



Springfield Planning and Zoning Commission

City Council Chambers (830 Boonville)

Date: June 4, 2020
Time: 6:30 p.m.

Members: Randall Doennig (Chair), King Coltrin (Vice-Chairman), Melissa Cox, David Shuler, Dee Ogilvy, Cameron Rose, Joel Thomas, Natalie Broekhoven, and Britton Jobe.

This meeting will be conducted both at 830 N. Boonville Ave. and electronically. The public may observe, physically attend (the number of people gathered will be limited with physical distancing requirements applied) or view at <https://cityview.springfieldmo.gov/livestream/>.

1. ROLL CALL

2. APPROVAL OF MINUTES

May 7th, 2020

Documents:

[PZ MINUTES 5-7-2020.PDF](#)

3. COMMUNICATIONS

City Council Summary May 4th, 2020

Documents:

[NA 05-04-20.PDF](#)

City Council Summary May 18th, 2020

Documents:

[NA 05-18-20.PDF](#)

4. CONSENT ITEMS

5. Relinquishment Of Easement 900

2202 North Belcrest Avenue, SFC Real Estate, LLC

Documents:

[RE 900 SR.PDF](#)

6. Relinquishment Of Easement 901

6317 South Creeksedge Drive, St. Andrews Club Owners Association, Inc.

Documents:

[RE 901 SR.PDF](#)

7. UNFINISHED BUSINESS

8. PUBLIC HEARINGS

9. Planned Development 374

3503, 3521, 3527, & 3535 South Lone Pine Avenue, Elevation Enterprises, LLC

Documents:

[PD 374 TABLING MEMO.PDF](#)

10. Z-12-2020

405 North Jefferson Avenue, Missouri State Board of Governors and Vecino Group

Documents:

[Z-12-2020 TABLING MEMO.PDF](#)

11. Preliminary Plat Of IDEA Commons

405 North Jefferson Avenue, Missouri State Board of Governors and Vecino Group

Documents:

[IDEACOMMONS SR.PDF](#)

12. Preliminary Plat Of Kirkland Commons

3502 East Chestnut Expressway, Burks Development Corporation c/o Gary M. Burks

Documents:

[KIRKLAND COMMONS SR.PDF](#)

13. Planned Development 298 FDP

3414 East Chestnut Expressway, Burks Development Corporation c/o Gary M. Burks

Documents:

[PD 298 FDP COMPLETE SR.PDF](#)

14. Z-13-2020 W/COD #186

3221 West Keamey Street, The Agron H. Selenica & Lele L. Selenica Family Trust

Documents:

[Z-13-2020 TABLING MEMO.PDF](#)

15. Preliminary Plat Of Catalpa Cottages

2531 East Catalpa Street, LK Building Group

Documents:

[CATALPACOTTAGESRENEWAL.PDF](#)

16. Vacation 820

600 East Commercial Street, E. Joseph Hosmer

Documents:

[VAC 820 SR.PDF](#)

17. Vacation 821

914 South Jefferson Avenue, Bry an Properties, LLC and Sarah Owens

Documents:

[VAC 821 SR.PDF](#)

18. Vacation 819

Crenshaw Road from Kissick Avenue to Ridgecrest Street, City of Springfield

Documents:

[VACATION 819 TABLING MEMO.PDF](#)

19. OTHER BUSINESS

20. ADJOURN

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

May 7, 2020
MINUTES OF THE PLANNING AND ZONING COMMISSION
Springfield, Missouri

The Planning and Zoning Commission met in regular session and Zoom video conferencing in the City Council Chambers.

Roll Call - Present: Randall Doennig, (Chairman), King Coltrin (Vice-Chairman), Cameron Rose, Britton Jobe, Dee Ogilvy, Melissa Cox, Joel Thomas, and David Shuler. Absent: Nathalie Broekhoven. Staff in attendance: Bob Hosmer, Planning Manager, Kyle Tolbert, Assistant City Attorney, and Mary Lilly Smith, Planning Director.

MINUTES: The minutes of March 12, 2020 were approved.

COMMUNICATIONS: Bob Hosmer reported on City Council meeting actions.

CONSENT ITEMS:

Relinquishment of Easement 899
2845 South Morningway Drive
Applicant: Marsha D. Slight Revocable Trust

COMMISSION ACTION:

Ms. Cox motioned to **approve** consent item Relinquishment of Easement 899 (2845 South Morningway Drive). Mr. King seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Cox, Shuler, Jobe, Thomas, and Rose. Nays: None. Abstain: None. Absent: Broekhoven.

UNFINISHED BUSINESS:

PUBLIC HEARINGS:

Z-7-2020 w/COD #183
851 West Farm Road 182
Applicant: Burning Tree Consulting, LLC

(Britton Jobe recused)

Mr. Hosmer stated that this is a request to rezone approximately 9.84 acres of property generally located at 851 West Farm Road 182 from County R-1, Suburban Residence District to R-LD, Low Density Multifamily Residential District and establish Conditional Overlay District No. 183. The Comprehensive Plan identifies the northeast part of the property as appropriate for Medium or High-Density Housing and southwest part of property as appropriate for Low Density Housing. The Plan encourages residential developments to provide for a variety of housing types. The Transportation Plan classifies Farm Road 182/Plainview Road as a Secondary Arterial roadway. A Traffic Impact Study was not required, as the change in zoning did not increase the trip generation. A fee in lieu of on-site stormwater detention will not be allowed, and detention will be required. A stream buffer easement will be required. The proposed R-LD district is intended for densities up to 18 dwelling units per acre. However, the applicant has limited the subject property to eleven (11) dwelling units per acre. The standard bufferyards of 15 ft/plantings between property to the north and west and requires a 45-degree bulk plane/height restriction. Staff recommends approval.

Mr. Doennig opened the public hearing.

Jared Davis, applicant representative, here to answer any questions. Traffic study was not required due to not changing the trip generation and with the growth management plan we fall beneath the density and have reduced to low density and lowered density from 18 to 11 du/ac.

Ms. Cox asked about the artist rendering.

Mr. Jared Davis noted that it is from the architect and there to help the neighbors visualize the project.

Mr. Titus Williams, 1414 E. Primrose, developer/owner and went through the process previously through the county and went through the neighborhood concerns. A group of individuals were interested in the property and so we pulled the project from the county, however the negotiations did not proceed and now we are going through the City with a lower density and here to answer any questions.

Mr. Joel Thomas asked if they are 2 story duplexes and about a potential road to the north.

Mr. Titus noted that they are 2 stories duplexes set in a park like setting. The road to the north and looking to make an emergency access to the east, not the north.

Mr. Ronald Greenway, 961 W. Shadowlawn Street is in strong opposition and has concerns regarding traffic, noise pollution, public safety (lack of sidewalk for school kids) and believes that a traffic study is warranted. He noted the severe backup of traffic during peak hours on Plainview Road, and commented on storm water problems stating damage to the common area.

Mr. Ryan Jones, 988 W. Parkhill Circle stated his concerns regarding the density of the development and wants it to be lower du/ac and commented on issues of trespassers and vandalism from the area apartment complexes. He also noted his concerns of storm water problems and picks up the trash that flows through his property after storms. Sent in a letter asking for amendments to the conditional overlay for lower density with greater setbacks and more bulk plain restrictions.

Ms. Shannon Underwood, 909 West Farm Road 182 and here to speak on behalf of my family and surrounding families. We strongly opposed this project and we opposed the project when presented through the Greene County Planning and Zoning Commission which failed and noted concern on storm water, decreased property values, and traffic issues and would like it to remain Single-Family Residential zoning.

Mr. Ken Clarkston, 901 West Farm Road 182 noted his concerns on the access on the north (his front yard and will not sale), storm water problems, decreased property values, increased traffic, overcrowding of schools, safety of children walking to school on sidewalk next to busy road, potential increase of crime and stated that Single-Family Residential should remain.

Mr. Patrick Platter, 2144 E. Republic Road representing the Underwood family and stated his concerns of a possible 3 story duplexes and 11 du/ac causing traffic concerns (880-day trips), noting that annexation still remains to completed before the property can be rezoned. He noted that there was not a regular neighborhood meeting (Covid-19) per the emergency conditions.

Mr. King asked about what would Mr. Platter would propose for development on this property.

Mr. Platter stated that are several options for development that would fit with step-down zoning, however, would need more information and again noting that a regular neighborhood meeting was not held.

Ms. Anita Cotter read off a list of individuals who submitted written comments/testimony which are reflected with the staff report.

Richard Coder	Jennifer Yanders	Stephen Whisler
Alan Cummins	Stephen Johnson	Brad & Stephanie Brotherton
Kyle & Ashtyn Evans	Andrew Tasset	David & Stephanie Fessenden
Ken & Holly Clarkson	Dr. Andrew Post	LeeAnne Wallace
Derrick & Shannan Underwood	Jake & Tisha Joplin	Jim Roebuck
Ronald & Casey Greenway	Brian & Melissa Gelner	Don Simpson
Darrell Riemann	Ron & Lori Morgan	Ryan & Amanda Jones
Mary Henderson	Victor & Deanne Wilson	Stephanie Hesser

Mr. Doennig closed the public hearing.

Ms. Cox asked about Residential Townhouse development as being appropriate step-down.

Mr. Hosmer noted that the applicant originally wanted Medium-Density Residential, but staff recommended 11 du/ac because Residential Townhouse would require individual lots and streets.

Mr. Thomas asked about a traffic study and noted the traffic problems in that area about lack of regular neighborhood meetings.

Mr. Hosmer stated that the regular neighborhood was waived due to the Covid-19 and noted Public Works would have more information.

Mr. Derek Estell, Public Works noted that Farm Road 182 is still in Greene County and will stay in Greene County after annexation and rezoning and noted existing subpar conditions are not the responsibility of the developer that they only have to address the concerns with their development. This potential development would only generate 49 more trips in the AM peak hours and 59 more trips in the PM peak hours for a total of approximately 705 trips per weekday and do not exceed trips allowed thresholds. The possible extension off of Sycamore and Bryant street requires connection through adjacent land through someone property.

Mr. Coltrin ask for clarification regarding Residential Low-Density with the overlay is to equate it to Residential Townhouse in order forgo the platting process.

Mr. Hosmer noted that it is correct.

Ms. Cox asked for clarification on Residential Townhouse and Residential Low-Density.

