aeration Basin VFD's and DO Control

Project Number: **17-0109**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $1,200,000

2017	2018	2019	2020	2021	2022	Beyond
$ 100,000	$ 1,100,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Replace exiting Southwest Treatment Plant, Plant 2 aeration basin aerators with high efficiency motors with variable frequency drives and add dissolved oxygen feedback control. This will automate and improve plant operational controls and generate approximately $60,000 per year in electrical savings.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 1,200,000

Comments:

There are no project expenditures through 2016. This project is a new addition to the Capital Improvements Program.

Southwest Treatment Plant- Plant 2 Polishing Filters Diamond Filter Retrofit

Project Number: **17-0108**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $1,000,000

2017	2018	2019	2020	2021	2022	Beyond
$ 300,000	$ 700,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Retrofit Southwest Treatment Plant, plant 2 polishing filters with Aqua-Aerobic Diamond filters. This will replace end-of-life cycle equipment, increase filter capacity, and reduce backwash flow by approximately 90%.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 1,000,000

Comments:

Project expenditures are estimated at $50,000 through 2016. This project is a new addition to the Capital Improvements Program.

Southwest Treatment Plant Solar Farm

Project Number: **17-0174**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $12,000,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 3,000,000	$ 5,000,000	$ 4,000,000	$ 0	$ 0	$ 0

Project Description:

Design and construction of an 8-10 acre Solar Farm at the South West Treatment Plant to be located due west of the South West Treatment Plant site. This project could also include the installation of perimeter fencing and necessary security measures as needed.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 1,000,000

Special Obligations Bonds To Be Repaid by Sewer System Revenues $ 11,000,000

Comments:

There are no project expenditures through 2016. The design will begin in 2018 and the project will be constructed in 2.5 acre stages.This project is a new addition to the Capital Improvements Program.

Wastewater Treatment Plants - Buffer Land Acquisition

Project Number: **03-0013**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $600,000

2017	2018	2019	2020	2021	2022	Beyond
$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 0

Project Description:

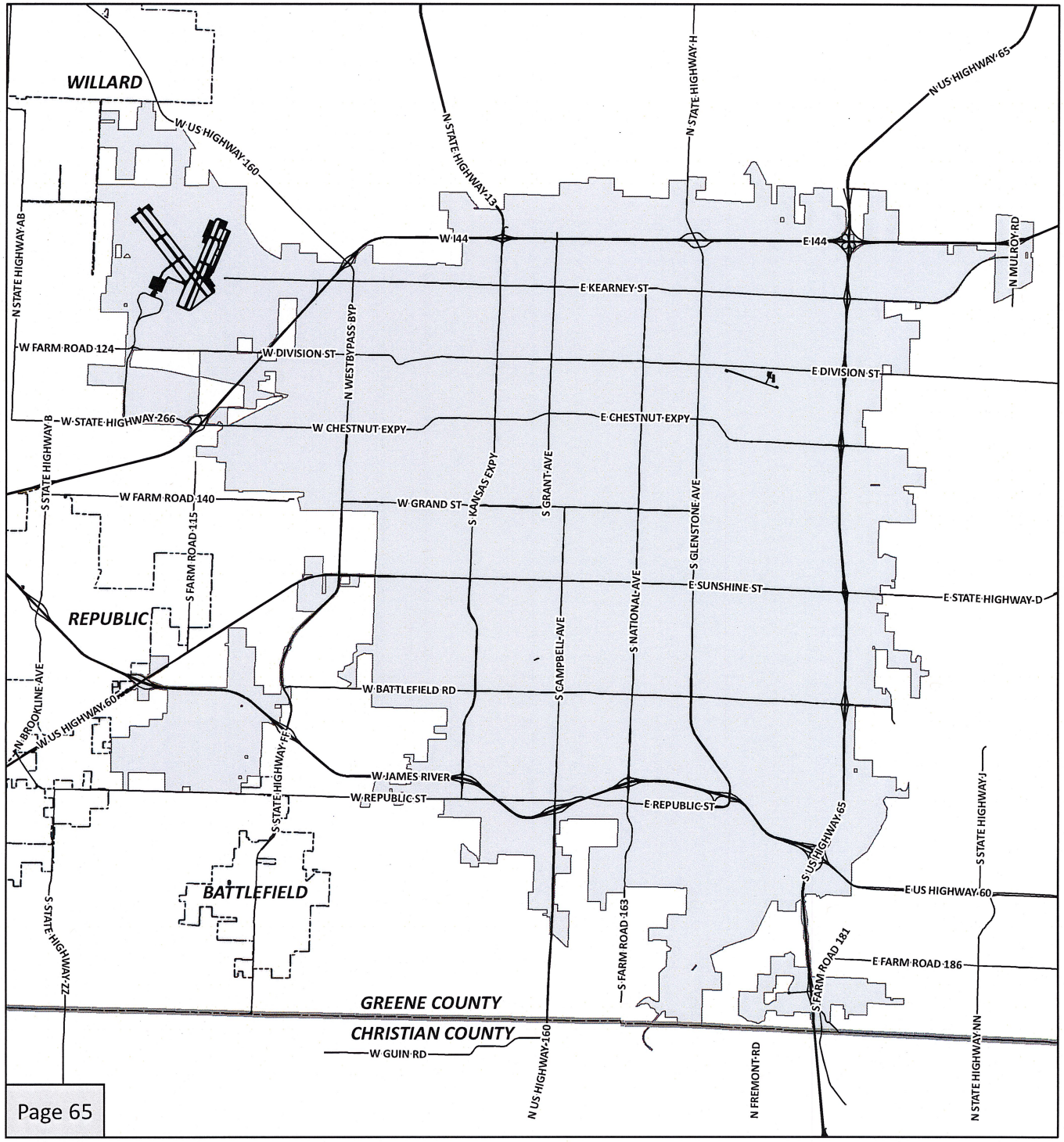
Purchase property adjacent to or near the Southwest Wastewater Treatment Plant and the Northwest Treatment Plant, as it becomes available.

Proposed Funding Sources:

City Sanitary Sewer System Fund Balance Reserves $ 600,000

Comments:

Project expenditures are estimated at $3,635,000 through 2016. Properties will be purchased as they become available from willing sellers; total actual future cost is undetermined. Costs could be offset by renting properties to area farmers to graze livestock. This project has been included in the Capital Improvements Program since 2003.



Capital Improvements Program

2017 - 2022 Projects/Programs - Sidewalks and Overpasses

*17-0052: 2013-2016 School Sidewalk Program
*17-0053: 2016-2019 School Sidewalk Program
*17-0067: 2016-2019 Sidewalk/Curb/Gutter & Ramp Construction

* Denotes City-Wide Program - Not Labeled on Map

CITY OF Springfield

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Sidewalks and Overpasses

2013-2016 School Sidewalk Program

Project Number: **17-0052**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $425,000

2017	2018	2019	2020	2021	2022	Beyond
$ 425,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Construct new or rehabilitate existing sidewalks near City schools within neighborhoods. Sidewalks will be constructed in compliance with the Americans with Disabilities Act. Exact locations will be determined after consultation with school's Parents Teachers Associations.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 425,000

Comments:

Project expenditures are estimated at $575,000 through 2016. This is a traditional 1/4-cent Capital Improvement Project and continues the elementary school route sidewalk project that has been included in the 1/4-cent Capital Improvement Sales Tax program since 1995. The school sidewalk program received Community Grant funds in 1991-92. A school sidewalk project has been included in the Capital Improvements Program since 1994.

2016-2019 School Sidewalk Program

Project Number: **17-0053**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,000,000

2017	2018	2019	2020	2021	2022	Beyond
$ 333,334	$ 333,333	$ 333,333	$ 0	$ 0	$ 0	$ 0

Project Description:

Construct new or rehabilitate existing sidewalks near City schools within neighborhoods. Sidewalks will be constructed in compliance with the Americans with Disabilities Act. Exact locations will be determined after consultation with school's Parents Teachers Associations.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 1,000,000

Comments:

There are no project expenditures through 2016. This is a traditional 1/4-cent Capital Improvement Project and continues the elementary school route sidewalk project that has been included in the 1/4-cent Capital Improvements sales tax program since 1995. The school sidewalk program received Community Grant funds in 1991-92. A school sidewalk project has been included in the Capital Improvements Program since 1994. Continuing this program beyond 2019 will require voter and City Council approval of future 1/4-cent Capital Improvement Sales Tax Program.

Sidewalks and Overpasses

2016-2019 Sidewalk/Curb/Gutter & Ramp Construction

Project Number: **17-0067**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $2,200,000

2017	2018	2019	2020	2021	2022	Beyond
$ 700,000	$ 750,000	$ 750,000	$ 0	$ 0	$ 0	$ 0

Project Description:

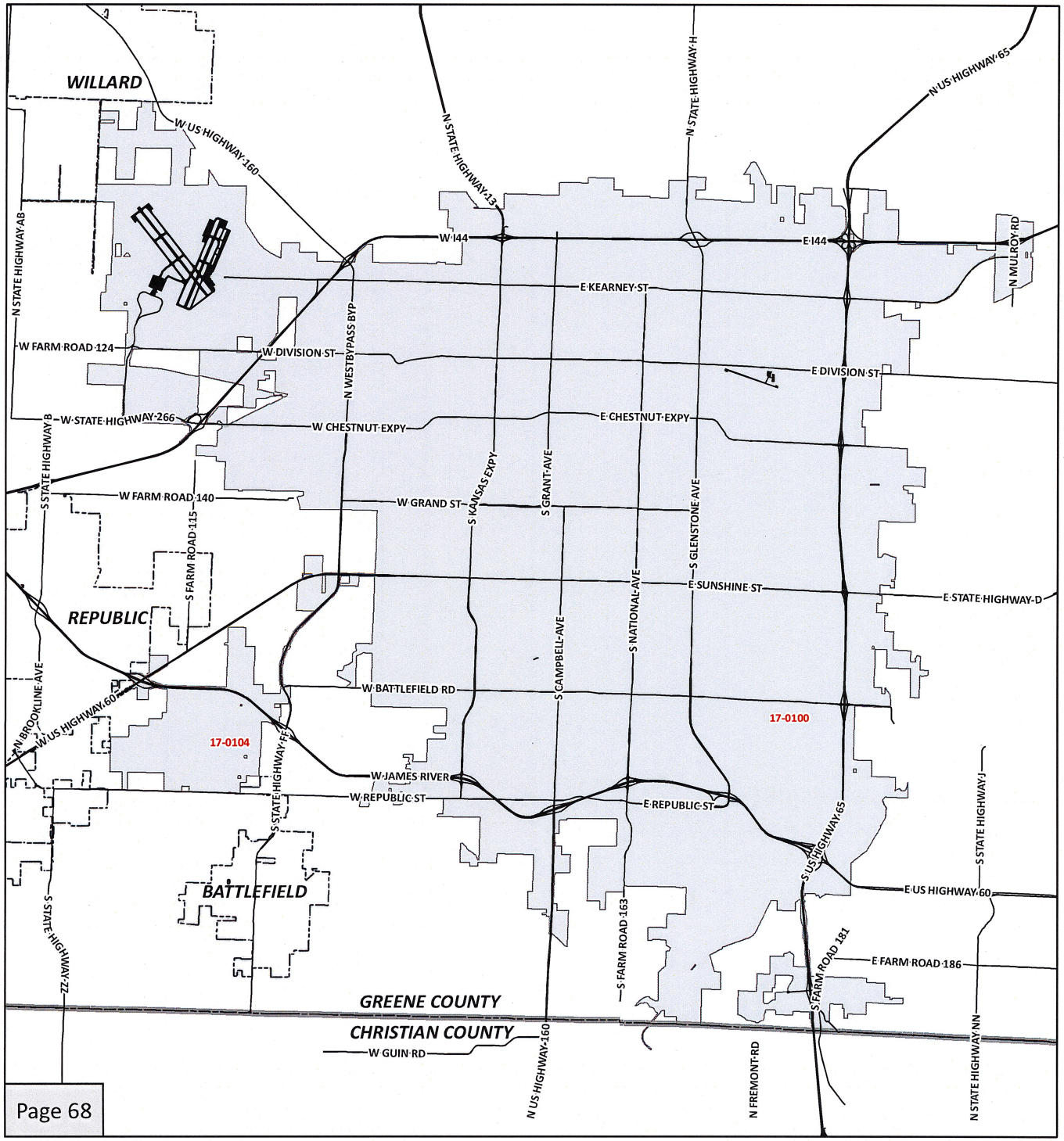
Replace old sidewalks and curb ramps as needed and construct new sidewalks. Residential sidewalks generally in the area bounded by Interstate 44 on the north, Glenstone Avenue on the east, Battlefield Road on the south, and Kansas Expressway on the west will be targeted. Sidewalks and curb ramps will be constructed in compliance with the Americans with Disabilities Act.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	$ 2,200,000

Comments:

Project expenditures are estimated at $50,000 through 2016. This is a traditional 1/4-cent Capital Improvement Sales Tax project and continues the sidewalk and curb ramp projecting included in the 1/4-cent Capital Improvement Sales Tax program since 1989 and the 1987 1/2-cent Sales Tax proposal. A Sidewalk Reconstruction Annual Program has been included in the Capital Improvements Program since 1994. Continuing this program beyond 2019 will require voter and City Council approval of future 1/4-cent Capital Improvement Sales Tax Program.



Capital Improvements Program

2017 - 2022 Projects/Programs - Solid Waste Facilities

- *17-0105: Landfill Buffer and Property Aquisition
- *17-0098: Landfill Equipment Storage and Office Improvements
- *17-0101: Landfill Scale Replacement and Facility Entrance/Security Improvements
- *13-0030: Leachate Management Improvements
- 17-0100: Lone Pine Recycling Site Upgrades
- *17-0103: Solid Waste Facilities Paving
- *13-0028: South Ravine Landfill Unit Phase 2
- 17-0104: YRC Bagging Plant
- *06-0052: Additional Springfield Recycling Drop-Off Center
- *17-0092: Cell 2 Landfill Unit Phase 2
- *04-0012: Final Cover System - Noble Hill Cell 1
- *08-0023: Final Cover System for Compound Area Landfill Unit
- *17-0099: Landfill Gas Updates
- *99-0003: North Ravine Area Landfill Closure
- *17-0102: South Ravine Landfill Unit Phase 3

*** Denotes Project Located at Springfield Landfill - Not Labeled on Map**

CITY OF Springfield

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Solid Waste Facilities

Additional Springfield Recycling Drop-Off Center

Project Number: **06-0052**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $1,000,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 0	$ 500,000	$ 0	$ 500,000	$ 0	$ 0

Project Description:

Design and construct a new recycling drop-off center for paper, glass, plastic, and metals to serve City and Greene County residents in currenlty underserviced areas of Springfield. Project would include pavement, fencing, signage and utilities.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves $ 1,000,000

Comments:

There are no project expenditures through 2016. Costs could be partially funded by a Waste District "O" grant or other sources. Since no site selection has been made and there is a possibity of sharing a location with other City facilities, the project has been postponed until long term planning for solid waste management has been completed. This project has been included in the Capital Improvements Program since 2006.

Cell 2 Landfill Unit Phase 2

Project Number: **17-0092**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $2,500,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 0	$ 0	$ 0	$ 200,000	$ 200,000	$ 2,100,000

Project Description:

Design and construct an 9 acre landfill cell with composite liner, leachate collection and control piping, grading and drainage to provide approximately 3.5 years of capacity.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves $ 2,500,000

Comments:

There are no project expenditures through 2016. Portions of the design and materials procurement will occur in 2021 and 2022 leading up to cell construction after 2022. This project is a new addition to the Capital Improvements Program.

Solid Waste Facilities

Final Cover System - Noble Hill Cell 1

Project Number: **04-0012**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $1,500,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 0	$ 0	$ 1,500,000	$ 0	$ 0	$ 0

Project Description:

Install final cover system over 25 acres of the former Noble Hill Cell 1 landfill unit. The majority of the cover system cannot begin until landfill operations in the adjacent Compound unit has been completed, estimated to be in 2019.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves $ 1,500,000

Comments:

Project expenditures are estimated at $40,000 through 2016. Landfill expansion and long term cell construction is under review by the City and Missouri Department of Natural Resources. As a result, cover projects will be postponed until the planning is completed in 2019. This project has been included in the Capital Improvements Program since 2004.

Final Cover System for Compound Area Landfill Unit

Project Number: **08-0023**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $500,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 0	$ 0	$ 500,000	$ 0	$ 0	$ 0

Project Description:

Design and construct final cover system and stormwater collection system for the Compound Area landfill unit in accordance with state environmental regulations.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves $ 500,000

Comments:

There are no project expenditures through 2016. Landfill expansion and long term cell construction is under review by the City and Missouri Department of Natural Resources. As a result, cover projects will be postponed until the planning is completed in 2019. This project has been included in the Capital Improvements Program since 2008.

Landfill Buffer and Property Aquisition

Project Number: **17-0105**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $1,200,000

2017	2018	2019	2020	2021	2022	Beyond
$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 0

Project Description:

This funding is provided to procure property as it becomes available or offered to improve City facilities and long term operations.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves $ 1,200,000

Comments:

There are no project expenditures through 2016. Past acquisitions have been reported as accomplishments.