Mr. Hosmer noted that Residential Low-Density is not required to build individuals streets.

Ms. Ogilvy noted that she understands about not having a regular neighborhood meeting during Covid-19 but will be voting nay and hopes that the developer will meet with the neighborhood to discuss on what they all can agree upon.

Mr. Doennig asked if north side of Farm Road 182 has a sidewalk and will remain

Mr. Hosmer stated that it has a sidewalk and it will remain.

COMMISSION ACTION:

Ms. Cox motioned to **approve** Z-7-2020 w/COD #183 (851 West Farm Road 182). Ms. Ogilvy seconded the motion. Ayes: Coltrin, Thomas, and Rose. Nays: Doennig, Ogilvy, Cox, and Shuler. Abstain: None. Absent: Broekhoven. (Britton Jobe recused). **(MOTION FAILED)**

Preliminary Plat of Troy Acres 1st Addition
500 blk South Troy Avenue
Applicant: Crawford-Mace Properties, LLC

Mr. Hosmer stated that this is a request to approve a 1.13 acre six-lot residential subdivision located in the 600 Block of South Troy Avenue. The Comprehensive Plan identifies this area as appropriate for Low-Density Housing. Single-Family residential developments are an appropriate land use for this designation. The Major Thoroughfare Plan classifies Troy Avenue as a Local Street which supports the proposed land use. The property is zoned R-SF. The minimum lot size for the R-SF District is 6,000 square feet. The proposed subdivision will have lot sizes between 7,895 to 8,477 sf. Public improvement plans are required for the street and sidewalks improvements. The final plat cannot be approved until public improvement plans have been submitted, approved, and the improvements constructed or escrowed. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department. If Planning and Zoning Commission approves the preliminary plat, 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. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Jerry Crawford, developer, here to answer any questions.

Mr. John Shinpoch, 505 South Troy and is in opposition to the proposed preliminary plat. He voiced his concern for the number of homes proposed (6), however would not object to the normal amount of homes (3) for that size and noted that Troy Avenue width reduces in size and there are no drains along the street so all the storm water goes right into the proposed development and does cause problems. He also noted that his neighborhood is a stabilized area and that starter houses are not a good fit for this area.

Ms. Anita Cotter read off a list of individuals who submitted written comments/testimony which are reflected with the staff report.

Chris Scott	Dennis Whiteside	James Gilmore	Randall Willoughby
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Mr. Doennig closed the public hearing.

Mr. Thomas asked about minimum square foot per lot per Residential Single-Family

Mr. Hosmer noted that the zoning code does not legislate the size of the home itself, but the lot. The minimum lot is 6000' and those lots average 7000' to 8000'.

Mr. Coltrin asked confirming lots that exist.

Mr. Hosmer stated that the subdivision codes meet the standards, and if some neighbors do not want those type of people in the neighborhood, we would not get involved

COMMISSION ACTION:

Mr. King motioned to **approve** Preliminary Plat of Troy Acres 1st Addition (500 blk South Troy Avenue). Ms. Ogilvy seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Shuler, Jobe, Thomas, and Rose. Nays: None. Abstain: None. Absent: Broekhoven and Cox.

Preliminary Plat of Degraffenreid-Woods
2001 West Walnut Lawn Street

Applicant: Wood Holdings, LLC & Glenn Degraffenreid

(Britton Jobe recused)

Mr. Hosmer stated that this is a request to approve a 11.62 acre 2-lot commercial and residential subdivision located at 2001 West Walnut Lawn Street. The Comprehensive Plan identifies this area as appropriate for Medium or High-Density Housing. However, the current zoning allows commercial (GR) uses and PD (MF and SF) uses. The Transportation Plan classifies Kansas Expressway, Walnut Lawn Street as a Secondary Arterial and Cox Road as a Collector roadway. A stream buffer easement is required (90 feet on each side measured from the top of bank) and a sinkhole report will be required with final plat. The property owners have created an illegal lot split with the sale of the property to the west prior to the recording of the final plat. The preliminary plat and final plat will bring the property into compliance. The width of the sidewalk along Cox Road should be 5 feet. The plat needs a note stating that the driveway approach on lot 1 will need to be moved west to meet current city spacing requirements which is 150 feet from the intersection of Kansas Expressway at the time of redevelopment of lot 1. Cox Avenue is a classified as a collector and requires 30 feet of right of way from the centerline. It appears an additional 10 feet is needed. Public improvement plans are required for the street and sidewalks improvements. The final plat cannot be approved until public improvement plans have been submitted, approved, and the improvements constructed or escrowed. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department. If Planning and Zoning Commission approves the preliminary plat, 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. Staff recommends approval.

Mr. Doennig opened the public hearing.

Ms. Teresa Davison, applicant representative stated that this is a point of clarification from 1993 and reinstated the staff recommendations and here to answer any questions.

Mr. Patrick Platter, 2144 E. Republic Road, representing the owners and the only issue here is the right-of-way that has been worked out and they will dedicate 10' on Cox Road and the right-of-way on Walnut Lawn is not an issue and will work out the final plat with staff.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. King motioned to **approve** Preliminary Plat of Degraffenreid-Woods (2001 West Walnut Lawn Street). Ms. Ogilvy seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Shuler, Thomas, and Rose. Nays: None. Abstain: None. Absent: Broekhoven and Cox. (Britton Jobe recused)

Vacation 818

Portion of platted alley south of the 400 blk East Pacific Street

Applicant: Historical Commercial Development, LLC & Titus Williams, LLC

Mr. Hosmer stated that this is a request to vacate a portion of a platted alley adjacent to 1630 North Jefferson Avenue and south of the 400 block of East Pacific Street. The applicant is requesting to vacate an alley right of way for the development of the property. All adjacent property owners have given consent to the vacation. The request meets the approval criteria.

Any person objecting may petition the City Council to review the request to vacate by filing an appeal within 15 days with the City Clerk from the date the resolution was passed by the Planning and Zoning Commission. Staff recommends approval.

Mr. Doennig opened the public hearing.

Jared Davis, applicant representative stated that they are doing the vacation for potential development and here to answer any questions.

Mr. Titus Williams, 1414 E. Primrose, developer/owner, here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Jobe motioned to **approve** Vacation 818 (Portion of platted alley south of the 400 blk East Pacific Street). Mr. Coltrin seconded the motion. Ayes: Doennig, Coltrin, Jobe, Ogilvy, Shuler, Thomas, and Rose. Nays: None. Abstain: None. Absent: Broekhoven and Cox.

Planned Development 373

6320 South Creeksedge Drive

Applicant: DW Daniel Inc.

(David Shuler recused)

Mr. Hosmer stated that this is a request to approve Planned Development 373 generally located at 6320 South Creeksedge Drive. The Comprehensive Plan identifies this area as appropriate for Low Density Housing uses. The applicant is proposing to rezone the subject property from Planned Development 318, to Planned Development No. 373 to allow for a patio home construction within a condominium subdivision. Planned Development 318 only allows for single family homes. Planned Development 209 located south of the subject property does allow for patio homes. The property was illegally split down the middle of a single-family constructed house on October 26, 2018. The application for a Planned Development and concurrent administrative subdivision will bring the property into compliance with the Zoning Ordinance and the Subdivision Regulations. Staff recommends approval.

Mr. Doennig opened the public hearing.

Jared Davis, applicant representative, here for clean-up and follow with a replat and here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Coltrin motioned to **approve** Planned Development 373 (6320 South Creeksedge Drive). Ms. Ogilvy seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Jobe, Thomas, and Rose. Nays: None. Abstain: None. Absent: Broekhoven and Cox.

(David Shuler recused)

Z-9-2020

303 North Scenic Avenue & 2711 West Olive Street

Applicant: Parker Realty and Development, LLC & Michael C. Carlson Properties, LLC

Mr. Hosmer stated that this is a request to rezone approximately 1 acre of property generally located at 303 North Scenic Avenue and 2711 West Olive Street from HC, Highway Commercial District and R-SF, Single-Family Residential District to R-TH, Residential Townhouse District. The Comprehensive Plan identifies this area as an appropriate for Low Density Housing. R-TH is consistent with this category. The Transportation Plan classifies Scenic Avenue as a Secondary Arterial and Olive Street and Water Street as a Local roadways. A Traffic Impact Study was not required, as the change in zoning did not increase the trip generation. A fee in lieu of on-site stormwater detention will not be allowed, and detention will be required. The property is located in a stream buffer area. A fee in lieu of on-site stormwater detention will not be allowed, and detention will be required. The property is located in a stream buffer area. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Brent Parker, applicant/owner, wants to rezone for possible purchase to Residential Townhouse.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Jobe motioned to **approve** Z-9-2020 (303 North Scenic Avenue & 2711 West Olive Street). Mr. Coltrin seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Shuler, Jobe, Thomas, and Rose. Nays: None. Abstain: None. Absent: Broekhoven and Cox.

Vacation 816

700-800 blk North Drury Lane & 500-600 blk East Bob Barker Boulevard

Applicant: Drury University

Mr. Hosmer stated that this is a request to vacate Drury Lane between Central Street and Chestnut St and to vacate Bob Barker Boulevard between Drury Lane and an alley located approximately 215 feet to the west. The applicant, Drury University, is requesting to vacate the right-of-way consistent with the Campus Master Plan, which was adopted by the City of Springfield on April 2, 2001. All adjacent property owners have given consent to the vacation. A utility easement will be dedicated to the City to accommodate existing infrastructure. The request for vacation meets the approval criteria. Any person objecting may petition the City Council to review the request to vacate by filing an appeal within 15 days with the City Clerk from the date the resolution was passed by the Planning and Zoning Commission. Staff recommends approval.

Ms. Ogilvy has a question regarding emergency vehicle access.

Mr. Hosmer noted that there will be private access for emergency vehicles

Mr. Thomas asked with Drury needs to have a permit or approval.

Mr. Hosmer stated that a private university would have to work with city staff.

Mr. Doennig opened the public hearing.

Mr. Derek Lee, 1200 E. Woodhurst and wants to improve the street and not take it out, Drury will own both sides and put enhanced vegetation in and brick pavers for visual appeal for a new building.

Ms. Ogilvy asked about potential access.

Mr. Lee stated that it would not be blocked off, but will be more attractive for the University and their planned new building.

Mr. Thomas asked the jurisdiction of the street for University and the utilities.

Mr. Hosmer stated that the City is still retaining the easements.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Coltrin motioned to **approve** Vacation 816 (700-800 blk North Drury Lane & 500-600 blk East Bob Barker Boulevard). Ms. Ogilvy seconded the motion. Ayes: Doennig, Coltrin, Jobe, Ogilvy, Shuler, Thomas, and Rose. Nays: None. Abstain: None. Absent: Broekhoven and Cox.

Vacation 817

800 blk East Division Street & 800 blk East Locust Street

Applicant: Springfield Public Schools

Mr. Hosmer stated that this is a request to vacate right of way located in the 800 Block of East Division Street and in the 800 Block of Locust Street. Applicant, SPS is requesting to vacate an alley for the development of the new Berry Elementary School. The alley will be split between adjacent property owners; Springfield Public Schools owns all property on the east side of the alley. A utility and sewer easement will be dedicated to the City to accommodate existing infrastructure. The request for vacation meets the approval criteria. Any person objecting may petition the City Council to review the request to vacate by filing an appeal within 15 days with the City Clerk from the date the resolution was passed by the Planning and Zoning Commission. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Derek Lee, 1200 E. Woodhurst, representing the construction for Berry Elementary and they are requiring more space and here to answer any questions.

Ms. Ogilvy asked about a neighbor's fence.

Mr. Lee noted that they will be constructing a new fence for them.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Coltrin motioned to **approve** Vacation 817 (800 blk East Division Street & 800 blk East Locust Street). Ms. Ogilvy seconded the motion. Ayes: Doennig, Coltrin, Jobe, Ogilvy, Shuler, Thomas, and Rose. Nays: None. Abstain: None. Absent: Broekhoven and Cox.

Z-10-2020

2001 East Commercial Street

Applicant: Superior Solvents and Chemicals, Inc.

Mr. Hosmer stated that this is a request to rezone approximately 2.16 acres of property generally located at 2001 E. Commercial Street from GM, General Manufacturing District to HM, Heavy Manufacturing District. The Comprehensive Plan identifies this area as an appropriate for Low-Density Housing, with a small portion of the property's southern half as appropriate for Medium Intensity Retail, Office or Housing. However, the surrounding property is zoned either GM, General Manufacturing or HM, Heavy Manufacturing District. The Transportation Plan classifies Commercial Street and Nias Avenue as local roadways. A Traffic Impact Study was not required. A fee in lieu of on-site stormwater detention will not be allowed, and the property is not located within a stream buffer area. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Geoff Butler, 319 N. Main noted that the property is in the area of heavy manufacturing and they want to expand their operation and here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Coltrin motioned to **approve** Z-10-2020 (2001 East Commercial Street). Ms. Ogilvy seconded the motion. Ayes: Doennig, Coltrin, Jobe, Ogilvy, Shuler, Thomas, and Rose. Nays: None. Abstain: None. Absent: Broekhoven and Cox.

Z-11-2020

2607 North Mulroy Road

Applicant: SRC Holdings Corp.

Mr. Hosmer stated that this is a request to rezone approximately 68 acres of property generally located at 2607 N. Mulroy Road from Planned Development 225 and HM, Heavy Manufacturing with COD #94 to IC, Industrial Commercial District and establishing Conditional Overlay District No. 185. The Comprehensive Plan identifies this area as an appropriate area for light industry, office or office-warehouse. This area is also within the emerging Activity Center of I-44 and Mulroy Road as described in the Plan. The Transportation Plan classifies Kearney St./State Highway OO, Mulroy Road and Farm Road 112 as primary arterial roadways. A Traffic Impact Study has been submitted and will require improvements for access to Mulroy Road. A fee in lieu of on-site stormwater detention will not be allowed, and the property is not located in a stream buffer area. The proposed rezoning will not significantly increase the intensity of uses or development on the site. Staff recommends approval.

Mr. King asked why not straight Industrial Commercial and why the overlay.

Mr. Hosmer noted that there are other conditions.

Mr. Doennig opened the public hearing.

Mr. Geoff Butler, 319 N. Main stated that this was rezoned to Planned Development, however the Planned Development does not allow what SRC needs and the Industrial Commercial is a better fit to commerce and this area has several sink holes.

Mr. King asked why a conditional overlay, why not straight Industrial Commercial zoning.

Mr. Butler noted that there are requirements to the Planned Department and Heavy Manufacturing zoning which are the improvements to North Mulroy Road and the right turn lane, and they will be done in a few weeks.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Coltrin motioned to **approve** Z-11-2020 (2607 North Mulroy Road). Mr. Jobe seconded the motion. Ayes: Doennig, Coltrin, Jobe, Ogilvy, Shuler, Thomas, and Rose. Nays: None. Abstain: None. Absent: Broekhoven and Cox.

Planned Development 192 FDP

1619 East Independent Street

Applicant: Mid-Missouri Bank

Mr. Hosmer stated that this is a request to approve the Final Development Plan for Planned Development 192 on approximately 1.64 acres of property located at 1619 E. Independence Street. The Comprehensive Plan identifies this area as appropriate for High Intensity Retail Office or Housing uses. The applicant applied for and received the approval of a building permit and begin construction of a multi-story office building in 2019, without the approval of a Final Development Plan. All plans provided during the permit process were found to comply with the requirements prescribed by Planned Development 192. The Planning and Zoning Commission is to review and take final action on this proposal. The proposed final development plan was reviewed by all City departments without any issues. Requires Planning and Zoning Commission only approval. Requires 5 voting members to approve. Staff recommends approval.

Mr. Doennig opened the public hearing.

No speakers.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Coltrin motioned to **approve** Planned Development 192 FDP (1619 East Independent Street). Ms. Ogilvy seconded the motion. Ayes: Doennig, Coltrin, Jobe, Ogilvy, Shuler, Thomas, and Rose. Nays: None. Abstain: None. Absent: Broekhoven and Cox.

Conditional Use Permit 443
2851 West Republic Road
Applicant: 2851 W. Republic Rd., LLC

(King Coltrin recused)

Mr. Hosmer stated that this is a request to allow an automotive service garage within a GR, General Retail District generally located at 2851 West Republic Road. The Comprehensive Plan identifies this as an appropriate for High Intensity Retail, Office or Housing. General Retail uses are appropriate. The applicant is proposing to build a new automotive service garage at this location. Automotive service garage requires a Conditional Use Permit. The Major Thoroughfare Plan classifies Republic Road as a Primary Arterial roadway. A Traffic Impact Study was not required as the change in zoning did not increase the trip generations. A fee in lieu of on-site stormwater detention will not be allowed. The property is not located in a stream buffer area. The CUP would allow an automotive service garage in conformance with the site plan and 21 standards in Attachment 3 and 5. No outside activities. It does not permit automobile body and fender repair or paint shops. Between the GR and R-TH to the north there is a required 15 feet landscaped Type S2 bufferyard and a perimeter landscaping along the street, however, the site is already fully developed and would be considered a legal nonconforming use. A 30-degree bulk plane is provided from the R-TH District. The CUP will require:

- Lighting to be significantly reduced during non-operational hours,
- Must meet the Sign standards and,
- Comply with the attached site plan.

Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Dane Seiler, 5051 S. National, applicant's representative, had a neighborhood meeting in January and mentioned possible noise concerns, but they were addressed, and others had questions regarding an autobody shop, but they will not be allowed to have an autobody parts shop.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Jobe motioned to **approve** Conditional Use Permit 443 (2851 West Republic Road). Ms. Ogilvy seconded the motion. Ayes: Doennig, Jobe, Ogilvy, Shuler, Thomas, and Rose. Nays: None. Abstain: None. Absent: Broekhoven and Cox.

(King Coltrin recused)

Preliminary Plat of East Sunshine Property Group
1750 South Campbell Avenue
Applicant: East Sunshine Property Group, LLC

(King Coltrin and Joel Thomas recused)

Mr. Hosmer stated that this is a request to approve a 1.53 acre 2-lot commercial subdivision located at 1750 South Campbell Avenue. The Comprehensive Plan identifies this area as appropriate for High Intensity Retail, Office or Housing. The Transportation Plan classifies Sunshine Street and Campbell Avenue as Primary Arterials which support the proposed land use. Current zoning district is General Retail. A Traffic Impact Study was not required. Proposed lots meet all zoning and subdivision requirements. Mr. Doennig opened the public hearing. Public improvement plans are required for the street and sidewalks improvements. The final plat cannot be approved until public improvement plans have been submitted, approved, and the improvements constructed or escrowed. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department. If Planning and Zoning Commission approves the preliminary plat, 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. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Dane Seiler, 5051 S. National, applicant's representative cleaned up the area is looking into dividing into lots and here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Jobe motioned to **approve** Conditional Use Permit 443 (2851 West Republic Road). Ms. Ogilvy seconded the motion. Ayes: Doennig, Jobe, Ogilvy, Shuler, and Rose. Nays: None. Abstain: None. Absent: Broekhoven and Cox. (King Coltrin and Joel Thomas recused)



Noted Agenda City Council Meeting

City Council Chambers
Historic City Hall, 830 Boonville

Ken McClure, Mayor

Zone Councilmembers

- Phyllis Ferguson, Zone 1
- Abe McGull, Zone 2
- Mike Schilling, Zone 3
- Matthew Simpson, Zone 4

General Councilmembers

- Jan Fisk, General A
- Craig Hosmer, General B
- Andrew Lear, General C
- Richard Ollis, General D

**Upcoming Council Meeting Agenda
May 4, 2020 - 6:30 p.m.**

This meeting will be conducted both at 830 N. Boonville Ave. and electronically. The public may observe, physically attend (the number of people gathered will be limited to fewer than 10 per space with physical distancing requirements applied) or viewed at <https://cityview.springfieldmo.gov/livestream/>.

Speakers must sign up with the City Clerk no later than 5:00 p.m. the Friday before the meeting to speak to an issue on the agenda. Citizens wishing to submit comments to City Council may do so at <https://www.springfieldmo.gov/FormCenter/City-Council-6/Citizen-Comment-Form-for-Regular-Springf-368>.

Speakers are to limit their remarks to three to five minutes.