Solid Waste Facilities

Landfill Equipment Storage and Office Improvements

Project Number: **17-0098**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $600,000

2017	2018	2019	2020	2021	2022	Beyond
$ 50,000	$ 550,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and construct an equipment storage building potentially including a parts storage bay as well as salt storage bay. This project may also include office updates as necessary.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves $ 600,000

Comments:

There are no project expenditures through 2016. This project is a new addition to the Capital Improvements Program.

Landfill Gas Updates

Project Number: **17-0099**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $600,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 50,000	$ 100,000	$ 450,000	$ 0	$ 0	$ 0

Project Description:

Maintenance and necessary update/replacement of aged equipment per changing regulations, and landfill gas expansion.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves $ 600,000

Comments:

There are no project expenditures through 2016. City's costs will be reimbursed by City Utilities per an intergovernmental agreement. This project is a new addition to the Capital Improvements Program.

Solid Waste Facilities

Landfill Scale Replacement and Facility Entrance/Security Improvements

Project Number: **17-0101**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $1,000,000

2017	2018	2019	2020	2021	2022	Beyond
$ 150,000	$ 850,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and construct an updated landfill entrance including new signage, new scales, and possibly a new scale house. This project may include new approaches, lighting, and scale / business management software including credit card payment to improve customer access and business management for the landfill. This project will also include a review of site access, gates, and potential improvements to site security including pass card gates or other security improvements.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves $ 1,000,000

Comments:

There are no project expenditures through 2016. Scale repair and or replacement will be necessary in the future as the scale foundation and the scales themselves are deteriorating. This project is a new addition to the Capital Improvements Program.

Leachate Management Improvements

Project Number: **13-0030**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $750,000

2017	2018	2019	2020	2021	2022	Beyond
$ 500,000	$ 0	$ 250,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, permit and construct nessessary piping, pumps and controls to manage and treat leachate in compliance with all applicable permits.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves $ 750,000

Comments:

There are no project expenditures through 2016. This project has been included in the Capital Improvements Program since 2013.

Solid Waste Facilities

Lone Pine Recycling Site Upgrades

Project Number: **17-0100**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $400,000

2017	2018	2019	2020	2021	2022	Beyond
$ 200,000	$ 200,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Rehabilitation of the Lone Pine lift station to include office space and bathroom, adding new paving, new fencing and gates and relocate the entrance. Other upgrades include repairs to some perimeter fencing, update electrical service and relocate transformer, and extend electrical for compactor relocation. Security cameras, updating internet cable service, Wi-Fi and become included on the City phone system are also included in the upgrade.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves	$	200,000
City Sanitary Sewer System Fund Balance Reserves	$	200,000

Comments:

Project expenditures are estimated at $30,000 through 2016. The current office is located in portable building and bathroom consists of a portable toilet. This project is a new addition to the Capital Improvements Program.

North Ravine Area Landfill Closure

Project Number: **99-0003**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $400,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 0	$ 0	$ 400,000	$ 0	$ 0	$ 0

Project Description:

Design and construct final cover system and gas collection system for 4.2 acres of the North Ravine landfill cell in accordance with state environmental regulations.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves	$	400,000

Comments:

Project expenditures are estimated at $460,000 through 2016. Landfill expansion and long term cell construction is under review by the City and Missouri Department of Natural Resources. As a result cover projects will be postponed until the planning is completed in 2019. This project has been included in the Capital Improvements Program since 1999.

Solid Waste Facilities

Solid Waste Facilities Paving

Project Number: **17-0103**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $200,000

2017	2018	2019	2020	2021	2022	Beyond
$ 50,000	$ 50,000	$ 50,000	$ 50,000	$ 0	$ 0	$ 0

Project Description:

Review facility access and repair or update paving as needed to maintain and or improve access to facilities.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves $ 200,000

Comments:

There are no project expenditures through 2016. This project is a new addition to the Capital Improvements Program.

South Ravine Landfill Unit Phase 2

Project Number: **13-0028**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $1,500,000

2017	2018	2019	2020	2021	2022	Beyond
$ 1,500,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and construct a 7 acre landfill cell with composite liner, leachate collection and control piping, grading and drainage to provide approximately 3.5 years of waste disposal capacity.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves $ 1,500,000

Comments:

Project expenditures are estimated at $700,000 through 2016. This project has been included in the Capital Improvements Program since 2013.

South Ravine Landfill Unit Phase 3

Project Number: **17-0102**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $2,000,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 200,000	$ 200,000	$ 200,000	$ 1,400,000	$ 0	$ 0

Project Description:

Design and construct an 8 acre landfill cell with composite liner, leachate collection and control piping, grading and drainage to provide approximately 3.5 years of capacity.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves $ 2,000,000

Comments:

There are no project expenditures through 2016. Portions of the design and materials procurement will occur in the years leading up to cell construction in 2020 or 2021. This project is a new addition to the Capital Improvements Program.

YRC Bagging Plant

Project Number: **17-0104**

Department: Environmental Services

Estimated Remaining Cost and Yearly Spending Plan: $900,000

2017	2018	2019	2020	2021	2022	Beyond
$ 50,000	$ 100,000	$ 0	$ 750,000	$ 0	$ 0	$ 0

Project Description:

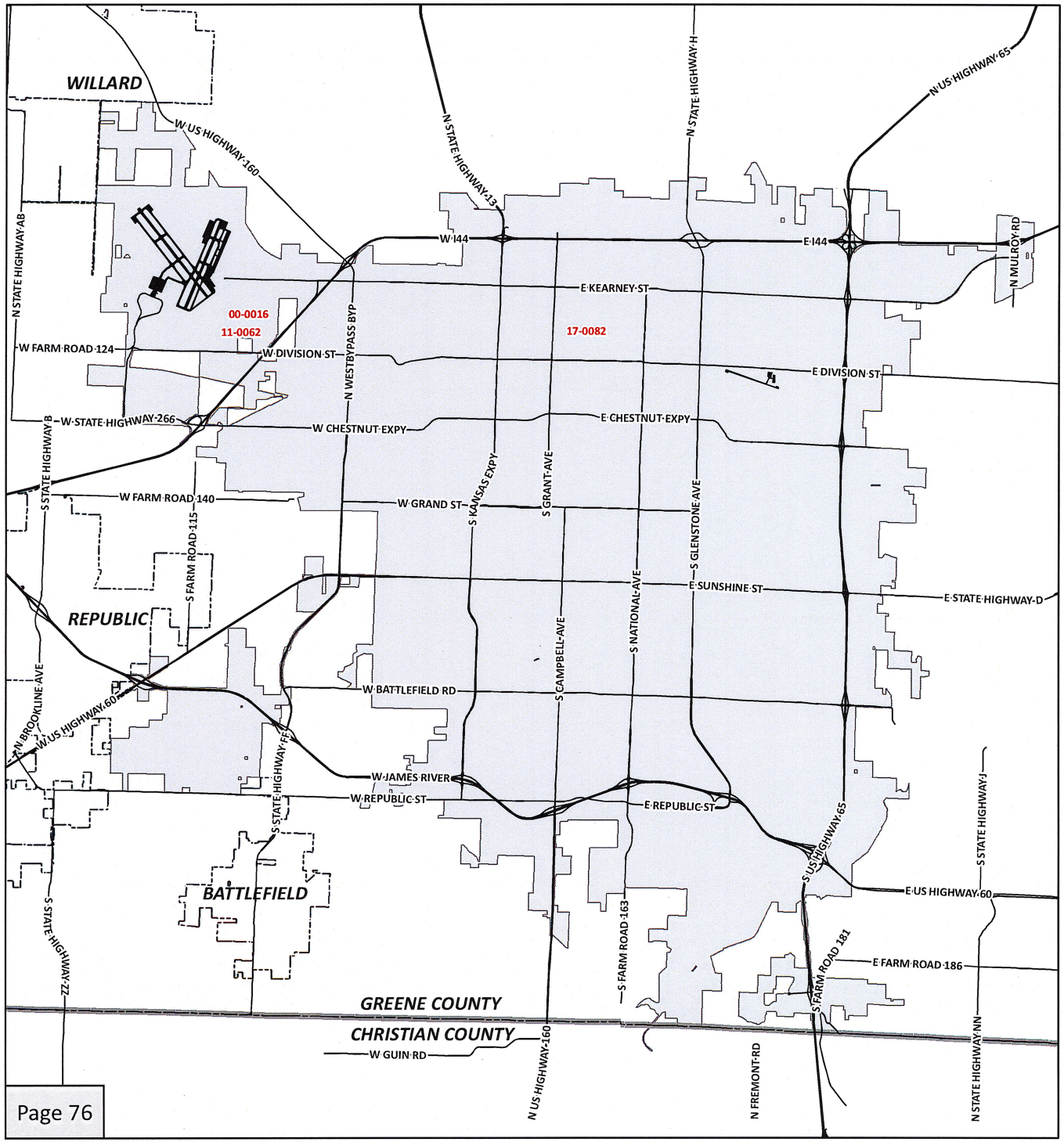
Design and construct a building for compost and mulch bagging. Design, procure and install automated bagging system.

Proposed Funding Sources:

City Solid Waste Fund Balance Reserves $ 900,000

Comments:

There are no project expenditures through 2016. This project is a new addition to the Capital Improvements Program.



Capital Improvements Program

2017 - 2022 Projects/Programs - Special Facilities

17-0082: Jefferson Avenue Footbridge
00-0016: Partnership Industrial Center West Development
11-0062: Partnership Industrial Center West Development

CITY OF Springfield

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Jefferson Avenue Footbridge

Project Number: **17-0082**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $3,000,000

2017	2018	2019	2020	2021	2022	Beyond
$ 3,000,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Inspect, design, and construct improvements to the Jefferson Avenue Footbridge between Commercial Street and Chase Street. This project involves the rehabilitation of the pedestrian bridge which is over 100 years old and is on the historic register. This will include repairing or replacing structural members and putting in ADA accessible ramps.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	$ 1,500,000
1/8-cent Transportation Sales Tax	$ 1,500,000

Comments:

Project expenditures are estimated at $160,000 through 2016. Timing and funding of this project is subject to City Council approval. This project is a new addition to the Capital Improvements Program.

Partnership Industrial Center West Development

Project Number: **00-0016**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,585,060

2017	2018	2019	2020	2021	2022	Beyond
$ 396,265	$ 396,265	$ 396,265	$ 396,265	$ 0	$ 0	$ 0

Project Description:

Develop infrastructure for a new industrial park. Construct streets, stormwater and sanitary sewer facilities within the park as necessary.

Proposed Funding Sources:

Proceeds generated by the sale of parcels within the Industrial Park	$ 1,585,060

Comments:

City share of project expenditures are estimated at $6,700,000 through 2012. Costs incurred by partnership developments are not shown on this page. Projected additional expenditures are contingent upon future lot sales. This project has been included in the Capital Improvements Program since 2000.

Regional Police-Fire Training Facility - Phase II Practical Fire Facility

Project Number: **11-0062**

Department: Fire

Estimated Remaining Cost and Yearly Spending Plan: $500,000

2017	2018	2019	2020	2021	2022	Beyond
$ 500,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

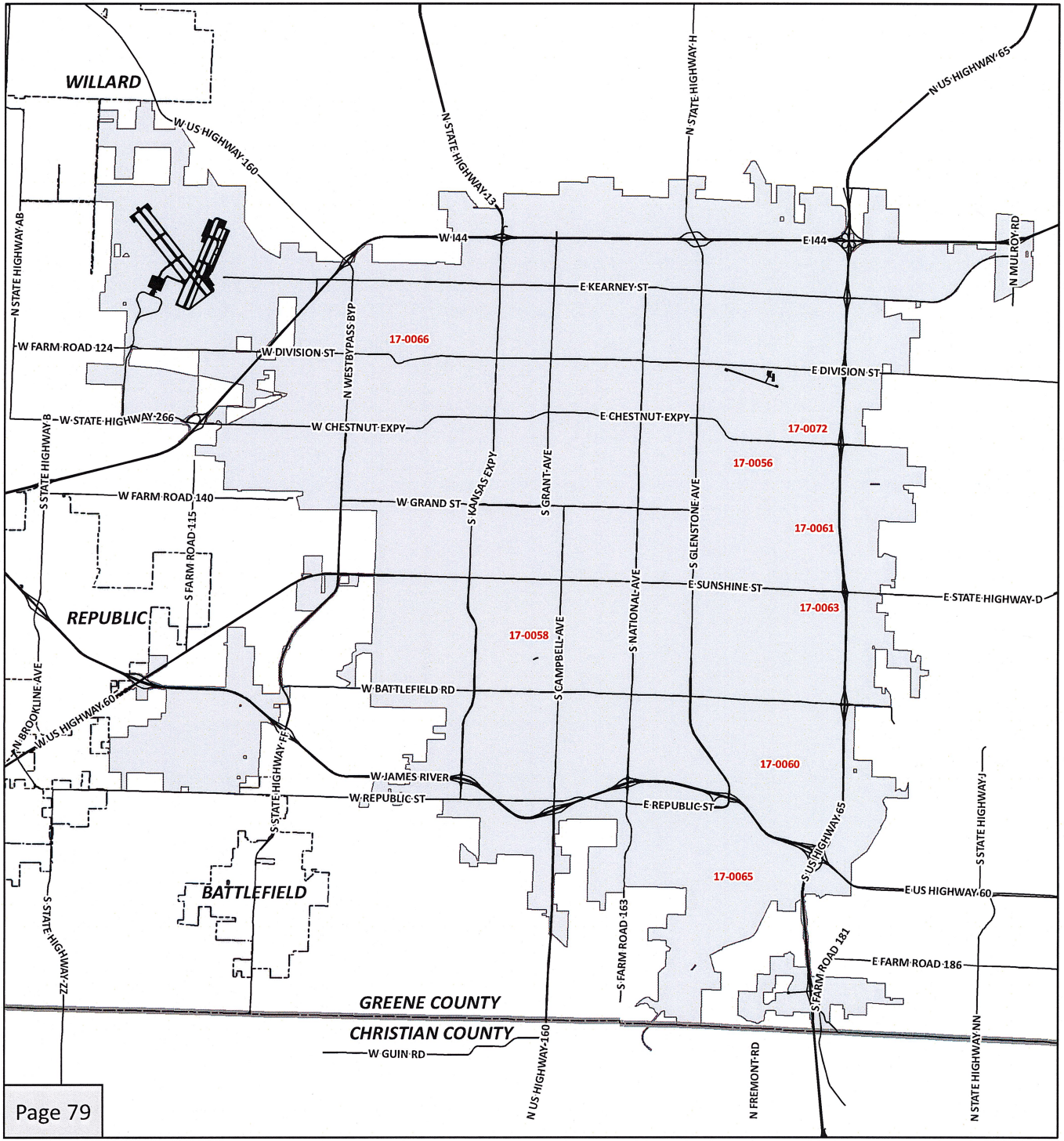
This project will include the paving of the land just south of the current fire station. This will provide needed parking and an open, hard surface area for practice drills and extrication training.

Proposed Funding Sources:

Bond Issue funded by Level Property Tax $ 500,000

Comments:

This project is part of the second phase of the development of a regional training center. The first phase consisted of classroom facilities. The second phase includes the practical fire facilities, practical police facilities, and a shared driving facility. This project has been included in the Capital Improvements Program since 2005 but was split into seperate sections in 2011.



Capital Improvements Program

2017 - 2022
Projects/Programs - Storm Water

*11-0038: 2010-2013 Floodplain Acquisition
17-0056: Beechwood Heights Phase I Stormwater Improvements
17-0058: Broadmoor Street and Grant Avenue Stormwater Improvements
*17-0059: Floodplain Acquisition
17-0060: Galloway Village along Lone Pine Ave. Stormwater Improvements
17-0061: Gelven Withers Subdivision Stormwater Improvements
11-0066: Golden and Pacific Phase 1 Stormwater Improvements - Zone 1
17-0063: Linden Avenue and Latoka Street Stormwater Improvements
17-0065: Ravenwood South Subdivision Phase II Stormwater Improvements
*17-0139: 2013-2016 Floodplain Acquisitions and Stormwater Improvements
17-0072: Springfield Industrial Park Subdivision Stormwater Improvements
*98-0004: Stormwater Improvements - Miscellaneous Small Projects
17-0073: 2016-2019 Floodplain Acquisitions and Storm water Improvements
17-0057: Beechwood Heights Phase II Storm water Improvements
11-0027: Catalpa Oak Grove Neighborhood Drainage Improvement
06-0066: Various Storm water Drainage Improvements

*** Denotes City-Wide Program - Not Labeled on Map**

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2010-2013 Floodplain Acquisition

Project Number: **11-0038**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $60,000

2017	2018	2019	2020	2021	2022	Beyond
$ 60,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Acquire and remove structures that cannot be feasibly protected from flooding by constructing stormwater improvements. Acquisition will be on a voluntary basis from willing sellers. Properties will be converted to floodplain or a detention area.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 60,000

Comments:

Project expenditures are estimated at $75,000 through 2016. Neighborhood projects have been identified in each Council Zone and are shown as separate projects. They are: Zone 1, Golden/Pacific; Zone 3, Jefferson/Loren to Grand/Holland. Additional projects shown separately as accomplishments are Zone 1, Lyon/High; Zone 3, Jefferson/Loren; and Zone 4, Edgewood/Kings, Topping Circle and Parkview/Greeley. West Meadows Site 5, South Creek Restoration, Fassnight Creek Channel Improvements, Government Plaza Parking were partially funded by this program and are reported separately as accomplishments.This program has been included in the Capital Improvements Program since 2011.