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

- 1. ROLL CALL.
- 2. APPROVAL OF MINUTES. APRIL 20, 2020 CITY COUNCIL MEETING AND THE APRIL 28, 2020 SPECIAL CITY COUNCIL MEETING.
- 3. FINALIZATION AND APPROVAL OF CONSENT AGENDAS. CITIZENS WISHING TO SPEAK TO OR REMOVE ITEMS FROM THE CONSENT AGENDAS MUST NOTIFY THE CITY CLERK BY 5:00 P.M. ON FRIDAY, MAY 1, 2020.
- 4. CEREMONIAL MATTERS.

Approved as Presented

Approved as Presented

Persons addressing City Council will be escorted to a monitored computer and address City Council via Zoom. Please clearly state your 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 three days prior to the scheduled meeting.

5. **CITY MANAGER REPORT, PUBLIC HEALTH DIRECTOR 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.**

6588 7. Council Bill 2019-104 Substitute No. 2. (Council)

A general ordinance adopting Springfield City Code Chapter 70, 'Licenses, Permits and Miscellaneous Business Regulations,' Article XVIII, 'Short-Term Loan Establishments,' to establish regulations for short-term loan establishments, including a permit requirement and registration fee.

**Failed due to
Passage of
2019-104
Substitute
No. 2**

8. **Council Bill 2019-104. (Schilling, Hosmer, Ollis, and Simpson) Tabled May 6, 2019 to the June 17, 2019 City Council meeting. Tabled June 17, 2019 to the October 21, 2019 City Council meeting. Tabled at the October 21, 2019 City Council meeting to the February 10, 2020. Tabled at the February 10, 2020 City Council meeting to the April 20, 2020 City Council meeting. Tabled at the April 20, 2020 City Council meeting to the May 4, 2020 City Council meeting.**

A general ordinance adopting Springfield City Code Chapter 70, 'Licenses, Permits and Miscellaneous Business Regulations,' Article XVIII, 'Short-Term Loan Establishments,' to establish regulations for short-term loan establishments, including a permit requirement and registration fee.

**Failed due to
Passage of
2019-104
Substitute
No. 2**

9. **Council Bill 2019-104. Substitute No. 1. (McClure) Tabled at the May 6, 2019 City Council meeting to the June 17, 2019 City Council meeting and referred to the Committee of the Whole for recommendation. Tabled at the June 17, 2019 meeting until the October 21, 2019 meeting. Tabled at the October 21, 2019 City Council meeting until the February 10, 2020 City Council meeting. Tabled at the February 10, 2020 City Council meeting until the April 20, 2020 City Council meeting. Tabled at the April 20, 2020 City Council meeting to the May 4, 2020 City Council meeting.**

A general ordinance adopting Springfield City Code Chapter 70, 'Licenses, Permits and Miscellaneous Business Regulations,' Article XVIII, 'Short-Term Loan Establishments,' to establish regulations for short-term loan establishments.

27308 10. Council Bill 2020-079. (Council)

A special ordinance calling an election on August 4, 2020, in the City of Springfield, Missouri, to submit to the qualified voters a question as to whether the City shall be authorized to impose a fee for a Short-Term Loan Establishment permit in the amount of \$5,000 annually, new or renewal, or \$2,500 for a permit issued with less than 6 months remaining in the calendar year.

6589 11. Council Bill 2020-075. (McGull)

A general ordinance amending Section 1-9 of the Springfield City Code, 'City Limits;' and amending Section 46-1 of the Springfield City Code, 'Boundaries of wards, precincts and council zones;' for the purpose of annexing 1.86 acres of private property into the City of Springfield, Missouri, generally located at 3245 West Sunshine Street and referenced as Annexation A-1-2020. (Staff recommends approval.)

6590 12. Council Bill 2020-076. (Schilling)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning 1.86 acres of property, generally located at 3245 West Sunshine Street from County C-2, General Commercial district, to HC, Highway Commercial district; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission both recommend approval.) (By: Russell L. & Minnie Black Trust; 3245 West Sunshine Street; Z-4-2020.)

6591 13. Council Bill 2020-077. (Ferguson)

A general ordinance amending the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning 13.28 acres of property, generally located at 3859 West Maple Street from Planned Development district No. 263 to R-MHC, Manufactured Home Community district; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission both recommend approval.) (By: Daniel Inc.; 3859 West Maple Street; Z-6-2020.)

6592 14. Council Bill 2020-078. (Ollis, Lear, Hosmer, & McGull)

A general ordinance amending Chapter 36 of the City Code, Article III, 'Zoning Regulations,' Sections 36-321 and 36-385; and adding thereto one new section 36-475 for the purpose of providing regulations for tiny homes, tiny home communities, campgrounds, and recreational parks. (Staff and Planning and Zoning Commission both recommend approval.)

27309 15. Council Bill 2020-070. (McGull)

A special ordinance authorizing the City Manager, or his designee, to expend 1/4-Cent Capital Improvement Sales Tax/Cost Share Program Funds in an amount not to exceed \$2,103,000.00, for preliminary engineering expenses as part of the City's Cost Contribution for the federal "Better Utilizing Investments to Leverage Development" ("BUILD") grant funds, for the Grant Avenue Parkway project.

6593 16. Council Bill 2020-080. (Lear)

A general ordinance amending Chapter 2, Section 2-92 of the Springfield City Code, known as the 'Salary Ordinance,' for the purpose of adding one full time equivalent position of a Professional Engineer (PAT 12) to the Department of Public Works; and adjusting the authorized employee positions.

27310 17. Council Bill 2020-083. (Hosmer)

A special ordinance approving the plans and specifications for the Sanitary Sewer Overflow Control Program, Group 5 Public Sewer Rehabilitation – Sewer Main Cleaning, Closed Circuit Televised Video and Cured-in-Place Pipe project; accepting the bid of Insituform Technologies USA, LLC, in the amount of \$11,910,550.00 for the project; authorizing the City Manager, or his designee, to enter into a contract for said project; and approving a budget adjustment in the amount of the bid, plus a contingency, to amend the Fiscal Year 2019-2020 budget of the Department of Environmental Services Clean Water Enterprise Fund by appropriating reserves of said fund in the amount of \$14,888,187.50.

18. RESOLUTIONS.**19. EMERGENCY BILLS.****20. PUBLIC IMPROVEMENTS.****21. GRANTS. Citizens May Speak. May Be Voted On.****27311 22. Council Bill 2020-086 (Lear)**

A special ordinance Authorizing the City Manager, or his designee, to accept grant funds from the Missouri Department of Natural Resources to support construction of the Fassnight Creek Stormwater Improvement Project at the Springfield Art Museum; amending the budget of the Department of Public Works for Fiscal Year 2019-2020 in the amount of \$277,834.00; and declaring this bill qualifies as a one-reading bill.

27312 23. Council Bill 2020-087 (Schilling)

A special ordinance authorizing the City Manager, or his designee, to accept a Surface Transportation Block grant from the Missouri Highways and Transportation Commission to fund construction of a trail and bicycle/pedestrian bridge for the Fassnight Creek Greenway Trail – Clay Avenue to Brookside Drive; and amending the budget of the Department of Public Works for Fiscal Year 2019-2020 in the amount of \$217,461.00; and declaring that this Council Bill qualifies for approval in one-reading.

24. AMENDED BILLS.**25. COUNCIL BILLS FOR PUBLIC HEARING.****26. FIRST READING BILLS. Citizens May Speak. Not Anticipated To Be Voted On.****27. Council Bill 2020-088 (Ollis)**

A special ordinance authorizing a budget adjustment amending the budget of the Department of Public Works for Fiscal Year 2019-2020 in the amount of \$2,000,000.00 to appropriate fund balance reserves from the 1/4-Cent Capital Improvement Sales Tax to support construction of the Fassnight Creek stormwater improvement project at the Springfield Art Museum.

28. Council Bill 2020-089 (McGull)

A special ordinance approving the plans and specifications for Stormwater Improvements in the Beechwood Heights neighborhood; accepting the bid of Hamilton & Dad, Inc., in the amount of \$1,483,768.65 for the project; and authorizing the City Manager, or his designee, to enter into a contract with such bidder.

29. Council Bill 2020-090 (Lear)

A special ordinance authorizing the City Manager, or his designee, to enter into a Surface Transportation Program-Urban Program Agreement with the Missouri Highways and Transportation Commission; and amending the budget of the Department of Public Works for Fiscal Year 2019-2020, in the amount of \$332,000.00, for the purpose of partially reimbursing the base salaries of up to six City employees who operate and manage the Transportation Management Center.

Withdrew

30. PETITIONS, REMONSTRANCES, AND COMMUNICATIONS.

Zoe Cochran wishes to address Council.

31. NEW BUSINESS.

32. UNFINISHED BUSINESS.

33. MISCELLANEOUS.

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

35. Council Bill 2020-091 (Ollis)

A special ordinance authorizing the City Manager, or his designee, to enter into an Encroachment License Agreement with Ozarks Technical Community College, to allow for the construction, installation and maintenance of pedestrian lighting and associated conduit along the 900 – 1000 block of East Pythian Street.

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

10504 37. Council Bill 2020-092 (Ferguson)

A resolution confirming the appointments of John Hamra and Rick Muenks and the reappointments of Ron Smouse, Wally Nattinger, and Sylvia Jura to the Airport Plaza Community Improvement District Board of Directors. (Staff recommends approval.)

10505 38. Council Bill 2020-093 (Fisk)

A resolution confirming the reappointments of Martin Gugel and Brent Parker to the Convention and Entertainment Community Improvement District Board of Directors. (Staff recommends approval.)

10506 39. Council Bill 2020-094 (Simpson)

A resolution confirming the appointment of Joe Reynolds to the Southern Hills Community Improvement District Board of Directors. (Staff recommends approval.)

40. CONSENT AGENDA – SECOND READING BILLS. See Item #3.

27313 41. Council Bill 2020-071. (Fisk)

A special ordinance authorizing the City Manager, or his designee, to enter into a Supplemental Agreement for Highway/Rail Crossing Improvements with the Missouri Highways and Transportation Commission and BNSF Railway Company for the purpose of cost sharing and coordination of the New Concrete Crossing Surface project on Packer Road at an estimated cost to the City of \$10,000.00, to be paid for by the 1/8-Cent Transportation Sales Tax and Signal System Improvements Plan.