2013-2016 Floodplain Acquisitions and Stormwater Improvements

Project Number: **17-0139**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $350,000

2017	2018	2019	2020	2021	2022	Beyond
$ 350,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct stormwater improvements to address flooding, restore floodplains and riparian corridors, and improve water quality. Projects may include but are not limited to installation of culverts, bridges, or underground storm sewer systems, construction of or modifications to detention basins, channel and floodplain restorations, and acquisition of flood prone properties.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 350,000

Comments:

Project expenditures are estimated at $350,000 through 2016. Ravenwood South Subdivision Phase II and Beechwood Heights Phase I projects have been identified as being funded through this program and are shown as separate projects. Linwood to Portland, Lyon and High, Ravenwood South Phase I and Kickapoo Prairie projects were funded through this program and are reported separately as accomplishments. The Government Plaza Parking was partially funded by this program and is reported separately as accomplishment. This program has been included in the Capital Improvements Program since 2011.

Storm Water

2016-2019 Floodplain Acquisitions and Stormwater Improvements

Project Number: **17-0073**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $800,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 0	$ 800,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct stormwater improvements to address flooding, restore floodplains and riparian corridors, and improve water quality. Projects may include but are not limited to installation of culverts, bridges, or underground storm sewer systems, construction of or modifications to detention basins, channel and floodplain restorations, and acquisition of flood prone properties.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 800,000

Comments:

There are no project expenditures through 2016. Specific projects have been identified to be funded through this program are reported separately. The projects include Ravenwood South Phase II and Ravenwood South Phase III, Linden Avenue and Latoka Street, Gelven Withers Subdivision, Broadmoor Street and Grant Avenue, Beechwood Heights Phase I and Beechwood Heights Phase II.This program has been included in the Capital Improvements Program since 2011.

Beechwood Heights Phase I Stormwater Improvements

Project Number: **17-0056**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,100,000

2017	2018	2019	2020	2021	2022	Beyond
$ 1,100,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct new underground storm sewer, curb and gutter, and pavement replacement along Walnut Street, Elmwood Avenue, and Horning Street to reduce flooding in Beechwood Heights subdivision.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 1,100,000

Comments:

Project expenditures are estimated at $178,000 through 2016. This project is a new addition to the Capital Improvements Program and is funded through the traditional 1/4-cent Capital Improvement program, Floodplain Acquisitions and Stormwater Improvement, which has been included in the Capital Improvements Program since 2011.

Storm Water

Beechwood Heights Phase II Stormwater Improvements

Project Number: **17-0057**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $880,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 0	$ 80,000	$ 800,000	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct new underground storm sewer, curb and gutter, and pavement replacement along Burton Avenue and Horning Street to reduce flooding in Beechwood Heights Subdivision.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 880,000

Comments:

There are no project expenditures through 2016. This project is a new addition to the Capital Improvements Program and is funded through the traditional 1/4-cent Capital Improvement program, Floodplain Acquisitions and Stormwater Improvement, which has been included in the Capital Improvements Program since 2011.

Broadmoor Street and Grant Avenue Stormwater Improvements

Project Number: **17-0058**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $300,000

2017	2018	2019	2020	2021	2022	Beyond
$ 50,000	$ 250,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct stormwater improvements beginning at the intersection of Crestview Street and Grant Avenue and extending north up Grant Avenue to Broadmoor Street and about 350 feet east on Broadmoor Street. The project will reduce flooding to residents in the Southern Heights subdivision. The design will include a new underground storm sewer system including inlets and connect to the existing detention basin on the north side of Broadmoor Street. In addition, a new regional detention and water quality basin will be constructed North of Broadmoor Street.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 300,000

Comments:

There are no project expenditures through 2016. This project is a new addition to the Capital Improvements Program and is funded through the traditional 1/4-cent Capital Improvement program, Floodplain Acquisitions and Stormwater Improvement, which has been included in the Capital Improvements Program since 2011.

Storm Water

Catalpa Oak Grove Neighborhood Drainage Improvement

Project Number: **11-0027**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $120,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 0	$ 120,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and construct stormwater drainage improvements to include inlets, pipes, or channels to reduce neighborhood flooding near Catalpa and Oak Grove. Design, acquire right-of-way, and construct stormwater improvements near 2503 E. Grand Street and extending east to the intersection of Oak Grove Avenue and then south approximately 800 feet. It will consist of a new underground storm sewer system to intercept and convey runoff downstream. The project will reduce flooding along the street as well as the neighborhood which is plagued by flooding due to sinkholes, flat topography, and an inadequate storm sewer system.

Proposed Funding Sources:

Stormwater Detention Buyout Funds	$	120,000

Comments:

There are no project expenditures through 2016. The Oak Grove at Catalpa Street Roundabout project was a project funded from this project and is reported separately as an accomplishment in this report. This project has been included in the Capital Improvements Program since 2011.

Floodplain Acquisition

Project Number: **17-0059**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $300,000

2017	2018	2019	2020	2021	2022	Beyond
$ 100,000	$ 100,000	$ 100,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Acquire and remove structures that cannot be feasibly protected from flooding by constructing stormwater improvements. Acquisition will be on a voluntary basis from willing sellers. Properties will be converted to floodplain or a detention area.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	$	150,000
State Stormwater Grant	$	150,000

Comments:

Past acquisitions have been reported as completed projects.This funding will be used as a match along with grant funding from SEMA through their Hazard Mitigation Grant Programs (HMGP) to acquire flood prone properties and remove them from the floodplain. Continuing this program beyond 2019 will require voter and City Council approval of future 1/4-cent Capital Improvement Sales Tax Program.

Galloway Village along Lone Pine Avenue Stormwater Improvements

Project Number: **17-0060**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $150,000

2017	2018	2019	2020	2021	2022	Beyond
$ 150,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Project is located near 4018 S. Lone Pine Avenue and will consist of a new reinforced concrete box culvert under Lone Pine Avenue and the railroad. The project will convey runoff from the new developments on the east side of Lone Pine Avenue to Galloway Creek and ensure that project doesn't worsen flooding along Lone Pine Avenue. This project is a cost share with Green Circle Project, L.L.C.

Proposed Funding Sources:

Stormwater Detention Buyout Funds	$	75,000
Private Developer Agreements	$	75,000

Comments:

There are no project expenditures through 2016. The developer will pay a fee in lieu of constructing stormwater detention which will go towards paying for the design and construction of the box culvert. This project is a new addition to the Capital Improvements Program.

Gelven Withers Subdivision Stormwater Improvements

Project Number: **17-0061**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $475,000

2017	2018	2019	2020	2021	2022	Beyond
$ 25,000	$ 450,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct stormwater improvements in Gelven Withers Subdivision from the Craig sinkhole and extending upstream to the intersection of Catalpa Street and Gelven Avenue. Project will reduce flooding to residents in the subdivision. The design will include replacing the underground storm sewer system with larger pipes, more inlets, curb and gutter around the intersection of Catalpa Street and Gelven Avenue, backup generator for the pump in the sinkhole, and possibly additional excavation around the sinkhole in the properties acquired by the City of Springfield.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	$	475,000

Comments:

Project expenditures are estimated at $25,000 through 2016. This project is a new addition to the Capital Improvements Program and is funded through the traditional 1/4cent Capital Improvement program, Floodplain Acquisitions and Stormwater Improvement, which has been included in the Capital Improvements Program since 2011.

Storm Water

Golden and Pacific Phase 1 Stormwater Improvements - Zone 1

Project Number: **11-0066**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $150,000

2017	2018	2019	2020	2021	2022	Beyond
$ 150,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way and construct stormwater drainage improvements to address neighborhood flooding. Project includes constructing box culverts, pipes and inlets.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 150,000

Comments:

Project expenditures are estimated at $300,000 through 2016. Funding for this project was originally part of the 2010-2013 1/4-cent Capital Improvement Sales Tax to address neighborhood flooding and floodway property acquisition across all Council Zones. This project has been included in the Capital Improvements Program since 2011.

Linden Avenue and Latoka Street Stormwater Improvements

Project Number: **17-0063**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $400,000

2017	2018	2019	2020	2021	2022	Beyond
$ 50,000	$ 350,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct stormwater improvements beginning at 3203 E. Topping Circle and extending upstream to the intersection of Latoka Street and Linden Avenue. The project will reduce flooding to residents in the subdivision, replace dilapidated infrastructure, improve water quality, and resolve complaints from the neighborhood about unhealthy conditions in the detention basin upstream of the intersection. The design will include a new underground storm sewer system along Latoka Street, increase the capacity of the natural channel, eliminate the railroad tie retaining wall, incorporate native plants and natural channel design techniques to improve water quality, and improve the outlet in the detention basin to include plantings to help infiltrate and treat the frequent rains and eliminate standing water.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 400,000

Comments:

There are no project expenditures through 2016. This project is a new addition to the Capital Improvements Program and is funded through the traditional 1/4-cent Capital Improvement program, Floodplain Acquisitions and Stormwater Improvement, which has been included in the Capital Improvements Program since 2011.

Ravenwood South Subdivision Phase II Stormwater Improvements

Project Number: **17-0065**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $900,000

2017	2018	2019	2020	2021	2022	Beyond
$ 900,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct channel improvements in Ravenwood South Subdivision from Nottingham Street and extending upstream to detention basin that was enlarged as part of Phase I project. Project will reduce flooding and erosion along the channel. The design will include restoring the natural channel to a geomorphically stable condition. The design will likely include some drop structures and retaining walls in addition to a natural substrate bottom and plantings.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 900,000

Comments:

Project expenditures are estimated at $104,000 through 2016. This project is a new addition to the Capital Improvements Program and is funded through the traditional 1/4-cent Capital Improvement program, Floodplain Acquisitions and Stormwater Improvement, which has been included in the Capital Improvements Program since 2011.

Ravenwood South Subdivision Phase III Stormwater Improvements

Project Number: **17-0066**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $625,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 0	$ 75,000	$ 550,000	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct channel improvements in Ravenwood South Subdivision from the downstream end where it leaves the subdivision and enters City Park's property extending upstream to the downstream end of Phase II. Project will reduce flooding and erosion along the channel. The design will include restoring the natural channel to a geomorphically stable condition. The design will likely include some drop structures and retaining walls in addition to a natural substrate bottom and plantings.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 625,000

Comments:

There are no project expenditures through 2016. This project is a new addition to the Capital Improvements Program and is funded through the traditional 1/4 Cent Capital Improvements program, Floodplain Acquisitions and Stormwater Improvement, which has been included in the Capital Improvements Program since 2010.

Springfield Industrial Park Subdivision Stormwater Improvements

Project Number: **17-0072**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $260,000

2017	2018	2019	2020	2021	2022	Beyond
$ 10,000	$ 250,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct channel improvements in Springfield Industrial Park Subdivision from Prince Lane and extending upstream to the sinkhole behind the property located at 606 N. Prince Lane. Project will reduce flooding to the businesses along the channel. The design will include channel modifications to improve conveyance from the sinkhole to Prince Lane and may include replacing the culverts under Prince Lane. A natural channel will be maintained in the design and will likely include retaining walls and plantings .The design may require additional excavation of the Glenwood regional detention basin downstream at Cedarbrooke Avenue.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 260,000

Comments:

Project expenditures are estimated at $30,000 through 2016. This project is a new addition to the Capital Improvements Program and is funded through the traditional 1/4-cent Capital Improvement program, Floodplain Acquisitions and Stormwater Improvement, which has been included in the Capital Improvements Program since 2011.

Stormwater Improvements - Miscellaneous Small Projects

Project Number: **98-0004**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $600,000

2017	2018	2019	2020	2021	2022	Beyond
$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 0

Project Description:

Construct miscellaneous stormwater drainage improvement projects. This is an annual program and is dependent on the availability of stormwater detention buyout funds. These smaller projects can be designed in-house and constructed by street maintenance staff. Projects are contingent upon property owners' cooperation.

Proposed Funding Sources:

Stormwater Detention Buyout Funds $ 600,000

Comments:

Project expenditures are estimated at $2,700,000 through 2016. This project has been included in the Capital Improvements Program since 1998.

Various Stormwater Drainage Improvements

Project Number: **06-0066**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $12,000,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 2,000,000	$ 4,000,000	$ 4,000,000	$ 2,000,000	$ 0	$ 0

Project Description:

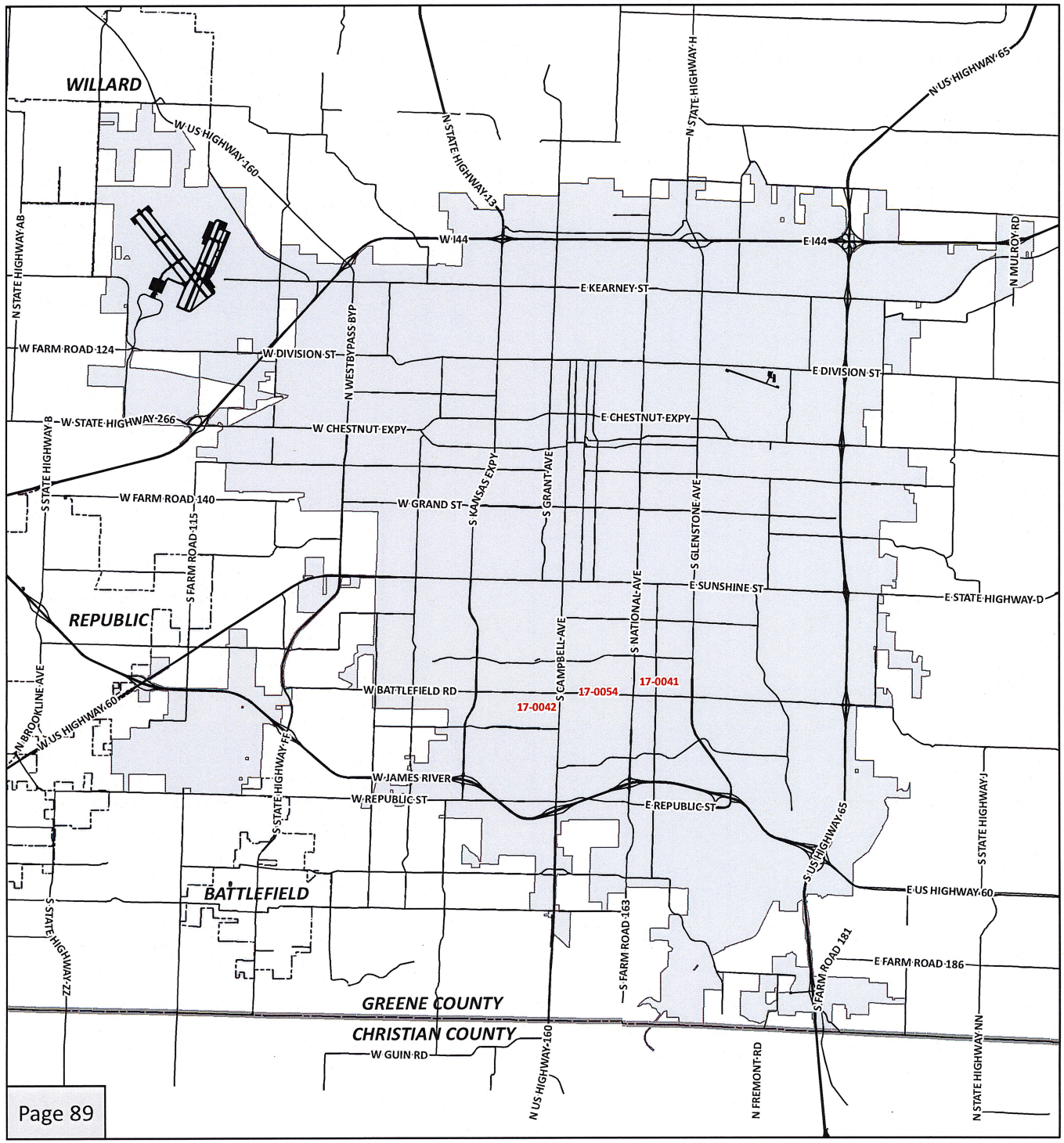
Acquire right-of-way and construct stormwater improvements to prevent structural and street flooding, restore floodplains and enhance water quality. Project is contingent upon property owners' cooperation.

Proposed Funding Sources:

Stormwater Bond Issue funded by Level Property Tax $ 12,000,000

Comments:

There are no project expenditures through 2016. This project requires voter and City Council approval of a future Level Property Tax Bond and/or a dedicated City/County Stormwater Sales Tax. This project has been included in the Capital Improvements Program since 2006.