42. END OF CONSENT AGENDA.

43. ADJOURN.



Noted Agenda City Council Meeting

City Council Chambers
Historic City Hall, 830 Boonville

Ken McClure, Mayor

Zone Councilmembers

- Phyllis Ferguson, Zone 1
- Abe McGull, Zone 2
- Mike Schilling, Zone 3
- Matthew Simpson, Zone 4

General Councilmembers

- Jan Fisk, General A
- Craig Hosmer, General B
- Andrew Lear, General C
- Richard Ollis, General D

**Upcoming Council Meeting Agenda
May 18, 2020 - 6:30 p.m.**

This meeting will be conducted both at 830 N. Boonville Ave. and electronically. The public may observe, physically attend (the number of people gathered will be limited to fewer than 10 per space with physical distancing requirements applied) or viewed at <https://cityview.springfieldmo.gov/livestream/>.

Speakers must sign up with the City Clerk no later than 5:00 p.m. the Friday before the meeting to speak to an issue on the agenda. Citizens wishing to submit comments to City Council may do so at <https://www.springfieldmo.gov/FormCenter/City-Council-6/Citizen-Comment-Form-for-Regular-Springf-368>.

Speakers are to limit their remarks to three to five minutes.

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

- | | |
|---|---|
| <p>Approved as Presented</p> <p>Approved as Presented</p> | <ol style="list-style-type: none"> 1. ROLL CALL. 2. APPROVAL OF MINUTES. MAY 4, 2020 CITY COUNCIL MEETING. 3. FINALIZATION AND APPROVAL OF CONSENT AGENDAS. CITIZENS WISHING TO SPEAK TO OR REMOVE ITEMS FROM THE CONSENT AGENDAS MUST NOTIFY THE CITY CLERK BY 5:00 P.M. ON FRIDAY, MAY 15, 2020. |
|---|---|

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4. CEREMONIAL MATTERS.

5. CITY MANAGER REPORT, PUBLIC HEALTH DIRECTOR 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.

27314 7. Council Bill 2020-088 (Ollis)

A special ordinance authorizing a budget adjustment amending the budget of the Department of Public Works for Fiscal Year 2019-2020 in the amount of \$2,000,000.00 to appropriate fund balance reserves from the 1/4-Cent Capital Improvement Sales Tax to support construction of the Fasnicht Creek stormwater improvement project at the Springfield Art Museum.

27315 8. Council Bill 2020-089 (McGull)

A special ordinance approving the plans and specifications for Stormwater Improvements in the Beechwood Heights neighborhood; accepting the bid of Hamilton & Dad, Inc., in the amount of \$1,483,768.65 for the project; and authorizing the City Manager, or his designee, to enter into a contract with such bidder.

27316 9. Council Bill 2020-090 (Lear)

A special ordinance authorizing the City Manager, or his designee, to enter into a Surface Transportation Program-Urban Program Agreement with the Missouri Highways and Transportation Commission; and amending the budget of the Department of Public Works for Fiscal Year 2019-2020, in the amount of \$332,000.00, for the purpose of partially reimbursing the base salaries of up to six City employees who operate and manage the Transportation Management Center.

27317 10. Council Bill 2020-091 (Ollis)

A special ordinance authorizing the City Manager, or his designee, to enter into an Encroachment License Agreement with Ozarks Technical Community College, to allow for the construction, installation and maintenance of pedestrian lighting and associated conduit along the 900 – 1000 block of East Pythian Street.

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

10507 12. Council Bill 2020-095 (Ollis)

A Resolution adopting a Resolution approving changes in the Articles of Incorporation of the Ozarks Transportation Organization regarding the distribution of assets upon dissolution.

13. EMERGENCY BILLS.

14. PUBLIC IMPROVEMENTS.

15. GRANTS. Citizens May Speak. May Be Voted On.

27318

16. Council Bill 2020-096 (Hosmer)

A Special Ordinance authorizing the City Manager, or his designee, to apply for and accept a grant from the United States Department of Transportation, Federal Aviation Administration, as part of the Coronavirus Aid, Relief, and Economic Security Act, to the City, by and through the Springfield-Branson National Airport Board in an amount of \$9,259,051.00, for the purpose of providing funds for the Springfield-Branson National Airport Board to prevent, prepare for, and respond to the impacts of the COVID-19 public health emergency; amending the budget of the Airport Board for Fiscal Year 2019-2020 in the amount of \$9,259,051.00; and declaring that this bill qualifies for approval in one reading.

17. AMENDED BILLS.**18. COUNCIL BILLS FOR PUBLIC HEARING. Citizens May Speak. Not Anticipated To Be Voted On.****19. Council Bill 2020-097 (Ferguson)**

A Special Ordinance approving the Springfield IDEA Commons Tax Increment Financing Plan, establishing a redevelopment area, designating the redevelopment area as a blighted area, making other required findings for the redevelopment plan and directing staff to implement the redevelopment plan.

Tabled until
April 30, 2021

20. Council Bill 2020-098 (Ferguson)

A Special Ordinance approving a Redevelopment Project for the IDEA Commons Tax Increment Financing Plan and initiating tax increment financing therein.

21. FIRST READING BILLS. Citizens May Speak. Not Anticipated To Be Voted On, Except For Items #26 and #27, Which May Be Voted On.**22. Council Bill 2020-099 (Schilling)**

A Special Ordinance authorizing the City Manager or his designee to enter into a Municipal and Cost Apportionment Agreement with the Missouri Highways and Transportation Commission to share costs associated with the improvement to the intersection of Missouri Highway 13 (a/k/a Kansas Expressway) and Sunset Street; and amending the budget of the Department of Public Works for Fiscal Year 2019-2020 in the amount of \$1,092,743.20.

23. Council Bill 2020-100 (Schilling)

A Special Ordinance authorizing the City Manager or his designee to enter into a Municipal and Cost Apportionment Agreement with the Missouri Highways and Transportation Commission to share costs associated with improvements to the intersection of Missouri Highway 13 (a/k/a Kansas Expressway) and Walnut Lawn Street; and amending the budget of the Department of Public Works for Fiscal Year 2019-2020 in the amount of \$1,237,858.00.

24. Council Bill 2020-101 (Schilling)

A Special Ordinance authorizing the City Manager, or his designee, to enter into a partnership with the James River Basin Partnership and to receive federal funds through the James River Basin Partnership for the purpose of a Stormwater Improvement Project to Fassnight Creek at the Springfield Art Museum, and amending the budget of the Department of Public Works for Fiscal Year 2019-2020 in the amount of \$141,500.00.

25. Council Bill 2020-102 (Ollis)

A Special Ordinance authorizing the City Manager, or his designee, to accept a grant from the Missouri Foundation for Health for the purchase of COVID-19 testing materials in the amount of \$364,000.00; entering into necessary agreements to carry out the grant; and amending the budget of the Springfield-Greene County Health Department for Fiscal Year 2019-2020 in the initial amount of \$84,000.00, to appropriate the grant funds.

10508 26. Council Bill 2020-103 (Fisk)

A Resolution acknowledging a Base Lease between the City of Springfield, Missouri, by and through the Springfield-Greene County Park Board, and Greene County, Missouri, and a Lease Agreement between the Park Board and Greene County; authorizing the execution of documents related to the Base Lease, the Lease Agreement and the issuance of Bonds by Greene County, Missouri, for refunding certain bonds previously issued to fund improvements to Dan Kinney Park; and prescribing certain related matters. (Park Board recommends approval.)

10509 27. Council Bill 2020-104 (Simpson)

A Resolution acknowledging a Third Amendment to the Third Addendum to Agreement of the Springfield-Greene County Park Board and City Utilities of Springfield, Missouri, and City Utilities' Consent to Security Interest between the Park Board and the City of Springfield for the use and benefit of the Board of Public Utilities of Springfield, Missouri. (Park Board recommends approval.)

28. Council Bill 2020-105 (Hosmer)

A Special Ordinance authorizing the City Manager, or his designee, on behalf of the City of Springfield, to enter into a Third Addendum to Interlocal Governmental Agreement City/County Park Initiative dated August 21, 2001; and authorizing certain other documents and actions in connection therewith. (Park Board recommends approval.)

29. Council Bill 2020-106 (Lear)

A General Ordinance amending the Springfield City Code, Chapter 70, 'Licenses, Permits and Miscellaneous Business Regulations,' Article XVIII, 'Short-Term Loan Establishments,' Section 70-727, 'Definitions' to revise the definition of a 'Short-Term Loan Establishment.'

30. PETITIONS, REMONSTRANCES AND COMMUNICATIONS.**Did Not Appear**

Mary Jo Harst wishes to address Council.

Did Not Appear

Daniel Larsson wishes to address Council.

31. NEW BUSINESS.**Recommended**

The Mayor recommends the following appointment the Springfield-Greene County Public Library Board: Michelle Moulder to fill the unexpired term of William Garvin. Michelle Moulder's term will expire July 2, 2021.

32. UNFINISHED BUSINESS.**33. MISCELLANEOUS.****34. CONSENT AGENDA – FIRST READING BILLS. See Item #3.****35. Council Bill 2020-107 (Ferguson)**

A Special Ordinance authorizing the City Manager or his designee to enter into a First Supplemental Municipal and Cost Apportionment Agreement with the Missouri Highways and Transportation Commission to modify the payment schedule between the City of Springfield and the Missouri Highways and Transportation Commission.

36. CONSENT AGENDA – ONE READING BILLS. See Item #3.**27319 37. Council Bill 2020-108 (Lear)**

A Special Ordinance authorizing the City Manager, or his designee, to enter into a Memorandum of Understanding with the Missouri Department of Health and Senior Services for the purpose of supplying Naloxone, as well as training on proper administration and storage of Naloxone, to Springfield Police Department officers for the treatment of individuals suffering from an apparent opiate-related overdose.

38. CONSENT AGENDA – SECOND READING BILLS. See Item #3.**39. END OF CONSENT AGENDA.****40. ADJOURN.**

Development Review Staff Report



PLANNING AND ZONING COMMISSION PUBLIC HEARING:
CITY COUNCIL PUBLIC HEARING:

JUNE 4, 2020
N/A

CASE: Relinquishment of Easement 900

ACRES: 0.49

LOCATION: 2202 North Belcrest Avenue

EXISTING LAND: Undeveloped property

APPLICANT: SFC Real Estate, LLC

STAFF: Andrew Menke, Assistant Planner
417-864-1613

STAFF RECOMMENDATIONS:
Approve

PROPOSED MOTION: Move to approve as submitted in the staff report. 5 voting members to approve or deny.



SUMMARY OF REQUEST:

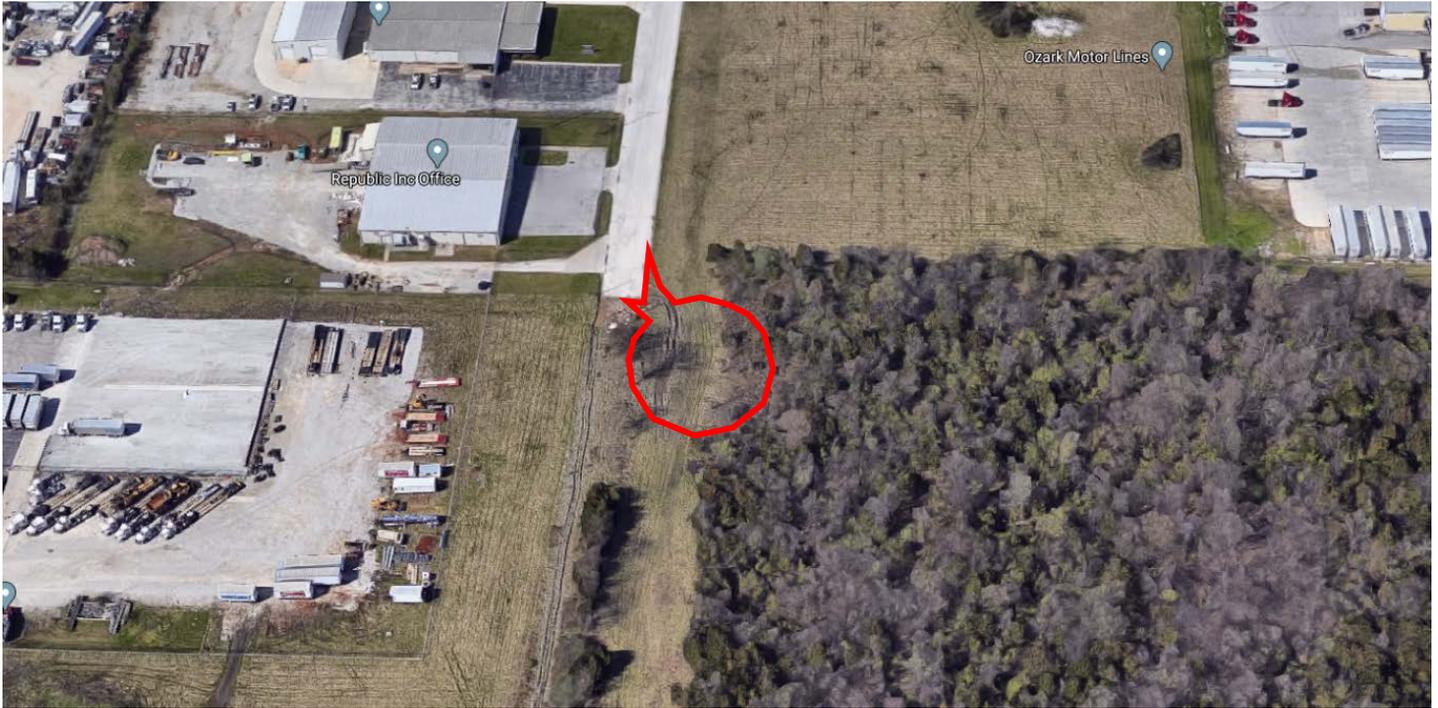
The applicant, SFC Real Estate, LLC, is requesting to relinquish a public access easement to facilitate the development of a property. A replacement easement has been dedicated.

FINDINGS FOR STAFF RECOMMENDATION:

The requested relinquishment meets the approval criteria listed in Table A.

Development Review Staff Report

SURROUNDING LAND USES (AERIAL VIEW):



GOOGLE MAPS STREET VIEW:



PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 98-160. - Relinquishment of public utility easements.

- (a) The planning and zoning commission may authorize the relinquishment of a public utility easement upon determining the following:
- (1) No one has objected to the relinquishment of the easement.
 - (2) The appropriate city agency (public works in the case of sewer easements, and city utilities in the case of electric, gas and water easements) has filed with the department of community development a statement that the easement is no longer needed to provide utility service.
 - (3) The retention of the easement no longer serves any useful public purpose.
- (b) Upon the planning and zoning commission determining that the conditions set forth in subsection (a) of this section have been satisfied, the commission may adopt a resolution authorizing the mayor of the city to quitclaim the city's interest in the public utility easement, which quitclaim deed shall be filed in the county land records. If the conditions set forth in subsection (a) of this section are not satisfied, any person who has filed a request for the relinquishment of the public utility easement can request that the city council consider the matter by filing a notice with the director of community development asking that the city council hear the matter.

STAFF COMMENTS:

1. The applicant is requesting to relinquish a public access easement in order to facilitate the development of the property.
2. The Planning and Zoning Commission has the authority to relinquish easements; if the relinquishment does not affect public utilities.
3. No one has objected to this request to date.

DEPARTMENT COMMENTS:

DEPARTMENT OF PUBLIC WORKS TRAFFIC OPERATIONS DIVISION:

Traffic has no issues with this easement relinquishment.

RELINQUISHMENT OF EASEMENT RESPONSES:

Table A

In order to approve a relinquishment of a public easement, the Planning and Zoning Commission must make the following findings.		Staff Response
1.	No one has objected to the relinquishment of the easements.	No one has objected to the relinquishment of the easement.
2.	The appropriate City agency has filed with the Planning and Development Department a statement that the easements are no longer needed to provide service.	All interested City agencies have filed a statement and do not object to the relinquishment of the subject easement. A replacement easement has been dedicated.
3.	That the retention of the easements no longer serves any useful public purpose.	The retention of the subject easement no longer serves a public purpose. A replacement easement has been dedicated through a separate instrument.

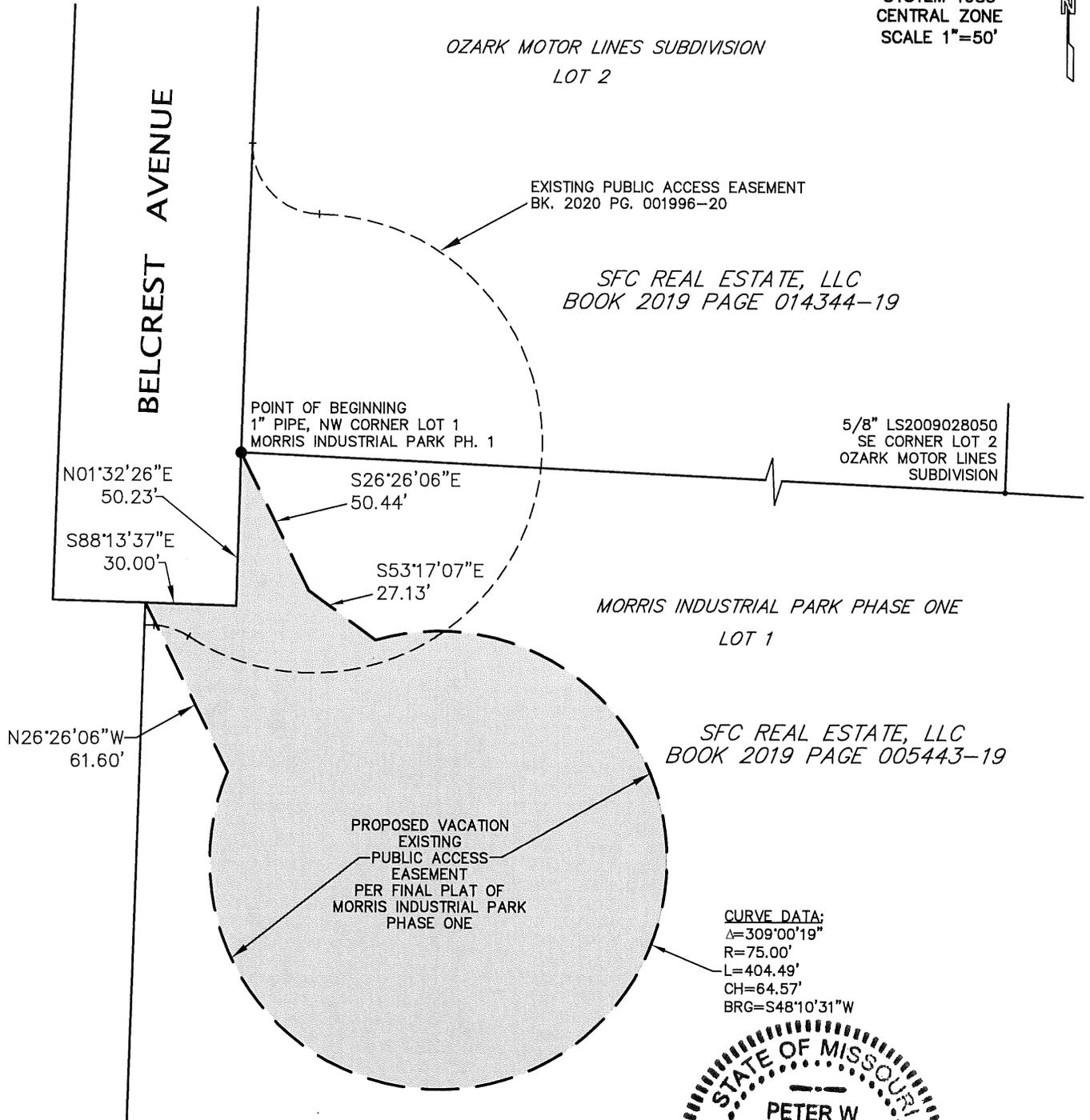
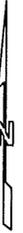
LEGAL:

AN EXISTING PUBLIC ACCESS EASEMENT, BEING A PART OF LOT 1 OF MORRIS INDUSTRIAL PARK PHASE ONE, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, AS SHOWN AND DEDICATED ON THE FINAL PLAT OF SAID SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY MOST NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH 26 DEGREES 26 MINUTES 06 SECONDS EAST, A DISTANCE OF 50.44 FEET; THENCE SOUTH 53 DEGREES 17 MINUTES 07 SECONDS EAST, A DISTANCE OF 27.13 FEET; THENCE SOUTHWESTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 309 DEGREES 00 MINUTES 19 SECONDS, WITH A RADIUS OF 75.00 FEET AND A 64.57 FEET LONG CHORD WHICH BEARS SOUTH 48 DEGREES 10 MINUTES 31 SECONDS WEST, AN ARC DISTANCE OF 404.49 FEET; THENCE NORTH 26 DEGREES 26 MINUTES 06 SECONDS WEST, A DISTANCE OF 61.60 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF BELCREST AVENUE; THENCE SOUTH 88 DEGREES 13 MINUTES 37 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF BELCREST AVENUE; THENCE NORTH 01 DEGREES 32 MINUTES 26 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 50.23 FEET TO THE POINT OF BEGINNING. BEARINGS ARE BASED ON GRID NORTH, MISSOURI COORDINATE SYSTEM 1983, CENTRAL ZONE.