Capital Improvements Program

2017 - 2022 Projects/Programs - Street Improvements (Map 1 of 3)

- *11-0045: 2010-2013 Economic Development/Street Concept Design
- *17-0164: 2013-2016 Center City Development
- *17-0163: 2013-2016 Economic Development/Street Concept Design
- *13-0038: 2013-2017 Bridge Replacement Program
- *13-0037: 2013-2017 Turn Lane Improvements
- *17-0071: 2016-2019 Center City Development
- *17-0070: 2016-2019 Public/Private Shared Cost and Economic Development
- *17-0074: 2016-2019 Street Stabilization and Major Repaving
- *17-0068: 2017-2021 Bridge Repair & Replacement
- *17-0075: 2017-2021 Major Street Resurfacing & Rehabilitation Program
- *17-0069: 2017-2021 Public/Private Shared Cost and Economic Development
- *17-0055: 2017-2021 Turn Lane & Safety Improvements
- *17-0123: 2019-2022 1/4-cent Capital Improvement Sales Tax Program
- *17-0124: 2021-2025 1/8-cent Transportation Sales Tax Program
- 17-0041: Battlefield & Fremont Intersection Improvements
- 17-0054: Battlefield at Campbell & National-Turn Lane & Safety Improvements
- *11-0016: Bicycle Routes Signs and Markings
- 17-0042: Campbell & Walnut Lawn Intersection Improvements Design and Partial Right-of-Way

*** Denotes City-Wide Program - Not Labeled on Map**

CITY OF Springfield

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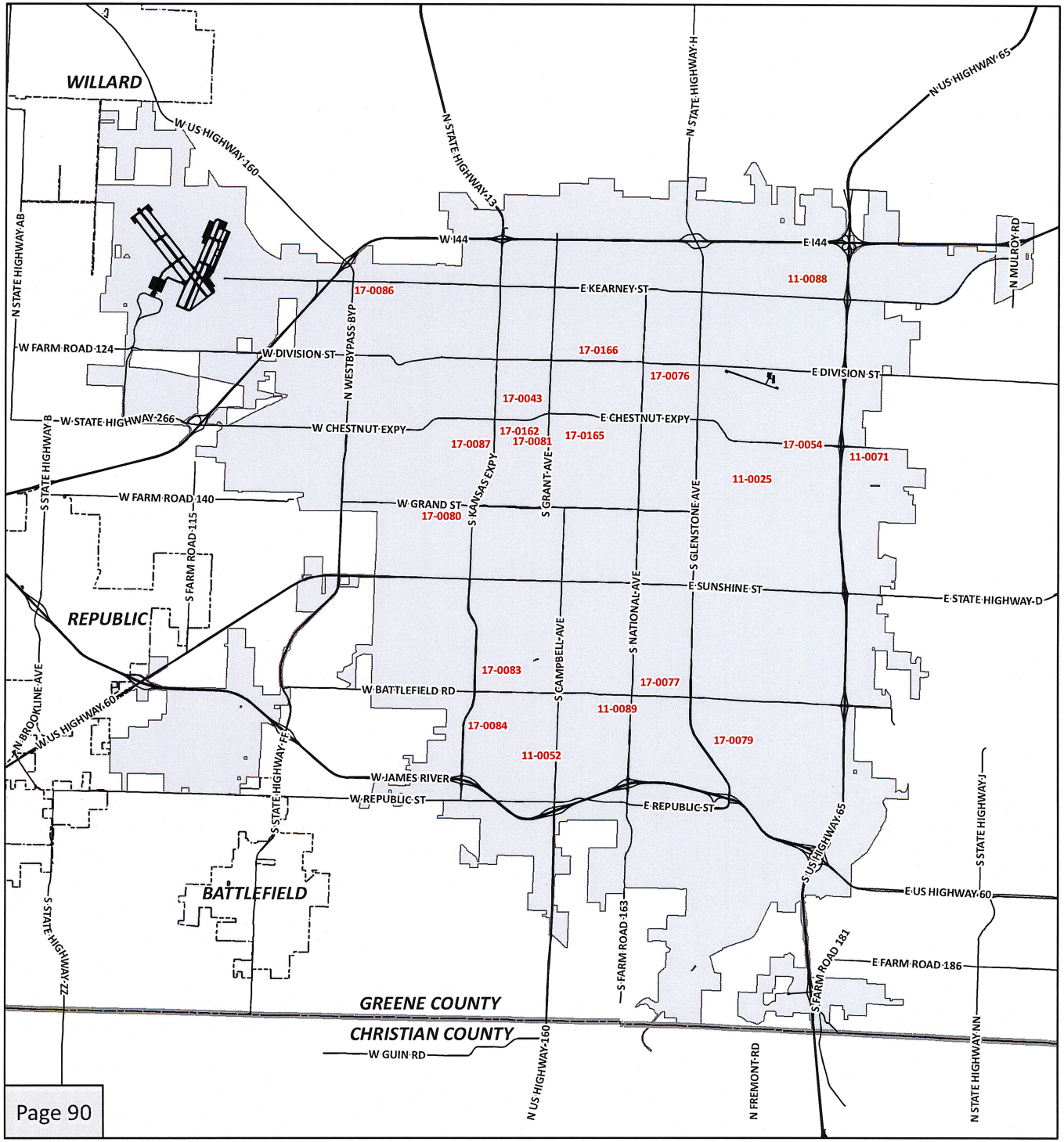

Capital Improvements Program

2017 - 2022 Projects/Programs - Street Improvements (Map 2 of 3)

11-0052: Campbell Avenue Widening Battlefield Road to South Avenue - Phase 1
17-0043: Central Street Phase 2 - Grant to Clay Design and Partial Right-of-Way
11-0025: Cherry Street Barnes to Oak Grove
11-0054: Chestnut Expressway Railroad Grade Separation
17-0162: College Street Route 66 Streetscape Phase 2
17-0166: Commercial Street Streetscape Phase 5
17-0076: Division Street - National to Glenstone Design and Partial Right-of-Way
11-0071: Eastgate Avenue/Mill Street Intersection Improvement
17-0077: Fremont Avenue - Battlefield to Sunset
17-0079: Galloway Street - Luster to Lone Pine Design and Partial Right-of-Way
17-0080: Grand Street Bridge over Jordan Creek
17-0081: Grant Avenue & Route 66 Streetscape
*09-0008: Intermodal Connectivity Enhancements
17-0083: Kansas Expressway & Sunset Street Intersection Improvements
17-0084: Kansas Expressway & Walnut Lawn Intersection Improvements
17-0086: Kearney Street & West Bypass Intersection Improvements
17-0165: Main Avenue Bridge over Jordan Creek
17-0087: Mount Vernon Street Bridge over Jordan Creek
17-0088: Packer Avenue Extension
17-0089: Primrose Street - South Avenue to Kimbrough Avenue

*** Denotes City-Wide Program - Not Labeled on Map**

CITY OF Springfield

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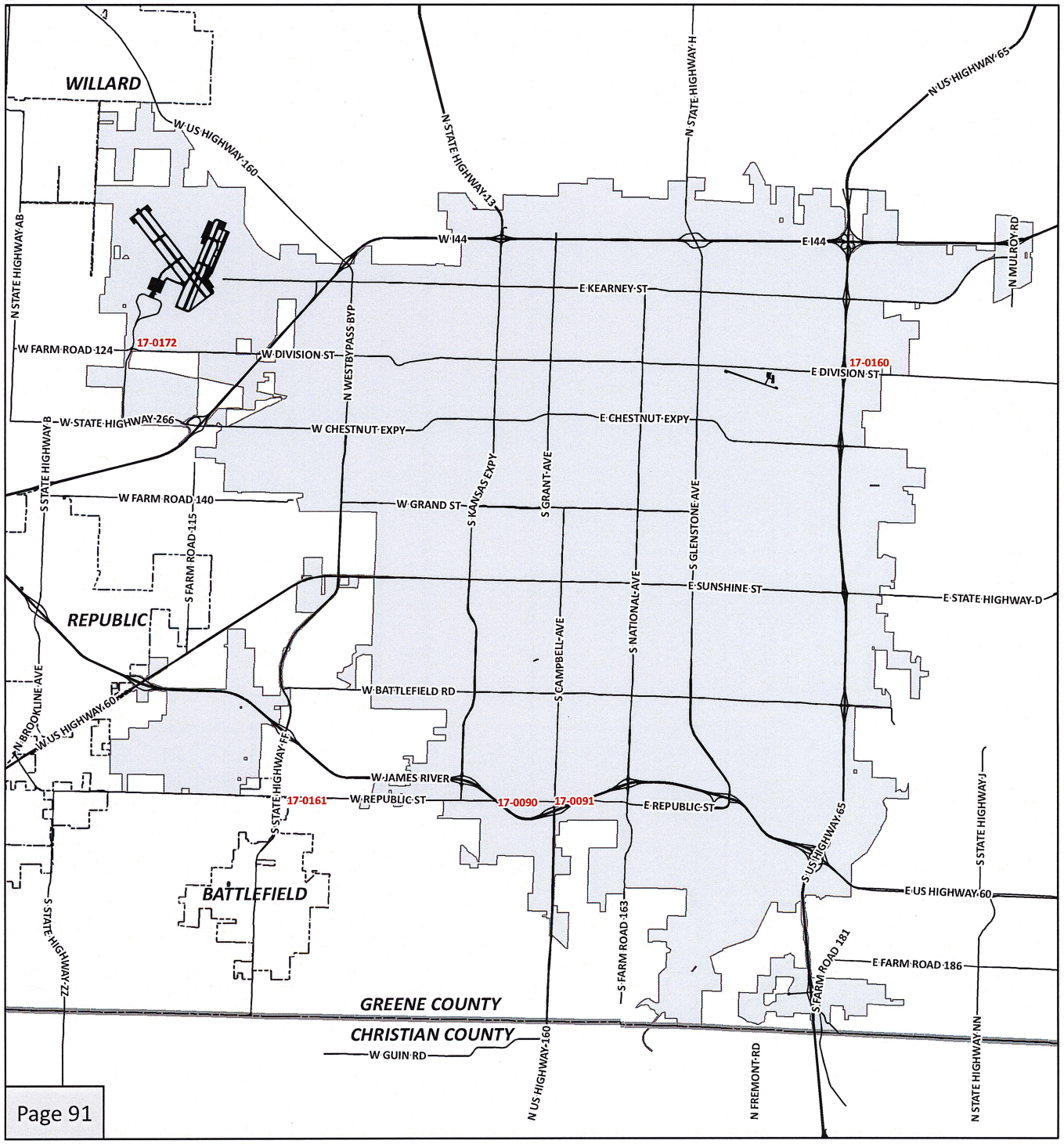

Capital Improvements Program

2017 - 2022 Projects/Programs - Street Improvements (Map 3 of 3)

17-0090: Republic Road Phase 3 - Parkcrest Avenue to Fairview Avenue

17-0091: Republic Road Phase 4 - Fairview Avenue to Chase

17-0161: Republic Road Widening & Storm water Improvements Between Golden & Route FF

17-0172: Route EE and Airport Boulevard Road Improvement

17-0160: US 65 and Division Street Interchange Improvement

*** Denotes City-Wide Program - Not Labeled on Map**

CITY OF Springfield

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Street Improvements

2010-2013 Economic Development/Street Concept Design

Project Number: **11-0045**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $149,600

2017	2018	2019	2020	2021	2022	Beyond
$ 49,600	$ 50,000	$ 50,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Develop street conceptual design for major road improvements as locations and/or economic development warrants. Projects could include improvements for existing streets or new street construction.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 149,600

Comments:

Project expenditures are estimated at $400 through 2016. This is a traditional 1/4-cent Capital Improvement project and continues design activities for at least one major street improvement or new street during each 1/4-cent Capital Improvement Sales Tax Program. A Concept Design project has been included in the Capital Improvements Program since 1998.

2013-2016 Center City Development

Project Number: **17-0164**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $180,000

2017	2018	2019	2020	2021	2022	Beyond
$ 180,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and construct steetscapes and sidewalk improvements in the Center City area. Projects could include lighting, ADA improvements, landscaping, decorative sidewalks, and irrigation.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 180,000

Comments:

Project expenditures are estimated at $30,000 through 2016. Commercial Street Streetscape Phase 5 is partially funded by this program is reported separately. Main Avenue Streetscape Phase 1 College to Olive and Jefferson Avenue Streetscape Phase 2 are reported separately as accomplishments. This program has been included in the Capital Improvements Program since 2004.

Street Improvements

2013-2016 Economic Development/Street Concept Design

Project Number: **17-0163**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $250,000

2017	2018	2019	2020	2021	2022	Beyond
$ 62,500	$ 62,500	$ 62,500	$ 62,500	$ 0	$ 0	$ 0

Project Description:

Develop street conceptual design for major road improvements as locations and/or economic development warrants. Projects could include improvements for existing streets or new street construction.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 250,000

Comments:

There are no project expenditures through 2016. This is a traditional 1/4-cent Capital Improvement project and continues design activities for at least one major street improvement or new street during each 1/4-cent Capital Improvement Sales Tax Program. A Concept Design project has been included in the Capital Improvements Program since 1998.

2013-2017 Bridge Replacement Program

Project Number: **13-0038**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $250,000

2017	2018	2019	2020	2021	2022	Beyond
$ 250,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and construct improvements to repair or replace bridges in the City. Some bridges may have become structurally deficient with a load rating of 10 tons.This project will enhance the safety of the traveling public by improving and increasing the load bearing capacity on these routes.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax $ 250,000

Comments:

Project expenditures are estimated at $70,000 through 2016. Major project accomplishments including Barton Street Bridge over Galloway Creek and Police Firing Range Bridge are reported separately. The Mount Vernon Street Bridge over Jordan Creek. and Jefferson Avenue Footbridge projects are reported separately. This program has been included in the Capital Improvements Program since 2013.

Street Improvements

2013-2017 Turn Lane Improvements

Project Number: **13-0037**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $226,000

2017	2018	2019	2020	2021	2022	Beyond
$ 100,000	$ 126,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct turn lane improvements at various intersections in the City as changes in traffic flows warrant.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax $ 226,000

Comments:

Project expenditures are estimated at $33,000 through 2016. 1/8-cent Transportation Sales Tax funding will be used to leverage state and federal funds whenever possible. Major project accomplishment for the Kimbrough and Grand intersection turn lane improvement is reported separately. This program has been included in the Capital Improvements Program since 2013.

2016-2019 Center City Development

Project Number: **17-0071**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,000,000

2017	2018	2019	2020	2021	2022	Beyond
$ 200,000	$ 400,000	$ 400,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and construct steetscapes and sidewalk improvements in the Center City area. Projects could include lighting, ADA improvements, landscaping, decorative sidewalks, and irrigation.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 1,000,000

Comments:

There are no project expenditures through 2016. This program has been included in the Capital Improvements Program since 2005. Continuing this program beyond 2019 will require voter and City Council approval of future 1/4-cent Capital Improvement Sales Tax Program.

Street Improvements

2016-2019 Public/Private Shared Cost and Economic Development

Project Number: **17-0070**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $870,000

2017	2018	2019	2020	2021	2022	Beyond
$ 290,000	$ 290,000	$ 290,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and construct or expand the scope of existing infrastructure improvements with inter-governmental, public or private partners that promote and encourage economic development opportunities.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	$ 435,000
Cost shared by Private Sector	$ 435,000

Comments:

Major projects will be reported as accomplishments or are reported on separate summary pages. This is a traditional 1/4-cent Capital Improvement project and has been included in the Capital Improvements Program since 2000. Continuing this program beyond 2019 will require voter and City Council approval of future 1/4-cent Capital Improvement Sales Tax Program.

2016-2019 Street Stabilization and Major Repaving

Project Number: **17-0074**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $15,500,000

2017	2018	2019	2020	2021	2022	Beyond
$ 3,166,500	$ 3,216,500	$ 3,267,000	$ 1,900,000	$ 1,950,000	$ 2,000,000	$ 0

Project Description:

Stabilize or upgrade structurally deficient local streets. Project also includes high priority resurfacing on the major thoroughfare system to protect and preserve significant transportation assets such as Campbell Avenue, National Avenue, Division Street, Sunshine Street, Battlefield Road and Republic Road.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	$ 4,250,000
Greene County Road & Bridge Tax	$ 11,250,000

Comments:

Project expenditures for the 1/4-cent Sales Tax Program are estimated at $350,000 through 2016. The Road and Bridge Tax is annual funding received from Greene County and is annually reported as an accomplishment. This project includes the traditional Capital Improvements Project to pave residential streets that first was part of the 1987 1/2-cent Sales Tax and since 1989 has been part of the 1/4-cent Capital Improvement Sales Tax program. A Street Stabilization project has been included in the Capital Improvements Program since 1994. Continuing this program beyond 2019 will require voter and City Council approval of future 1/4-cent Capital Improvement Sales Tax Program.

Street Improvements

2017-2021 Bridge Repair & Replacement

Project Number: **17-0068**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $500,000

2017	2018	2019	2020	2021	2022	Beyond
$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 0	$ 0

Project Description:

Design and construct improvements to repair or replace bridges in the City. The Main Avenue bridge over Jordan Creek is a location that has been identified in this program.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax $ 500,000

Comments:

There are no project expenditures through 2016. This program has been included in the Capital Improvements Program since 2013. Continuing this program beyond 2021 will require voter and City Council approval of future 1/8-cent Transportation Sales Tax Program.

2017-2021 Major Street Resurfacing & Rehabilitation Program

Project Number: **17-0075**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $3,000,000

2017	2018	2019	2020	2021	2022	Beyond
$ 750,000	$ 750,000	$ 750,000	$ 750,000	$ 0	$ 0	$ 0

Project Description:

This is a contining annual program to stabilize or upgrade local streets, resurface the major thoroughfare system or upgrade residential streets to collector standards with stromwater control, lighting, and sidewalk improvements as necessary.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax $ 3,000,000

Comments:

There are no project expenditures through 2016. This program has been included in the Capital Improvements Program since 2006. Continuing this program beyond 2021 will require voter and City Council approval of future 1/8-cent Transportation Sales Tax Program.

Street Improvements

2017-2021 Public/Private Shared Cost and Economic Development

Project Number: **17-0069**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,270,000

2017	2018	2019	2020	2021	2022	Beyond
$ 254,000	$ 254,000	$ 254,000	$ 254,000	$ 254,000	$ 0	$ 0

Project Description:

Design and construct or expand the scope of existing infrastructure improvements with inter-governmental, public or private partners that promote and encourage economic development opportunities.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	$	635,000
Cost shared by Private Sector	$	635,000

Comments:

Major projects will be reported as accomplishments or are reported on separate summary pages. This is a traditional 1/8-cent Transportation project and has been included in the Capital Improvements Program since 2000. Continuing this program beyond 2021 will require voter and City Council approval of future 1/8-cent Transportation Sales Tax Program.

2017-2021 Turn Lane & Safety Improvements

Project Number: **17-0055**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $500,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 125,000	$ 125,000	$ 125,000	$ 125,000	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct turn lane improvements at various intersections in the City as changes in traffic flow warrant.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	$	500,000

Comments:

There are no project expenditures through 2016. A project for right turn lane improvements at the intersections of Battlefield & Campbell and Battlefield & National is reported separately.This project has been included in the Capital Improvements Program since 2013. Continuing this program beyond 2021 will require voter and City Council approval of future 1/8-cent Transportation Sales Tax Program.

Street Improvements

2019-2022 1/4-cent Capital Improvement Sales Tax Program

Project Number: **17-0123**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $35,000,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 0	$ 2,916,750	$ 11,667,000	$ 11,667,000	$ 8,749,250	$ 0

Project Description:

Design, acquire right-of-way, and construct various improvements at locations to be determined. Examples of projects could be the continuation of traditional projects such as: Sidewalk Reconstruction, School Sidewalks, Traffic Calming, Street Stabilization, Metro Signs and Markings, Reforestation, Stormwater Permit Compliance & Flood Control, Street Concept Design, Center City Development and Shared Cost/Economic Development. Continuing projects may include improvements at: Galloway Street- Luster to Lone Pine, Central Street - West of Clay and Grant Avenue and Commercial Street Roundabout.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 35,000,000

Comments:

There are no project expenditures through 2016. This program requires voter and City Council approval during 2019 to extend the current 2016-2019 1/4-cent Capital Improvement Sales Tax for another three-year period. This program would be a continuation of the 1/4-cent Capital Improvement Sales Tax with a three year sunset first approved by voters in 1988 and subsequently every three years since then.

2021-2025 1/8-cent Transportation Sales Tax Program

Project Number: **17-0124**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $24,500,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 0	$ 0	$ 0	$ 3,000,000	$ 6,125,000	$ 15,375,000

Project Description:

Design, acquire right-of-way, and construct various transportation improvements. Proposed projects could be: Division Street- National to Glenstone and Campbell & Walnut Lawn Intersection. Proposed continuing programs may include: Intelligent Transportation System, Turn Lane Safety/Capacity, Intermodal/Alternative Transportation Projects, including sidewalks, bike routes, transit, and rail crossings, Bridge Repair/Replacement, Pavement Preservation/Major Streets Resurfacing and Rehabilitation, and Shared Funding Transportation Improvements related to economic development and quality of life enhancements. Funds from this proposed transportation sales tax program could be leveraged through continued partnership with MoDOT and/or Greene County as well as federal grants and other third party cost share public-private investments.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax $ 24,500,000

Comments:

There are no project expenditures through 2016. This program requires voter and City Council approval during 2020 to extend the current 2017-2021 1/8-cent Transportation Sales Tax for another four-year period from 2021-2025. Projections reflected are based on a City 1/8-cent Sales Tax with a four-year sunset and do not include possible investments from MoDOT, Greene County, grants or other funding sources that may be leveraged with the sales tax funds. This program would be a continuation of the 1/8 Cent Transportation Sales Tax with a four-year sunset first approved by voters in 1996 and every four years since then.

Street Improvements

Battlefield & Fremont Intersection Improvements

Project Number: **17-0041**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $2,990,000

2017	2018	2019	2020	2021	2022	Beyond
$ 1,000,000	$ 1,990,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way and construct improvements at Battlefield Road and Fremont Avenue intersection. Project will include adding lanes and new traffic signals.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 2,990,000

Comments:

Project expenditures are estimated at $10,000 through 2016. This project is a new addition to the Capital Improvements Program.

Battlefield at Campbell & National-Turn Lane & Safety Improvements

Project Number: **17-0054**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $300,000

2017	2018	2019	2020	2021	2022	Beyond
$ 300,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Construct new right turn channelized islands and install rumble stripe or mountable truck aprons to flatten the right turn lanes to improve driver's line of sight at the intersections of Battlefield & Campbell and Battlefield & National. At the intersection of Battlefield & Campbell, high friction surface on each approach will be implemented to reduce rear end crashes.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax $ 300,000

Comments:

There are no project expenditures through 2016. This project will be funded through the Turn Lane and Safety Improvements program. This project is a new addition to the Capital Improvements Program.

Bicycle Routes Signs and Markings

Project Number: **11-0016**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $57,000

2017	2018	2019	2020	2021	2022	Beyond
$ 57,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Develop signage improvements for the City's bike route system, replacing and restoring old signs and utilitzing pavement markings to enhance and refurbish existing bicycle routes or create new ones.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 57,000

Comments:

Project expenditures are estimated at $343,000 through 2016. This project has been included in the Capital Improvements Program since 2011.

Street Improvements

Campbell & Walnut Lawn Intersection Improvements Design and Partial Right-of-Way

Project Number: **17-0042**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,200,000

2017	2018	2019	2020	2021	2022	Beyond
$ 50,000	$ 50,000	$ 500,000	$ 500,000	$ 100,000	$ 0	$ 0

Project Description:

Design and acquire right-of-way for improvements at Campbell Avenue and Walnut Lawn Road intersection. Project will include adding lanes and new traffic signals.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax $ 1,200,000

Comments:

There are no project expenditures through 2016. This project is a new addition to the Capital Improvements Program.

Campbell Avenue Widening Battlefield Road to South Avenue - Phase 1

Project Number: **11-0052**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $7,700,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 0	$ 0	$ 0	$ 4,000,000	$ 3,700,000	$ 0

Project Description:

Design, acquire right-of-way and construct improvements to widen Campbell Avenue to a six-lane primary arterial between Battlefield Road and South Avenue. Project will be constructed in phases and will include curbs and gutters, sidewalks, stormwater drainage conveyance, and intersection capacity improvements. Project funding will require voter and City Council approval and could be a future 1/8-cent Transportation Sales Tax project.

Proposed Funding Sources:

City Funds to be Identified $ 7,700,000

Comments:

There are no expenditures through 2016. The Campbell Lane Additon South to Primrose for the Northbound lane portion of this project has been completed and reported separately as an accomplishment. A conceptual design to widen Campbell between James River Freeway interchange and Battlefield Road is on-going and shown as a separate project. 1/8-cent Transportation Sales Tax could be used to leverage state, federal and private funding for this project. This project has been included in the Capital Improvements Program since 2011.

Street Improvements

Central Street Phase 2 - Grant to Clay Design and Partial Right-of-Way

Project Number: **17-0043**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $600,000

2017	2018	2019	2020	2021	2022	Beyond
$ 200,000	$ 200,000	$ 200,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and acquire right-of-way for improvements on Central Street between Grant Avenue and Clay Avenue. Future construction improvements will improve Central Street to a complete street and will include curb and gutter, sidewalks, multi-use path, stormwater conveyance and intersection improvements. Construction will require voter and City Council approval of future 1/4-cent Capital Improvement Sales Tax Program.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 600,000

Comments:

There are no project expenditures through 2016. This project is a new addition to the Capital Improvements Program.

Cherry Street Barnes to Oak Grove

Project Number: **11-0025**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $2,490,000

2017	2018	2019	2020	2021	2022	Beyond
$ 490,000	$ 2,000,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way and construct a project to upgrade Cherry Street to secondary arterial standards. Actual construction project will include curb and gutter, sidewalks, stormwater conveyance and intersection improvements.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax $ 2,490,000

Comments:

Project expenditures are estimated at $10,000 through 2016. Public meetings will be held to discuss proposed improvements. This project has been included in the Capital Improvements Program since 2011.

Street Improvements

Chestnut Expressway Railroad Grade Separation

Project Number: **11-0054**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $11,130,848

2017	2018	2019	2020	2021	2022	Beyond
$ 7,500,000	$ 3,630,848	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way and construct a new bridge on Chestnut Expressway (Business Route 65) over the BNSF Railway's Thayer Line crossing which is approximately 1/4 mile west of the Route 65/Chestnut Expressway Interchange.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	$ 1,613,848
Greene County	$ 246,000
Missouri Department of Transportation (MoDOT)	$ 6,500,000
Federal STP Grant - City	$ 2,560,000
Burlington Northern Santa Fe Railway	$ 211,000

Comments:

Project expenditures are estimated at $6,900,000 through 2016. This project has been included in the Capital Improvements Program since 2011.

College Street Route 66 Streetscape Phase 2

Project Number: **17-0162**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $600,000

2017	2018	2019	2020	2021	2022	Beyond
$ 600,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct a project along College Street between New Avenue and Broadway Avenue. This project will include streetscape improvements such as sidewalks, stormwater conveyance, and landscaping.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	$ 600,000

Comments:

Project expenditures are estimated at $600,000 through 2016. This project continues streetscape improvements that were previously done west of New Avenue at the Route 66 Roadside Park. This project is a new addition to the Capital Improvements Program.

Street Improvements

Commercial Street Streetscape Phase 5

Project Number: **17-0166**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $130,000

2017	2018	2019	2020	2021	2022	Beyond
$ 130,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way and construct a project along Commercial Street between Benton Avenue and Washington Avenue. This project will include streetscape improvements such as sidewalks, stormwater conveyance, landscaping, and a new mini roundabout to replace the signal at Washington Avenue.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 130,000

Comments:

Project expenditures are estimated at $950,000 through 2016. This project is a new addition to the Capital Improvements Program.

Division Street - National to Glenstone Design and Partial Right-of-Way

Project Number: **17-0076**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $300,000

2017	2018	2019	2020	2021	2022	Beyond
$ 100,000	$ 100,000	$ 100,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and acquire right-of-way for improvements to Division Street between National Avenue and Glenstone Avenue The construction project will include new curb and gutter, new pavement, sidewalks, and stormwater conveyance. Construction will require voter and City Council approval of future sales tax programs.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax $ 300,000

Comments:

There are no project expenditure through 2016. This project is a new addition to the Capital Improvements Program.

Street Improvements

Eastgate Avenue/Mill Street Intersection Improvement

Project Number: **11-0071**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $5,029,500

2017	2018	2019	2020	2021	2022	Beyond
$ 466,087	$ 4,563,413	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and construct improvements to the intersection of Eastgate Avenue and Mill Street (Farm Road 132) east of the Chestnut Expressway/US 65 Interchange to include rerouting Eastgate south of Mill Street to a point approximately .14 miles east and .12 miles north of its current location. Rerouting Eastgate will align it with new development on the north side of Mill Street. Project may include traffic signal.

Proposed Funding Sources:

Greene County	$ 100,000
1/8-cent Transportation Sales Tax	$ 642,670
Missouri Department of Transportation (MoDOT)	$ 1,199,000
Federal STP Grant - City	$ 606,330
Private Developer Agreements	$ 2,481,500

Comments:

Project expenditures are estimated at $150,000 through 2016. MoDOT and a private developer will be administering this project. Preliminary design is being done in-house. It is anticipated that right-of-way could be donated. This project has been included in the Capital Improvements Program since 2011.

Fremont Avenue - Battlefield to Sunset

Project Number: **17-0077**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,975,000

2017	2018	2019	2020	2021	2022	Beyond
$ 575,000	$ 1,400,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way and construct improvements to widen Fremont Avenue from Battlefield Road to Sunset Street. Project will also include adding sidewalks, a multi-use path and stormwater improvements.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	$ 1,975,000

Comments:

Project expenditures are estimated at $25,000 through 2016. This project is a new addition to the Capital Improvements Program.

Street Improvements

Galloway Street - Luster to Lone Pine Design and Partial Right-of-Way

Project Number: **17-0079**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $800,000

2017	2018	2019	2020	2021	2022	Beyond
$ 300,000	$ 250,000	$ 250,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and acquire right-of-way for improvements on Galloway Street between Luster Avenue and Lone Pine Avenue. The construction project will include widening Galloway Street with curb and gutter and stormwater conveyance as well as adding sidewalks and bicycle infrastructure. Construction will require voter and City Council approval of future sales tax programs.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	$ 300,000
1/8-cent Transportation Sales Tax	$ 500,000

Comments:

There are no project expenditures through 2016. This project is a new addition to the Capital Improvements Program.

Grand Street Bridge over Jordan Creek

Project Number: **17-0080**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $3,115,000

2017	2018	2019	2020	2021	2022	Beyond
$ 475,000	$ 2,640,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way and construct improvements on Grand Street between Park Avenue and Kansas Expressway. This project includes widening Grand Street to three lanes with curb and gutter, replacing the bridge over Jordan Creek, stormwater conveyance, sidewalks, bicycle facilities, and connections to the existing trail to the north and south of Grand Street.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	$ 3,115,000

Comments:

Project expenditures are estimated at $135,000 through 2016. This project is a new addition to the Capital Improvements Program.

Street Improvements

Grant Avenue & Route 66 Streetscape

Project Number: **17-0081**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $880,000

2017	2018	2019	2020	2021	2022	Beyond
$ 880,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way and construct improvements on Grant Avenue between Walnut Street and Olive Street. This project includes streetscape improvements along Grant Avenue as well as replacing the traffic signal at Grant and Walnut and the traffic signal at Grant and College. The project will include decorative traffic signal poles and ADA pedestrian signals and ramps.

Proposed Funding Sources:

Federal Grant Funding	$	250,000
1/4-cent Capital Improvement Sales Tax	$	630,000

Comments:

Project expenditures are estimated at $50,000 through 2016. This project is a new addition to the Capital Improvements Program.

Intermodal Connectivity Enhancements

Project Number: **09-0008**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $465,000

2017	2018	2019	2020	2021	2022	Beyond
$ 200,000	$ 265,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and construct intermodal connectivity improvements such as pedestrian overpasses, sidewalks, trails or pedestrian corridors to improve biking and pedestrian connectivity throughout the City, with emphasis on connections to transit stops along Glenstone, Chestnut Expressway, and Kansas Expressway. Seven locations on Chestnut have been identified for possible improvements. They include: Boonville, Benton, Grant, Jefferson, Campbell, Main and Fremont.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	$	465,000

Comments:

Project expenditures are estimated at $350,000 through 2016. 1/8-cent Transportation Sales Tax funding will be used to leverage state and federal funds whenever possible. National Avenue Pedestrian Grade Separation at MSU-Conceptual Design is funded from this program and reported separately. Kearney Street Williams School Pedestrian Overpass Footbridge project was partially funded from this program and is also reported separately. Additional projects partially funded from this program and reported separately are Campbell sidewalks from Cherokee to Battlefield, Kearney and Kansas to Glenstone ADA ramps, Chestnut to Sherman Bike Pedestrian Trail Connection, Glenstone to Evergreen sidewalks, curbs and ramps, Railroad Safety Improvements, Republic Road to James River Freeway Bridge and The Link Crossings at Walnut Lawn and various other intersections. This project has been included in the Capital Improvements Program since 2009.

Street Improvements

Kansas Expressway & Sunset Street Intersection Improvements

Project Number: **17-0083**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $2,000,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 200,000	$ 400,000	$ 1,400,000	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way and construct improvements to the intersection of Kansas Expressway and Sunset Street. This project will include aligning the northbound and southbound left turn lanes, improving the right turn lanes, and moving signal equipment.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	$ 200,000
Missouri Department of Transportation (MoDOT)	$ 1,000,000
Federal STP Grant - City	$ 800,000

Comments:

There are no project expenditures through 2016. This project is a new addition to the Capital Improvements Program.

Kansas Expressway & Walnut Lawn Inltersection Improvements

Project Number: **17-0084**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $2,506,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 242,000	$ 692,000	$ 1,572,000	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way and construct improvements to the intersection of Kansas Expressway and Walnut Lawn Street. This project will include aligning the northbound and southbound left turn lanes, improving the right turn lanes, and replacing the signal equipment.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	$ 250,600
Federal STP Grant - City	$ 1,002,400
Missouri Department of Transportation (MoDOT)	$ 1,253,000

Comments:

There are no project expenditures through 2016. This project is a new addition to the Capital Improvements Program.

Street Improvements

Kearney Street & West Bypass Intersection Improvements

Project Number: **17-0086**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $2,674,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 250,000	$ 500,000	$ 1,924,000	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way and construct improvements to the intersection of Kearney Street and West Bypass. This project will include turn lane improvements and upgrades to the intersection and traffic signals to accommodate pedestrians.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	$ 267,400
Missouri Department of Transportation (MoDOT)	$ 1,337,000
Federal STP Grant - City	$ 1,069,600

Comments:

There are no project expenditures through 2016. This project is a new addition to the Capital Improvements Program.

Main Avenue Bridge over Jordan Creek

Project Number: **17-0165**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $2,500,000

2017	2018	2019	2020	2021	2022	Beyond
$ 500,000	$ 250,000	$ 0	$ 0	$ 1,750,000	$ 0	$ 0

Project Description:

Design, acquire right-of-way and construct improvements to the Main Avenue bridge over Jordan Creek. Construction will require voter and City council approval of future 1/8-cent Transprotation Sales Tax program(s).