EXHIBIT "B"

GRID NORTH
MISSOURI COORDINATE
SYSTEM 1983
CENTRAL ZONE
SCALE 1"=50'



Peter W. Stevens 3/19/20

THIS SKETCH IS NOT A BOUNDARY SURVEY. IT IS INTENDED TO SHOW THE CONFIGURATION OF PROPOSED RIGHTS-OF-WAY AND EASEMENTS. IT SHOULD NOT BE USED TO LOCATE PROPERTY LINES AND DOES NOT MEET THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

DATE: 03/18/2020

JOB No: 16030114-00-PH10

C.U. ACTIVITY NO.: N/A

DRAWING NAME:

PUBLIC_ACCESS-ESMT_VACATION.DWG



Crawford, Murphy & Tilly
Engineers and Consultants

1631 W Elfendale, Springfield, Missouri 65807
tel 417-869-6009 fax 417-869-8129

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SFC REAL ESTATE, LLC

A PART OF LOT 1, MORRIS INDUSTRIAL PARK PHASE ONE
IN SECTION 9, TOWNSHIP 29 NORTH, RANGE 21 WEST
CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI

Development Review Staff Report



PLANNING AND ZONING COMMISSION PUBLIC HEARING:
CITY COUNCIL PUBLIC HEARING:

JUNE 4, 2020
N/A



CASE: Relinquishment of Easement 901

ACRES: 0.1

LOCATION: 6317 South Creeksedge Drive

EXISTING LAND: Vacant lot

APPLICANT: St. Andrews Club Owners Association, Inc.

STAFF: Andrew Menke, Assistant Planner
417-864-1613

STAFF RECOMMENDATIONS:
Approve

PROPOSED MOTION: Move to approve as submitted in the staff report. 5 voting members to approve or deny.

SUMMARY OF REQUEST:

The applicant, St. Andrews Club Owners Association, Inc., is requesting to relinquish a landscape and parking easement to facilitate the development of a property. A portion of the existing easement area is to be combined with the neighboring lot to the south through a separate instrument. No replacement easements are to be dedicated.

FINDINGS FOR STAFF RECOMMENDATION:

The requested relinquishment meets the approval criteria listed in Table A.

SURROUNDING LAND USES (AERIAL VIEW):



GOOGLE MAPS STREET VIEW:



PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 98-160. - Relinquishment of public utility easements.

- (a) The planning and zoning commission may authorize the relinquishment of a public utility easement upon determining the following:
- (1) No one has objected to the relinquishment of the easement.
 - (2) The appropriate city agency (public works in the case of sewer easements, and city utilities in the case of electric, gas and water easements) has filed with the department of community development a statement that the easement is no longer needed to provide utility service.
 - (3) The retention of the easement no longer serves any useful public purpose.
- (b) Upon the planning and zoning commission determining that the conditions set forth in subsection (a) of this section have been satisfied, the commission may adopt a resolution authorizing the mayor of the city to quitclaim the city's interest in the public utility easement, which quitclaim deed shall be filed in the county land records. If the conditions set forth in subsection (a) of this section are not satisfied, any person who has filed a request for the relinquishment of the public utility easement can request that the city council consider the matter by filing a notice with the director of community development asking that the city council hear the matter.

STAFF COMMENTS:

1. The applicant is requesting to relinquish a landscape and parking easement in order to facilitate the development of the property.
2. The Planning and Zoning Commission has the authority to relinquish easements; if the relinquishment does not affect public utilities.
3. No one has objected to this request to date.

DEPARTMENT COMMENTS:

DEPARTMENT OF PUBLIC WORKS TRAFFIC OPERATIONS DIVISION:

Traffic has no issues with this relinquishment.

DEPARTMENT OF PUBLIC WORKS TRANSPORTATION ENGINEERING RIGHT-OF-WAY DIVISION:

Approved.

RELINQUISHMENT OF EASEMENT RESPONSES:

Table A

In order to approve a relinquishment of a public easement, the Planning and Zoning Commission must make the following findings.		Staff Response
1.	No one has objected to the relinquishment of the easements.	No one has objected to the relinquishment of the easement.
2.	The appropriate City agency has filed with the Planning and Development Department a statement that the easements are no longer needed to provide service.	All interested City agencies have filed a statement and do not object to the relinquishment of the subject easement. The applicant is not required to dedicate a replacement easement.
3.	That the retention of the easements no longer serves any useful public purpose.	The retention of the subject easement no longer serves a public purpose. The applicant is not required to dedicate a replacement easement.

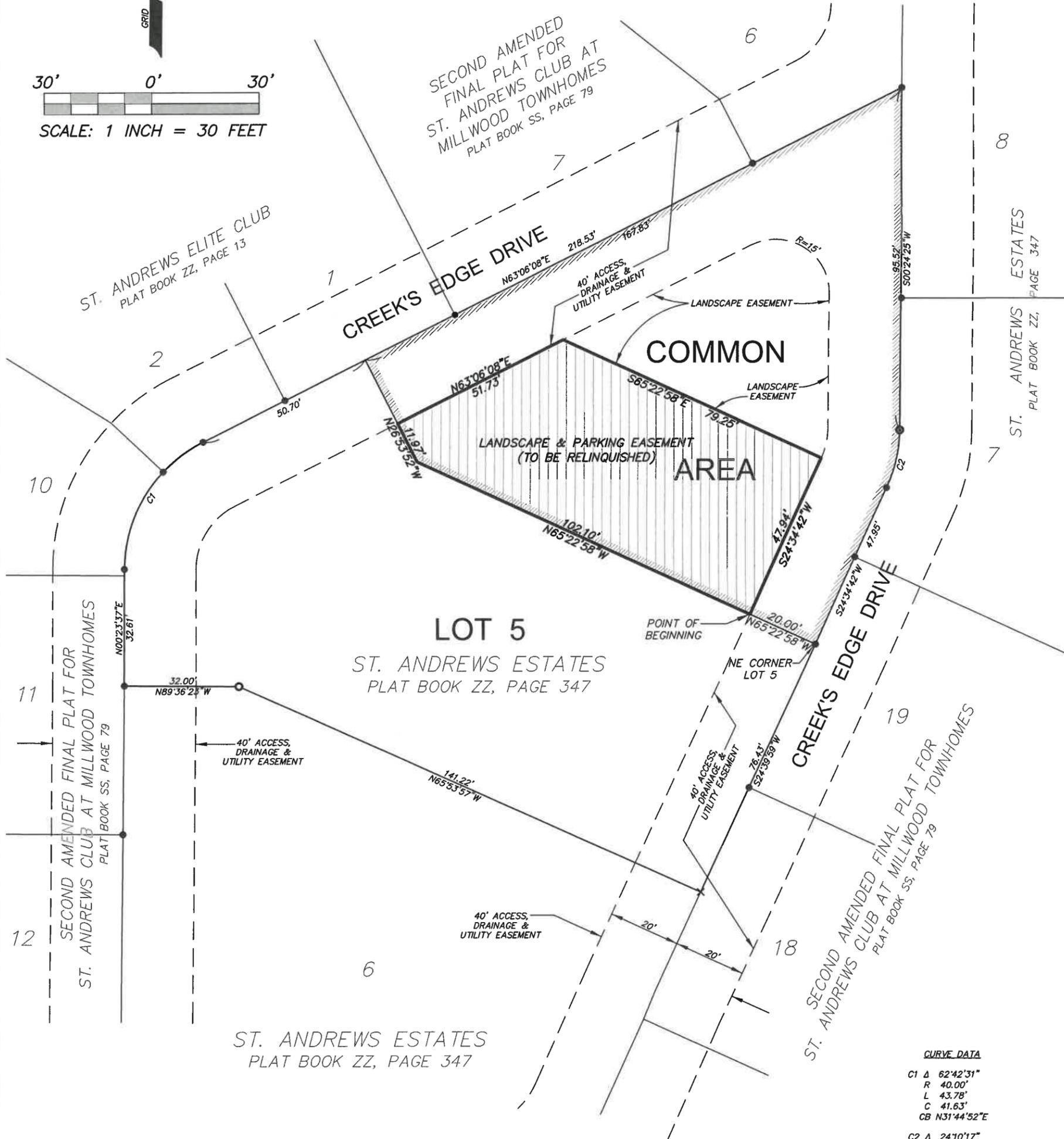
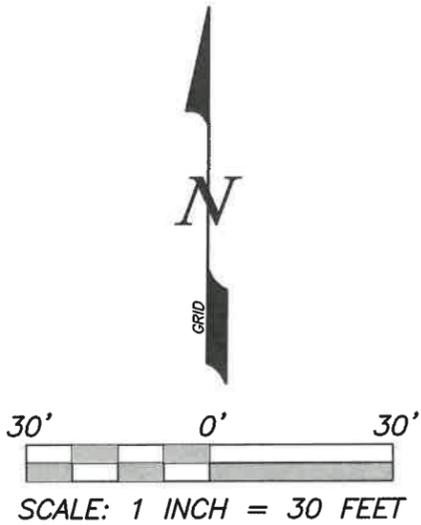
LEGAL:

ALL THAT PORTION OF THE COMMON AREA IN ST. ANDREWS ESTATES, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI ACCORDING TO THE RECORDED FINAL PLAT THEREOF, DESIGNATED AS "LANDSCAPE AND PARKING EASEMENT" ON SAID FINAL PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 5 IN ST. ANDREWS ESTATES; THENCE N65°22'58"W ALONG THE COMMON BOUNDARY LINE OF SAID LOT 5 AND THE COMMON AREA, 20.00 FEET FOR THE POINT OF BEGINNING, SAID POINT BEING ON THE WESTERLY LINE OF A 40-FOOT ACCESS, DRAINAGE AND UTILITY EASEMENT; THENCE CONTINUING N65°22'58"W ALONG THE COMMON BOUNDARY LINE OF SAID LOT 5 AND THE COMMON AREA, 102.10 FEET; THENCE N26°53'52"W ALONG SAID COMMON LINE, 11.97 FEET TO THE SOUTHEASTERLY LINE OF A 40-FOOT ACCESS, DRAINAGE AND UTILITY EASEMENT; THENCE N63°06'08"E ALONG THE SOUTHEASTERLY LINE OF SAID EASEMENT, 51.73 FEET; THENCE LEAVING SAID EASEMENT LINE, S65°22'58"E, 79.25 FEET TO THE WESTERLY LINE OF A 40-FOOT ACCESS, DRAINAGE AND UTILITY EASEMENT; THENCE S24°34'42"W ALONG SAID EASEMENT LINE, 47.94 FEET TO THE POINT OF BEGINNING. (BEARINGS ARE BASED ON GRID NORTH, MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.)