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	$ 2,500,000

Comments:

There are no project expenditures through 2016. This project is a new addition to the Capital Improvements Program.

Street Improvements

Mount Vernon Street Bridge over Jordan Creek

Project Number: **17-0087**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,550,000

2017	2018	2019	2020	2021	2022	Beyond
$ 1,550,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way and construct improvements to the Mount Vernon Street bridge over Jordan Creek.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	$	300,095
Intergovernmental	$	267,000
Federal Grant Funding	$	982,905

Comments:

Project expenditures are estimated at $150,000 through 2016. This project is a new addition to the Capital Improvements Program.

Packer Avenue Extension

Project Number: **17-0088**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $890,000

2017	2018	2019	2020	2021	2022	Beyond
$ 890,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and construct improvements to extend Packer Road north of MoDOT's north property line. The project will extend Packer Road from MoDOT's north property line through a cul-de-sac immediately north of Ozarks Food Harvest's north property line.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	$	313,750
Cost shared by Private Sector	$	576,250

Comments:

There are no project expenditures through 2016. This project is a new addition to the Capital Improvements Program.

Street Improvements

Primrose Street - South Avenue to Kimbrough Avenue

Project Number: **17-0089**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $2,600,000

2017	2018	2019	2020	2021	2022	Beyond
$ 600,000	$ 2,000,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct improvements on Primrose Street between South Avenue and Kimbrough Avenue. Project will include widening Primrose to five lanes and adding sidewalks as well as signal improvements at the intersection of Primrose Street and Jefferson Avenue.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 2,600,000

Comments:

Project expenditures are estimated at $250,000 through 2016. This project is a new addition to the Capital Improvements Program.

Republic Road Phase 3 - Parkcrest Avenue to Fairview Avenue

Project Number: **17-0090**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,500,000

2017	2018	2019	2020	2021	2022	Beyond
$ 1,500,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct improvements along Republic Road between Parkcrest Avenue and Fairview Avenue. Project includes widening Republic Road to five lanes with bicycle lanes and sidewalks.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 1,500,000

Comments:

Project expenditures are estimated at $500,000 through 2016. This project is a new addition to the Capital Improvements Program.

Street Improvements

Republic Road Phase 4 - Fairview Avenue to Chase

Project Number: **17-0091**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $6,725,000

2017	2018	2019	2020	2021	2022	Beyond
$ 230,000	$ 1,000,000	$ 500,000	$ 4,995,000	$ 0	$ 0	$ 0

Project Description:

Design, acquire right-of-way, and construct improvements on Republic Road between Fairview Avenue and the driveway to Chase. Project will include widening Republic Road to five lanes with bicycle lanes and sidewalks. The intersection of Republic Road and Campbell Avenue will also be improved with additional lanes and pedestrian facilities through the intersection.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	$ 3,177,200
Missouri Department of Transportation (MoDOT)	$ 1,971,000
Federal STP Grant - City	$ 1,576,800

Comments:

Project expenditures are estimated at $90,000 through 2016. This project is a new addition to the Capital Improvements Program.

Republic Road Widening & Stormwater Improvements Between Golden & Route FF

Project Number: **17-0161**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $5,850,000

2017	2018	2019	2020	2021	2022	Beyond
$ 5,850,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Road and Stormwater improvements include five-lane curb and gutter roadway, a stormwater drainage system, pedestrian sidewalks and utility relocations.

Proposed Funding Sources:

Greene County	$ 4,602,000
Intergovernmental	$ 920,000
Parks 1/4 Cent Sales Tax, for Storm Water	$ 328,000

Comments:

Project expenditures are estimated at $150,000 through 2016. Greene County is administering this project. This project is a new addition to the Capital Improvements Program.

Street Improvements

Route EE and Airport Boulevard Road Improvement

Project Number: **17-0172**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,104,000

2017	2018	2019	2020	2021	2022	Beyond
$ 1,104,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Street Improvements on Route EE and North Airport Boulevard will consist of resurfacing and constructing shoulders with rumble strips.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	$	63,320
Airport Reserves	$	240,000
Missouri Department of Transportation (MoDOT)	$	800,680

Comments:

Project expenditures are estimated at $50,000 through 2016. MoDOT is administering this project. This project is a new addition to the Capital Improvements Program.

US 65 and Division Street Interchange Improvement

Project Number: **17-0160**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $4,558,230

2017	2018	2019	2020	2021	2022	Beyond
$ 3,420,000	$ 1,138,230	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

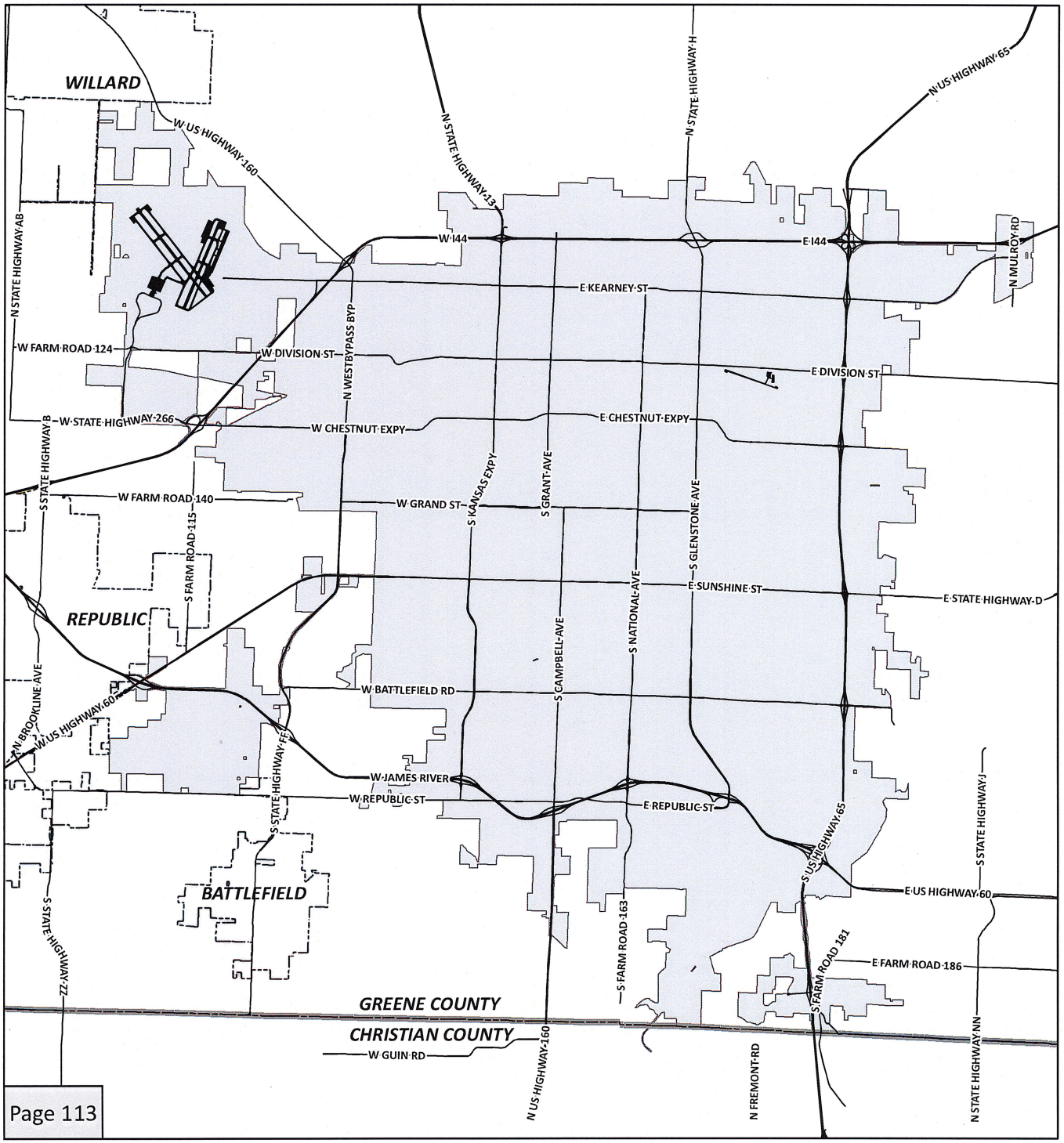
The interchange improvements includes right-turn lanes for eastbound Division Street to southbound Route 65, eastbound Division Street to southbound Eastgate Avenue and westbound Division Street to northbound Route 65. The project also included new signal equipment at the ramp intersections.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	$	455,823
Federal STP Grant - City	$	1,823,292
Missouri Department of Transportation (MoDOT)	$	2,279,115

Comments:

Project expenditures are estimated at $575,000 through 2016. MoDOT is administering this project. This project is a new addition to the Capital Improvements Program.



Capital Improvements Program

2017 - 2022
Projects/Programs - Targeted Neighborhood Programs

*96-0001: Minor Neighborhood Improvements
*17-0167: Neighborhood Works Program

* Denotes City-Wide Program - Not Labeled on Map

CITY OF Springfield

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Targeted Neighborhood Program

Minor Neighborhood Improvements

Project Number: **96-0001**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,100,000

2017	2018	2019	2020	2021	2022	Beyond
$ 375,000	$ 375,000	$ 350,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Construct minor infrastructure improvements in each Council zone. Examples include additional turn lanes, railroad crossing improvements, sidewalks, drainage, short extensions of streets for connectivity, etc. Potential project activities will be identified through neighborhood planning processes or through neighborhood input during the review and approval process for rezoning and subdivision applications.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 1,100,000

Comments:

Project expenditures are estimated at $100,000 through 2016. A Minor Neighborhood Improvements project has been included in the Capital Improvements Program since 1996. Only funding through FY2019 is appropriated. Continuating this project beyond 2019 will require voter and City Council approval of a future 1/4-cent Capital Improvement Sales Tax Program.

Neighborhood Works Program

Project Number: **17-0167**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,500,000

2017	2018	2019	2020	2021	2022	Beyond
$ 500,000	$ 500,000	$ 500,000	$ 0	$ 0	$ 0	$ 0

Project Description:

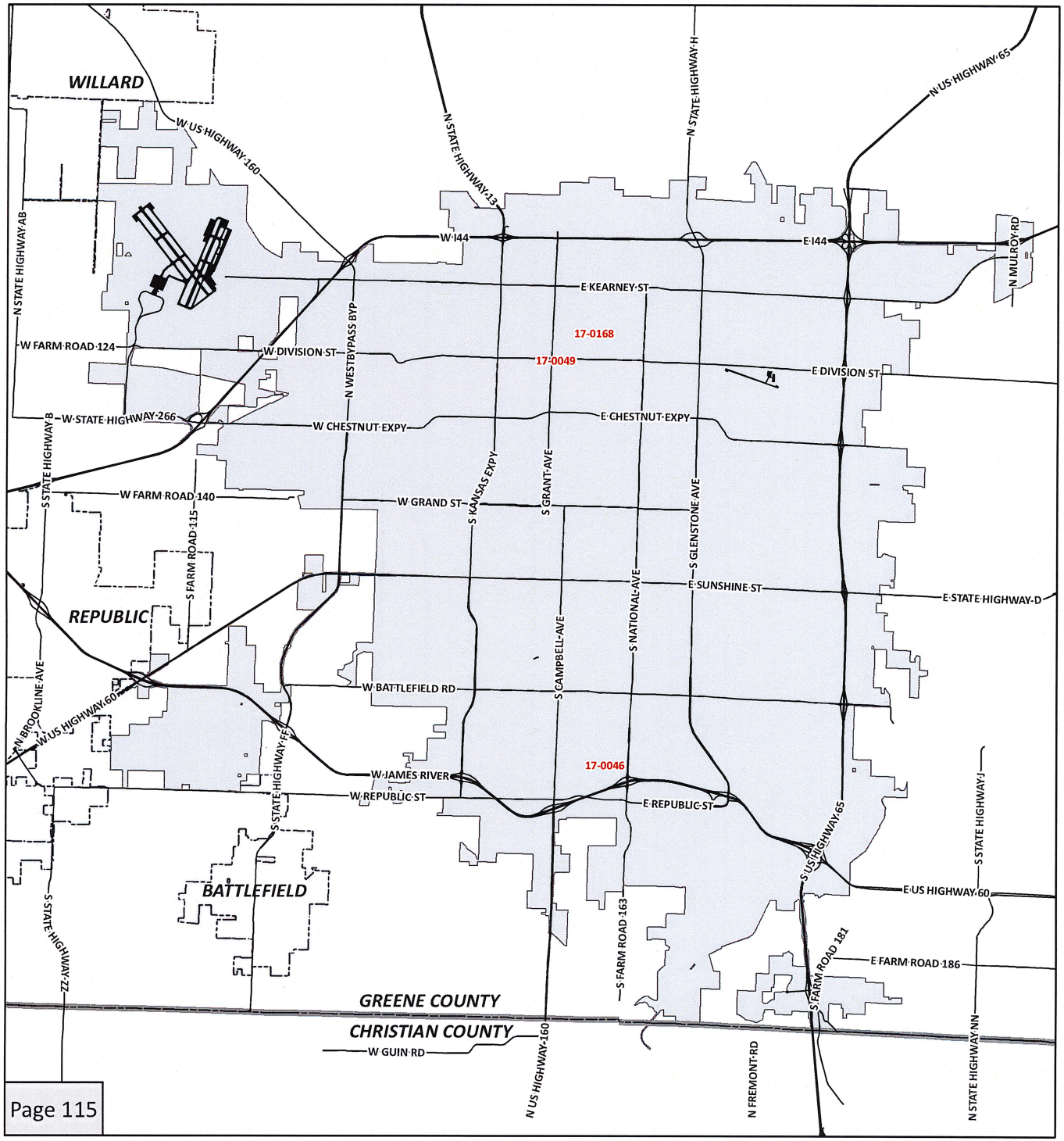
Various capital improvement projects in the seventeen registered neighborhood organizations throughout the City. This is a new program to enhance neighborhoods by having the residents indentify potential improvements in their respective neighborhoods. The project lists will be developed by the neighborhoods, voted on by the Neighborhood Advisory Council, and analyzed, budgeted, and completed by the City. The cap on funding for an individual neighborhood project is $100,000. The improvements are limited to capital projects that Public Works Department has the ability to maintain.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 1,500,000

Comments:

There are no project expenditures through 2016. This project is a new addition to the Capital Improvements Program. Only funding through FY2019 is appropriated. Continuing this program beyond 2019 will require voter and City Council approval of future 1/4-cent Capital Improvement Sales Tax Program.



Capital Improvements Program

2017 - 2022 Projects/Programs - Traffic Management/Traffic Signals

- *17-0050: Traffic Management/Traffic Signals
- *13-0036: 2013-2017 Intelligent Transportation System (ITS) and Signal System Improvements
- *17-0051: 2016-2019 Metro/Safety Signs and Markings
- *17-0044: 2016-2019 Traffic Signal Program
- 17-0049: Grant Ave & Division St Intersection Install New Traffic Signal or Construct Roundabout
- 17-0046: The LINK - Cox Health Systems Campus
- *17-0048: 2017-2021 Alternative Transportation Program
- *17-0045: 2017-2021 Intelligent Transportation Systems (ITS) and Signal System Improvements
- 17-0168: Commercial Street Pedestrian Ways
- *17-0170: Project INITIATE

*** Denotes City-Wide Program - Not Labeled on Map**

CITY OF Springfield

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Traffic Management/Traffic Signals

2013-2016 Metro/Safety Signs and Markings

Project Number: **17-0050**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $300,000

2017	2018	2019	2020	2021	2022	Beyond
$ 300,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Install street name signs at new intersections, replace faded regulatory (stop, yield, and speed limit) signs at various locations, and implement critical signage for warning and safety. Project may also include installation of long- life reflective pavement markings on streets to identify bike routes. Funds could also be used to replace aging pavement marking equipment.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	$	300,000

Comments:

Project expenditures are estimated at $600,000 through 2016. This is a traditional 1/4-cent Capital Improvement project and continues the Metro Street Sign Program that has been included in the Capital Improvements Program since 1998.

2013-2017 Intelligent Transportation System (ITS) and Signal System Improvements

Project Number: **13-0036**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $800,000

2017	2018	2019	2020	2021	2022	Beyond
$ 400,000	$ 400,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

This program will provide the design and construction of additional Intelligent Transportation Systems improvements at the Transportation Management Center and various locations throughout the City. Improvements could include advanced traffic management system (ATMS) software, traveler information website improvements, additional traffic monitoring cameras, and dynamic message signs for traffic incident information, Amber Alerts, travel times, construction and maintenance information, advisories and emergency response efforts. This program will also provide for upgraded traffic signal hardware.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	$	400,000
Missouri Department of Transportation (MoDOT)	$	400,000

Comments:

Project expenditures are estimated at $200,000 through 2016. This project is a traditional 1/8-cent Transportation Sales Tax program and continues the ITS program that has been included in the Capital Improvements Program since 2000.

Traffic Management/Traffic Signals

2016-2019 Metro/Safety Signs and Markings

Project Number: **17-0051**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $900,000

2017	2018	2019	2020	2021	2022	Beyond
$ 300,000	$ 300,000	$ 300,000	$ 0	$ 0	$ 0	$ 0

Project Description:

Install street name signs at new intersections, replace faded regulatory (stop, yield, and speed limit) signs at various locations, and implement critical signage for warning and safety. Project may also include installation of long, life reflective pavement markings on street to identify bike routes. Funds could also be used to replace aging pavement marking equipment.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 900,000

Comments:

There are no project expenditures through 2016. This is a traditional 1/4-cent Capital Improvement project and continues the Metro Street Sign Program that has been included in the Capital Improvements Program since 1998. Continuing this program beyond 2019 will require voter and City Council approval of future 1/4-cent Capital Improvement Sales Tax Program.

2016-2019 Traffic Signal Program

Project Number: **17-0044**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $650,000

2017	2018	2019	2020	2021	2022	Beyond
$ 300,000	$ 300,000	$ 50,000	$ 0	$ 0	$ 0	$ 0

Project Description:

This program will provide the ability to install at least one new signal annually that has become a priority not previously anticipated. Each year's project is independent. These funds could also be used to replace controllers, cabinets, signal heads, span-wire supports, video monitoring equipment, and other improvements/maintenance to the computerized traffic signal system. Constructing roundabouts in lieu of signal installation or removing unwarranted signals are other improvements under consideration.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax $ 650,000

Comments:

Project expenditures are estimated at $150,000 through 2016. The intersection improvements project at Grant Avenue and Division Street is funded from this program and shown separately. This is a traditional 1/4-cent Capital Improvement Program and continues the traffic signal programs that were part of the 1987 1/2-cent Sales Tax Program and all the 1/4 Cent Sales Tax Programs since 1992. An annual traffic signal program has been included in the Capital Improvements Program since 1994. Continuing this program beyond 2019 will require voter and City Council approval of future 1/4-cent Capital Improvement Sales Tax Program.

Traffic Management/Traffic Signals

2017-2021 Alternative Transportation Program

Project Number: **17-0048**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $2,000,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 0	$ 0

Project Description:

Design and construction infrastructure projects to improve the interconnectivity of bicycle routes, sidewalks, greenway trails, and transit routes, promoting complete streets and rail crossings.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	$ 2,000,000

Comments:

There are no project expenditures through 2016. Continuing this program beyond 2021 will require voter and City Council approval of future 1/8-cent Transportation Sales Tax Program.

2017-2021 Intelligent Transportation Systems (ITS) and Signal System Improvements

Project Number: **17-0045**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $1,000,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 0	$ 0

Project Description:

This program will provide the design and construction of additional Intelligent Transportation Systems improvements at the Transportation Management Center and various locations throughout the City. Improvements could include advanced traffic management system (ATMS) software, traveler information website improvements, additional traffic monitoring cameras, and dynamic message signs for traffic incident information, Amber Alerts, travel times, construction and maintenance information, advisories and emergency response efforts. This program will also provide for upgraded traffic signal hardware.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	$ 500,000
Missouri Department of Transportation (MoDOT)	$ 500,000

Comments:

There are no expenditures through 2016. This is a traditional 1/8-cent Transportation Sales Tax program and continues the ITS program that has been included in the Capital Improvements Program since 2000. Continuing this program beyond 2021 will require voter and City Council approval of future 1/8-cent Transportation Sales Tax Program.

Traffic Management/Traffic Signals

Commercial Street Pedestrian Ways

Project Number: **17-0168**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $250,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 50,000	$ 100,000	$ 100,000	$ 0	$ 0	$ 0

Project Description:

Reconstruct three pedestrian ways connecting Commercial to Blaine between Campbell & Boonville, Robberson & Jefferson, and Jefferson & Benton. This project will revitalize the existing alleyways as inviting passages between the parking areas south of Blaine and Commercial Street. The project will include ADA sidewalk improvements and decorative pedestrian lighting. The pedestrian ways between Robberson & Jefferson and Jefferson & Benton will require additional construction on Commercial Street to install pedestrian crosswalks and ADA ramps, between the north and south sides of the street at these two locations. These crossings will include bulb-outs and delineated crosswalks.

Proposed Funding Sources:

Tax Increment Financing	$	50,000
Funding Source to be Identified	$	200,000

Comments:

There are no project expenditures through 2016. The Commercial to Blaine connection between Campbell and Boonville is estimated at $50,000 and is funded by the Commercial Street TIF. Funding for the other two locations has not been identified or approved at this time.

Grant Ave & Division St Intersection Install New Traffic Signal or Construct Roundab

Project Number: **17-0049**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $400,000

2017	2018	2019	2020	2021	2022	Beyond
$ 50,000	$ 350,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Design and construction of new traffic signal or roundabout and ADA improvements at the intersection of Grant Avenue and Division Street.

Proposed Funding Sources:

1/4-cent Capital Improvement Sales Tax	$	400,000

Comments:

There are no project expenditures through 2016. Funding for this project was originally part of the 2016-2019 Traffic Signal Program. This project is a new addition to the Capital Improvements Program.

Traffic Management/Traffic Signals

Project INITIATE

Project Number: **17-0170**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $3,085,000

2017	2018	2019	2020	2021	2022	Beyond
$ 0	$ 0	$ 2,500,000	$ 585,000	$ 0	$ 0	$ 0

Project Description:

"Project INITIATE" (Integrated Network for Improved Traveler Information and Transportation Efficiency), will "initiate" connected vehicle technology in the Springfield area and build upon the existing multijurisdictional Advanced Traffic Management System (ATMS) and Advanced Traveler Information System (ATIS) to facilitate enhanced dissemination of roadway and traffic conditions to motorists in the Springfield region through the deployment of advanced technologies. The project includes the design, systems engineering, web development, installation, systems integration, and measurement of effectiveness for the deployment of city-wide dedicated short range communications (DSRC) vehicle-to-infrastructure technology to coincide the deployment of additional dynamic message signs (DMS), traffic monitoring closed-circuit television (CCTV) cameras, and related communications infrastructure for the purpose of improving the dissemination of real-time corridor travel times, traffic incident, work zone, and weather advisory information to motorists, whereby improving system performance and providing for the efficient and reliable movement of people, goods, and services throughout the Springfield region. Specifically, the number of proposed devices includes: 64 DSRC Radios, 25 Dynamic Message Signs, 26 CCTV Cameras and 17 Wireless Backhaul Communications Radios.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	$ 642,000
Federal Grant Funding	$ 1,543,000
Missouri Department of Transportation (MoDOT)	$ 823,000
Intergovernmental	$ 77,000

Comments:

There are no project expenditures through 2016. Schedule for this project is dependent upon award of federal grant.

The LINK - Cox Health Systems Campus

Project Number: **17-0046**

Department: Public Works

Estimated Remaining Cost and Yearly Spending Plan: $340,000

2017	2018	2019	2020	2021	2022	Beyond
$ 340,000	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

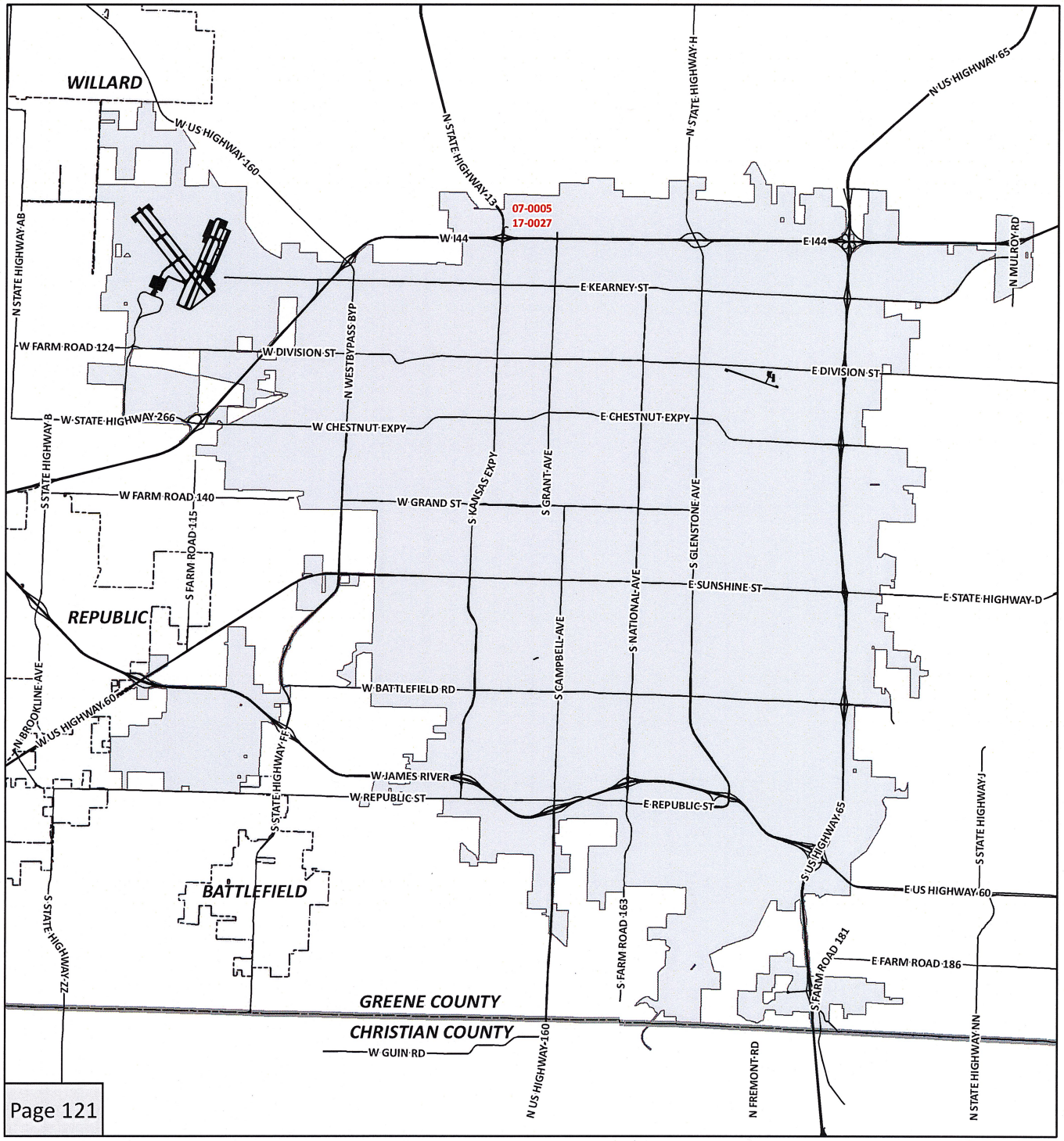
Design and construction for extention of The Link across the Cox Health Systems campus, as well as, other improvements and additions along the route. Includes improvements to infrastructure along the designated LINK route.

Proposed Funding Sources:

1/8-cent Transportation Sales Tax	$ 340,000

Comments:

There are no project expenditures through 2016. This was a project within the 2013-2017 Alternative Transportation Program. The project consisted of improvements along the LINK route.



Capital Improvements Program

2017 - 2022
Projects/Programs - Zoo

07-0005: Dickerson Park Zoo - African Primate Exhibit
17-0027: New Boardwalk and Pedestrian Bridge

* Denotes City-Wide Program - Not Labeled on Map

CITY OF Springfield

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Zoo

Dickerson Park Zoo - African Primate Exhibit

Project Number: **07-0005**

Department: Parks

Estimated Remaining Cost and Yearly Spending Plan: $600,000

2017	2018	2019	2020	2021	2022	Beyond
$ 70,000	$ 530,000	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Indoor/outdoor exhibit for one species of African primates to be located in the African themed area of the zoo.

Proposed Funding Sources:

County Wide 1/4 Cent Parks Sales Tax $ 600,000

Comments:

This project is included in the Zoo Master Plan.

New Boardwalk and Pedestrian Bridge

Project Number: **17-0027**

Department: Parks

Estimated Remaining Cost and Yearly Spending Plan: $425,600

2017	2018	2019	2020	2021	2022	Beyond
$ 425,600	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0

Project Description:

Construct a new elevated boardwalk and pedestrian bridge.

Comments:

Alphabetical Index of Completed Capital Improvement Projects and Programs From 2013 – 2016

The following is a list of capital improvement projects and programs completed in 2013 through 2016. These 138 projects cost an estimated total of $197,270,756 to complete. Many of these projects occurred over a number of years and were funded by several different sources.

Table CIP-F

Airport Projects and Programs	**Cost**
Construct General Aviation Apron Phase 1	$6,095,000
Environmental Assessment / Initial Design - General Aviation Development	$400,000
General Aviation Complex Improvements	$350,000
Replace / Rehabilitate Airport Beacon	$50,000
Municipal Buildings and Grounds Projects and Programs	
Art Museum HVAC - Musgrave Wing	$217,170
Art Museum Roof - Musgrave Wing	$149,267
Environmental Health Service Building Improvement	$233,600
Expo Center Improvement	$734,195
Fire Alarm Panel Replacement Busch Building And City Hall	$67,264
Fire Sprinkler Systems At 9 Fire Stations	$519,507
Generators At Sewer Maintenance And Traffic Signal Building	$51,277
Government Plaza Parking Improvement	$550,290
Health Department Lobby Renovation	$36,500
Historic City Hall Lead Paint Removal And Painting	$440,805
Roof Replacement At Fire Station #6	$135,751
Roof Replacement At Fire Station #8 & #1	$381,364
Signal System/Equipment Storage Building	$570,184
Historic City Hall Video Distribution System	$135,875
New Street Projects and Programs	
East West Arterial Ph 1 Construction	$5,880,803
Park Improvements Projects and Programs	
Close Park Lake & Channel Improvements	$1,132,938
Floodplain For Greenway Corridors	$1,000,000
Jenny Lincoln Park Playground Project	$225,000
School-Parks - Park And Development	$601,000
Ward Branch Channel Stabilization And Trail Development	$1,678,247
Sanitary Sewer Projects and Programs	
Aerial Sewer Improvement 38/1 Southwest Quadrant	$234,133
Bio-solids Storage Improvement	$4,260,578
Clean Water Services Maintenance Building	$4,050,931
Early Action Plan (EAP) Sanitary Sewer Overflow Control Program	$12,418,941
Rotary Drum Thickener	$698,806
Sanitary Sewer Overflow Control Program Sewer Rehab-Group 1	$7,938,709
Sanitary Sewer Overflow Control Program Sewer Rehab-Group 2	$8,305,270
Southwest Treatment Plant Energy Performance Improvement	$897,686
Southwest Treatment Plant Chemical Storage Containment Dike	$196,934
Southwest Treatment Plant Clarifiers Protective Coating	$1,256,049
Southwest And Northwest Treatment Plant & Lift Station Network Improvements	$100,000
Sidewalks Projects and Programs	
2010-2013 School Sidewalk Program	$1,000,146
2010-2013 Sidewalk Reconstruction And Curb Ramp	$2,000,000

Alphabetical Index of Completed Capital Improvement Projects and Programs From 2013 – 2016 Table CIP-F

2013-2016 Sidewalk Reconstruction And Curb Ramp	$2,142,447
Campbell Sidewalks Cherokee To Battlefield	$430,316
Chestnut From Glenstone To Belcrest Sidewalk And Ada Improvement	$329,585
Glenstone From Walnut To Battlefield Sidewalk And Ada Improvement	$560,096
Glenstone Sidewalks Curb Ramps At Evergreen	$110,500
Sunshine From Glenstone To Blackman Sidewalk And Ada Improvement	$1,096,212
Solid Waste Projects and Programs	
Landfill Cell 2 Phase 1 Construction	$994,186
Landfill Gas Collection And Conveyance System Phase 5	$246,744
Yard waste Recycling Center (Yrc) And Biosolids Storage Improvement	$3,869,052
Special Facilities Projects and Programs	
The Link	$738,495
West Wye Railroad Connector	$3,190,000
Storm water Projects and Programs	
Catalpa Oak Grove Drainage Improvement And Roundabout	$478,161
Storm water Data Collection And Illicit Discharge Elimination	$305,846
Edgewood And Kings Ph 1 Storm water Improvement	$699,827
Fassnight Park Channel Storm water Improvement Ph 2	$3,595,764
Storm water Inlet Capacity Program	$351,835
Kickapoo Prairie Storm water Drainage Improvement	$175,964
Linwood Storm water Drainage Improvement	$294,823
Lyon And High Storm water Improvement Zone 1	$544,015
National Plaza Detention Basin Storm water Improvement	$399,268
Parkview And Greeley Storm water Improvement	$280,098
Patterson & Pythian Cooper Park Jordan Creek Storm water Improvement	$1,484,631
Ravenwood South Drainage Storm water Improvement	$1,202,149
South Creek Restoration	$1,299,003
Storm water Best Management Practices Implementation	$545,031
Topping Circle Storm water Drainage Improvement	$271,439
Atlantic Glenstone James River Basin Storm water Improvements	$293,491
Streets Improvement Projects and Programs	
2010-2013 Center City Development Streetscape And Sidewalks	$175,289
2010-2013 Metro/Safety Signs And Markings	$500,000
2010-2013 Street Stabilization And Major Repaving	$5,902,195
2013-2017 Major Street Resurfacing And Rehabilitation Program	$1,500,000
Barton St Bridge Over Galloway Creek	$214,538
Blackman Sunshine/Battlefield Street Concept Design	$137,345
Boonville Streetscape Ph 4	$506,288
Bridge Replacement On Us 160 @ I-44	$2,957,844
Campbell Avenue South Streetscape	$806,741
Campbell Avenue And Grand Intersection Improvement	$392,192
Campbell Avenue Battlefield Road To James River Freeway (Jrf) Conceptual Design	$599,076
Campbell Avenue And Plainview Road Intersection Improvement	$3,591,539
Campbell Avenue Lane Addition South To Primrose Northbound	$676,463
Center City Reinvestment And Improvement	$84,499
Central /Pythian Connection	$2,304,039
Chestnut Sherman Bike Pedestrian Trail Connection	$210,000
College Station Streetscape Ph 4	$387,205

Alphabetical Index of Completed Capital Improvement Projects and Programs From 2013 – 2016 Table CIP-F

College Street Route 66 Streetscape Ph 1	$843,877
Conceptual Designs - Intersection Improvements	$58,825
Fremont Street Improvements Battlefield To Sunset	$150,524
Glenstone Ada I44/Battlefield And Dual Right Turn Lane Glenstone And I44	$696,594
Glenstone Corridor Widening Battlefield Road To James River Freeway (Jrf)	$9,452,462
Golden Avenue Widening South Creek To Glenwood	$305,861
Grand Street Kimbrough To National Improvement Ph 1	$1,539,769
Jefferson Avenue Streetscape Ph 1	$607,510
Jefferson Avenue Streetscape Ph 2	$1,261,258
Kansas Expressway Pavement Rehabilitation	$2,529,080
Kansas Expressway And James River Freeway (Jrf) Diverging Diamond Intersection (Ddi)	$3,088,303
Kearney And Mulroy Intersection Improvement	$423,436
Kearney Kansas To Glenstone Ada Ramps	$156,500
Kimbrough/Grand Intersection Improvement Turn Lane	$418,898
Lecompte Road Widening Division To Kearney Ph 1	$150,297
Lecompte Road Railroad Crossing To Kearney Improvement	$730,965
Main Ave Streetscape	$796,923
McDaniel Streetscape Jefferson To South	$505,051
Mill Street Streetscape	$369,631
Miscellaneous Small Cost Share Economic Development/Transportation Imp.	$1,075,000
Mt Vernon And Orchard Crest Intersection Improvement	$813,447
Mt Vernon (Suburban To Orchard Crest) Street Improvement	$1,547,652
Mt Vernon West Bypass To Orchard Crest Design And Partial Right-Of-Way (Prow)	$274,185
Mulroy Road Railroad Crossing Improvement	$116,256
National And Kearney Intersection Improvement	$445,558
National And Trafficway Intersection Improvement	$1,798,658
National Third Southbound Lane Addition-Walnut Lawn To Primrose	$569,257
Packer/Kearney Intersection Improvement & 700ft N Construction	$2,314,673
Phelps Street Streetscape	$344,351
Police Firing Range Bridge Improvement	$143,225
Primrose And Campbell Intersection Improvement	$2,936,068
Primrose Kings Intersection Improvement	$2,247,788
Republic Road West Bridge Over James River Freeway Improvement	$4,630,756
Republic Road Widening Scenic To Golden	$2,760,021
Road Concept Design Program	$132,553
Scenic Avenue Widening Republic Road To Maplewood Street	$226,613
Street Resurfacing and Major Repaving (Annual Greene Co Road & Bridge Tax Funds)	$5,474,815
Sunshine Street And Blackman Road Intersection Improvement	$122,254
The Link - Walnut Lawn/Maryland Roundabout	$522,824
Turn Lane Improvements	$228,960
Us 65 And Chestnut Exp Interchange Improvement	$3,288,577
Us 65 And Battlefield Road Diverging Diamond Intersection (Ddi)	$14,257,564
Republic Road Widening James River Freeway East Bridge To Fremont	$9,106,702
Targeted Neighborhood Programs	
Minor Neighborhood Improvements	$600,000
Traffic Management and Signal Projects and Programs	
2010-2013 Traffic Signal/Traffic Calming Program	$898,058
2013-2016 Traffic Signal/Traffic Calming Program	$623,841

Alphabetical Index of Completed Capital Improvement Projects and Programs From 2013 – 2016 Table CIP-F

2013-2017 Alternative Transportation Program	$586,697
Access Management- Various Intersection	$328,028
Battlefield Medians - Scenic To Hwy 65	$102,305
Campbell And Walnut Traffic Signal	$117,340
Chestnut Expressway Sherman Avenue Intersection	$925,159
Intelligent Transportation System (Its) Deployment And Enhancements Ph 2	$1,211,356
Kimbrough Cherry Traffic Signal	$347,619
Kimbrough Walnut Traffic Signal	$172,102
Ozark Traffic Signal System Upgrade - Bluetooth Technology	$134,657
The Link Crossing At Sunset Street	$105,006
The Link Crossing N Jordan Creek Trail To Chestnut	$109,379
Zoo Projects and Programs	
Dickerson Park Zoo - Additional Public Restrooms	$277,239

City of Springfield
2017 Capital Improvements Program

The Capital Improvements Program is a schedule and strategy for funding and planning the construction, maintenance and replacing the infrastructure and public facilities for a six-year planning window.

Capital Improvement Projects – Defined

- Only include projects or programs that are estimated to cost $100,000 or more
- Are significant, permanent or have a useful life of six years or more
- Independent projects which include the construction of new streets, parks, storm water and sanitary sewer facilities, improvements to the landfill, airport and public facilities, buildings and grounds
- Comprehensive programs which consolidate many smaller individual improvements that do not individually meet the $100K threshold examples: sidewalks, storm water and sewer repair, signal enhancement and neighborhood improvement programs

Prioritizing Capital Improvements

Capital improvement projects and programs are prioritized based on their relationship to the following City Council adopted priorities:

- Center City revitalization
- Communication with citizens
- Long range planning / Vision 20/20
- Public safety
- Quality of life and Economic development
- Transportation / Traffic

Key Points

- The development of the 2017 *Capital Improvements Program (CIP)* represents a collaboration between multiple City departments, resulting in a comprehensive database of all public improvement needs planned everywhere in the City, from the airport to the zoo
- The *Capital Improvements Program* fulfills the City's Charter requirement that the City Manager shall "…. secure an estimate of all capital projects pending and of those which it is recommended should be undertaken (a) within the budget year and (b) within the next five succeeding years."
- The Program identifies capital projects and programs that will be funded in 2017 and those projects and programs anticipated to be funded between 2018 – 2022
- Many of the projects have already been programmed and solicited for funding in connection with the 2016 renewal of the 1/4 Cent Capital Improvement and 1/8 Cent Transportation Sales Taxes
- The *CIP* is updated on an annual basis, creating an opportunity for new projects or programs to be added and existing projects to be amended, as construction schedules and funding demands. This annual review allows projects and programs to receive preliminary approval for funding and inclusion in the annual budget
- The *CIP* also strives to align anticipated capital improvements with adopted plans, studies and related programs the City and its various departments are charged with following

Planned Capital Improvements (2017)
111 Projects / Programs - Estimated Cost: $83,098,347

Planned Capital Improvements (2018 – 2022)
139 Projects / Programs - Estimated to Cost: $361,509,047

Unfunded Capital Improvements (Beyond 2022)
Excess of 118 Projects / Programs – Estimated to Cost: $307,375,595

Completed Capital Improvements (2013 – 2016)
138 Projects / Programs - Estimated Cost: $197,270,756

CAPITAL
Improvements
PROGRAM
2017

For further information, contact:
Planning and Development Department
City of Springfield
840 Boonville Avenue
Springfield, Missouri 65802
417.864.1031
Email: city@springfieldmo.gov

11-28-16

Capital Improvements Planned for 2017
111 Projects and Programs Estimated to Cost $83,098,347 - *Program Highlights*

City Wide Programs

- Sidewalk / curb / gutter and ramp construction Program
- Minor Neighborhood Improvements Program
- School Sidewalk Program
- Reforestation and Landscaping Program
- Neighborhood Works Program (Registered Neighborhoods)

Zone 1 Projects

- Jefferson Avenue Footbridge
- Design - Frisco Lane between Campbell and Benton
- Design - Grant Ave. & Division St. – Intersection Improvements
- Golden and Pacific Stormwater Improvements
- Grand St. Bridge over Jordan Creek (Zone 1 & 3)
- Mount Vernon Bridge over Jordan Creek
- Route EE & North Airport Blvd. – Street Improvements
- New Fire Station in West Central Neighborhood – Property Acquisition and Design
- Zoo Improvements - Primate Exhibit and Site Infrastructure
- Design - Central St – Complete Street Improvements

Zone 2 Projects

- Design for Cherry Street Widening, Barnes to Oak Grove
- Design - Beechwood Heights Stormwater Improvements
- Gelven Withers Subdivision Stormwater Improvements
- Design - Linden and Latoka Stormwater Improvements
- Design - Division St. widening National to Glenstone
- Chestnut Exp. Railroad Grade Separation
- Design - Eastgate Ave. Street Improvements – Mill to Chestnut Expressway
- Design - US 65 & Division St. Interchange Improvements

Zone 3 Projects

- Design - Broadmoor and Grant Stormwater Improvements
- Design - Kansas Exp. Ext south of Republic Road
- Design - Campbell & Walnut Lawn Intersection Improvements (Zone 3 & 4)
- Design - Main Ave. Bridge over Jordan Creek
- College Street Rte. 66 Streetscape
- Grant Ave. Route 66 Streetscape
- Republic Rd. Street Improvements – Parkcrest to Fairview
- Design - Republic Rd. Street Improvements – Fairview to Chase (Zone 3 & 4)
- Republic Rd. Street Improvements – Golden and Hwy. FF

Zone 4 Projects

- Design - Fremont Ave. Street Improvements – Battlefield to Sunset
- Design - Primrose St. Street Improvements
- Design – Galloway St. Street Improvements – Luster to Lone Pine
- Lone Pine Recycling Site Upgrades
- Galloway Village - Lone Pine Stormwater Improvements
- Ravenwood South Stormwater Improvements Phase II
- Design - Battlefield & Fremont Intersection Improvements
- The LINK – Bicycle and Pedestrian Improvements Near Cox Health Campus

DEVELOPMENT REVIEW STAFF REPORT
TRANSFER OF DEVELOPMENT RIGHTS AMENDMENTS

PURPOSE: To amend Subsection 36-303.(33)(b)1., of the General Provisions., in the Zoning Ordinance to add the COM district to the list of prohibited districts for the transfer of development rights for any overnight shelter, soup kitchen, transitional service shelter or combination of these three uses.

REPORT DATE: November 22, 2016

APPLICANT: City of Springfield

FINDINGS FOR STAFF RECOMMENDATION:

1. The proposed amendment will correct an oversight when the COM District was created in 2010.

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.

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 transfer of development rights amendments at their meeting on October 13, 2016.

2. Staff is requesting that the General Provisions (Section 36-303) of the Zoning Ordinance be modified to clarify that the Transfer of Development Rights for Overnight Shelters, Soup Kitchens and Transitional Service Shelters prohibit the transfer of those development rights to the COM District. The current language prohibits the transfer of development rights for these uses to the Center City district. At the time originally adopted, the Center City district included the Commercial Street area. When Commercial Street was rezoned to the new COM district in 2000, the prohibition on transfer of development rights was inadvertently omitted.

3. The Development Issues Input Group (DIIG), Springfield Downtown Association (DSA), Commercial Club, Environmental Advisory Board (EAB) and all registered neighborhood associations were notified of these amendments and have made no objections to date.

CITY COUNCIL MEETING:

January 9, 2017

STAFF CONTACT PERSON:

Daniel Neal
Senior Planner
864-1036

ATTACHMENT 1
PROPOSED CHANGES TO ZONING ORDINANCE
TRANSFER OF DEVELOPMENT RIGHTS AMENDMENTS

Note: Language to be added is underlined.

Sec. 36-303. – General Provisions.
(33) *Overnight shelters.*

(a) Overnight shelters may exceed their bed capacity as permitted under chapter 36 of the Springfield City Code, when the Springfield-Greene County Health Department issues a heat or cold advisory or warning provided that said shelters shall not permit an occupancy for sleeping greater than permitted by City of Springfield building and safety codes.

(b) Any overnight shelter, soup kitchen, transitional service shelter or combination of these three uses may exercise a transfer of development right to relocate all overnight shelter, soup kitchen or transitional service shelter uses from one location to another location that would be within the separations of such uses called for in said ordinance provided that city council finds, following a recommendation by planning and zoning commission, that:

1. Such relocation is not being made to the center city or COM district; and
2. The relocation of said use or uses will reduce the intensity of similar uses in the area of the original location; and
3. That the relocation will not pose any greater impact on the area to be relocated to than is present at the original location from such uses; and
4. The use will be no closer to a soup kitchen, overnight shelter, or transitional shelter or any combination thereof than said use is presently to such facilities.

ATTACHMENT 2
FINAL LANGUAGE AFTER PROPOSED CHANGES
TRANSFER OF DEVELOPMENT RIGHTS AMENDMENTS

Sec. 36-303. – General Provisions.

(33) *Overnight shelters.*

(a) Overnight shelters may exceed their bed capacity as permitted under chapter 36 of the Springfield City Code, when the Springfield-Greene County Health Department issues a heat or cold advisory or warning provided that said shelters shall not permit an occupancy for sleeping greater than permitted by City of Springfield building and safety codes.

(b) Any overnight shelter, soup kitchen, transitional service shelter or combination of these three uses may exercise a transfer of development right to relocate all overnight shelter, soup kitchen or transitional service shelter uses from one location to another location that would be within the separations of such uses called for in said ordinance provided that city council finds, following a recommendation by planning and zoning commission, that:

1. Such relocation is not being made to the center city or COM district; and
2. The relocation of said use or uses will reduce the intensity of similar uses in the area of the original location; and
3. That the relocation will not pose any greater impact on the area to be relocated to than is present at the original location from such uses; and
4. The use will be no closer to a soup kitchen, overnight shelter, or transitional shelter or any combination thereof than said use is presently to such facilities.

ATTACHMENT 3
EXISTING LANGUAGE IN ZONING ORDINANCE
TRANSFER OF DEVELOPMENT RIGHTS AMENDMENTS

Sec. 36-303. – General Provisions.

(33) *Overnight shelters.*

(a) Overnight shelters may exceed their bed capacity as permitted under chapter 36 of the Springfield City Code, when the Springfield-Greene County Health Department issues a heat or cold advisory or warning provided that said shelters shall not permit an occupancy for sleeping greater than permitted by City of Springfield building and safety codes.

(b) Any overnight shelter, soup kitchen, transitional service shelter or combination of these three uses may exercise a transfer of development right to relocate all overnight shelter, soup kitchen or transitional service shelter uses from one location to another location that would be within the separations of such uses called for in said ordinance provided that city council finds, following a recommendation by planning and zoning commission, that:

1. Such relocation is not being made to the center city district; and
2. The relocation of said use or uses will reduce the intensity of similar uses in the area of the original location; and
3. That the relocation will not pose any greater impact on the area to be relocated to than is present at the original location from such uses; and
4. The use will be no closer to a soup kitchen, overnight shelter, or transitional shelter or any combination thereof than said use is presently to such facilities.

Springfield's Oldest
(& Coolest)
Civic Organization

Planning & Zoning Commission
840 Boonville Ave
Springfield, MO 65802

December 6, 2016

BOARD OFFICERS
Mary Collette PRES
Marty Cooper V.P.
Andy Walls SECY
Anne Walls TRES

BOARD MEMBERS
Joe Gidman
Ramona Pieron
Christine Schilling

Greetings Chairman Jason Ray & Board Members,

Thank you for your service to our community and your commitment to the planning and zoning needs of our community. We appreciate the hours of research and time spent dealing with the complicated issues of land use in our fair city and for being a sounding board for neighborhood concerns.

The board and membership of Commercial Club of Springfield voted at our December 6 monthly meeting to reach out and register our strong support for the change proposed by city staff for section 36-303, General Provision/Overnight Shelters that includes our COM district in the Center City zoning area where the one time transfer of development rights would not be allowed.

Commercial Street was originally included in this provision. We were considered Center City prior to the changes that created our new "COM" district. We encourage you to support continuing the protections to our district that this very minor update provides.

Again, we thank you for your service and invite you to explore and support the Creative Edge of Springfield, Historic C-Street.

Mary Collette, President
Commercial Club of Springfield
historicfirehouse@gmail.com
417.839.0119

cc: Mayor Stevens, City Council Members

299 East Commercial
Springfield, MO 65803

www.historicCstreet.com

admin@historicCstreet.com

Facebook: Historic C Street

OFFICIAL NOTICE
PLANNING AND ZONING COMMISSION
2017 SCHEDULE

NOTICE is hereby given to all citizens and interested parties that the Planning and Zoning Commission of the City of Springfield, Missouri, has scheduled the following regular meeting dates for the year 2017. Meetings are scheduled for 6:30pm in the City Council Chambers, third floor of City Hall.

REGULAR MEETINGS

First Meeting	Second Meeting
January 12, 2017	January 26, 2017
February 9, 2017	February 23, 2017
March 9, 2017	March 23, 2017
April 6, 2017	April 20. 2017
May 4, 2017	May 18, 2017
June 15, 2017	June 29, 2017
July 13, 2017	July 27, 2017
August 10, 2017	August 24, 2017
September 7, 2017	September 21, 2017
October 5, 2017	October 19, 2017
November 16, 2017	November 30, 2017
December 14, 2017	December 28, 2017

Mary Lilly Smith, Executive Secretary
Planning and Zoning Commission
City of Springfield