PROPERTY OWNERS

COMMON AREA: ST. ANDREWS CLUB OWNERS ASSOCIATION, INC.
(BOOK 2017, PAGE 25149-17)

LOT 5: DALE DONAT AND MARY DONAT (BOOK 2019, PAGE 26829-19)



CURVE DATA

C1 Δ	62°42'31"
R	40.00'
L	43.78'
C	41.63'
CB	N31°44'52"E
C2 Δ	24°10'17"
R	39.56'
L	16.69'
C	16.57'
CB	S12°29'34"W

LEGEND

- COMMON AREA BOUNDARY
- LANDSCAPE AND PARKING EASEMENT AREA (TO BE RELINQUISHED)



EASEMENT RELINQUISHMENT EXHIBIT

LANDSCAPE AND PARKING EASEMENT WITHIN
COMMON AREA OF ST. ANDREWS ESTATES,
CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI

CHECKED BY:	BDV
DRAWN BY:	BDV
JOB NUMBER:	4145
FILE NAME:	4145_ESMT



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ENGINEERING

2826 S. INGRAM MILL, SPRINGFIELD, MO 65804
PHONE: (417) 886-7171 FAX: (417) 886-7591
www.greatriv.com

Missouri State Certificate of Authority Numbers:
Engineering: 2000156885, Land Surveying: 2001011476, Landscape Architecture: 2007013673

**PLANNING AND DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW OFFICE
MEMORANDUM**

DATE: May 28, 2020

TO: Planning and Zoning Commission

FROM: Daniel Neal
Senior Planner

SUBJECT: Planned Development No. 374

The applicant has requested that this rezoning request be tabled to the next Planning and Zoning Commission meeting on July 16th to address and make revisions to the design as a result of the neighborhood comments.

**PLANNING AND DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW OFFICE
MEMORANDUM**

DATE: May 29, 2020
TO: Planning and Zoning Commission
FROM: Daniel Neal
Senior Planner
SUBJECT: Z-12-2020

The applicant has requested that this rezoning request be tabled to the next Planning and Zoning Commission meeting on July 16th.

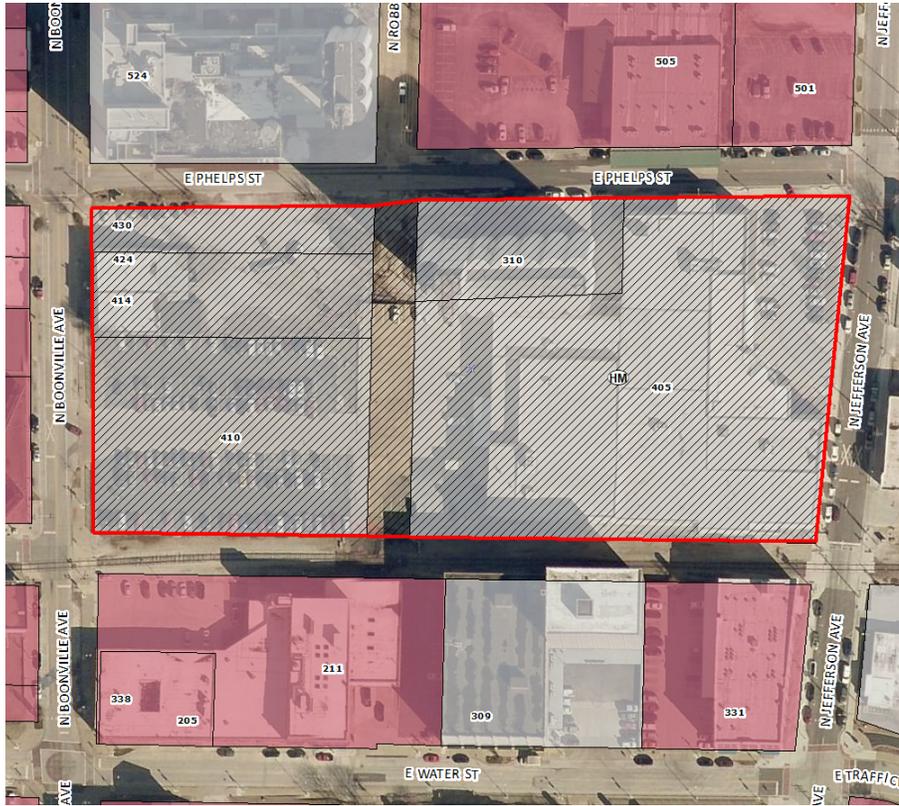
Development Review Staff Report

PLANNING AND ZONING COMMISSION PUBLIC HEARING:

JUNE 4, 2020

CITY COUNCIL PUBLIC HEARING:

JUNE 29, 2020



CASE NUMBER:

Preliminary Plat of IDEA Commons

LOCATION:

405 North Jefferson Avenue & 410 North Boonville Avenue

ACRES:

5.337 acres

EXISTING LAND USE:

Office, University

APPLICANT:

Missouri State University & Vecino Group

STAFF:

Jared Follin, 864-1612

STAFF RECOMMENDATIONS:

Approve w/Conditions

PROPOSED MOTION:

Move to approve preliminary plat with conditions.

SUMMARY OF REQUEST:

The applicant is proposing a preliminary plat for a five-lot subdivision named “IDEA Commons” to facilitate development on the property.

FINDINGS FOR STAFF RECOMMENDATION:

1. The applicant’s proposal, with the conditions listed below, is consistent with the City’s *Subdivision Regulations*.

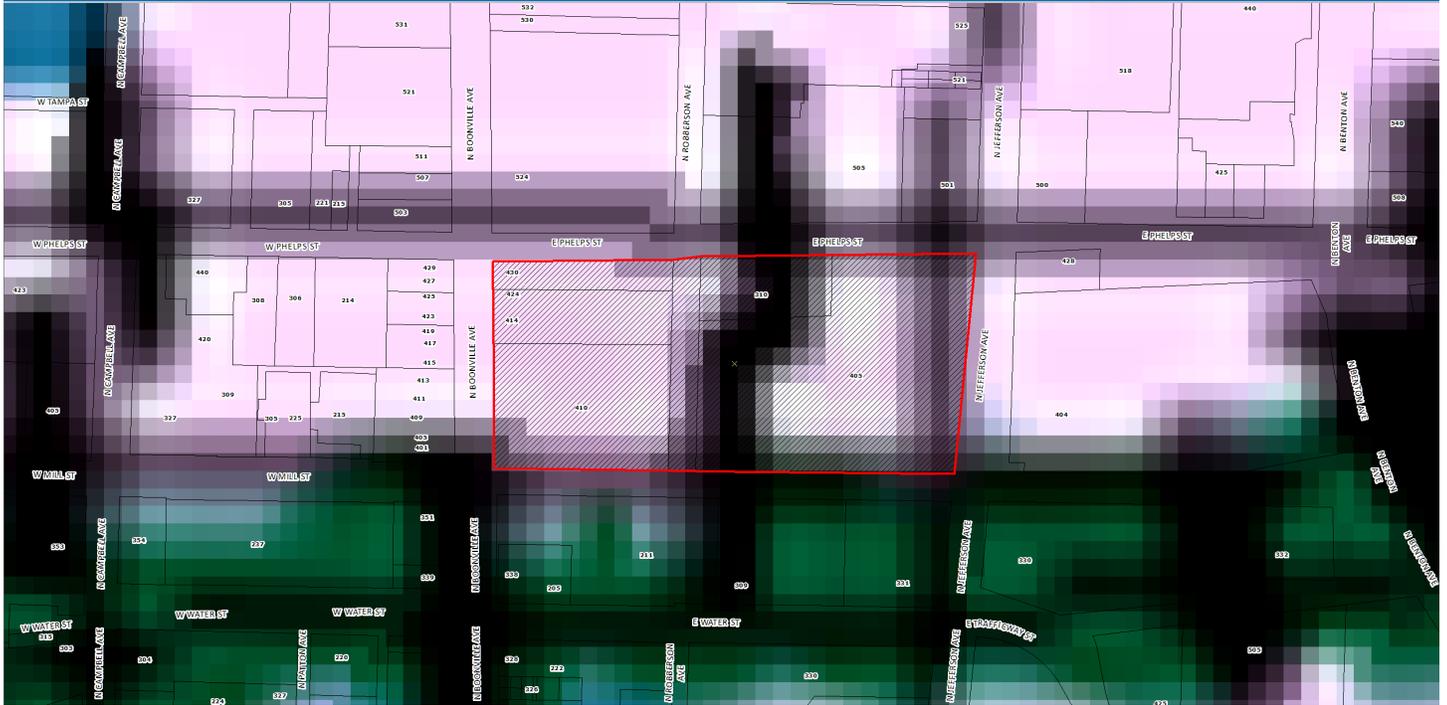
SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	HM/CC	CC/HM	HM	CC
LAND USE	University, Residential	Office, Residential, Distribution, Storage	Wholesale	Mixed commercial/office, University

Development Review Staff Report



GROWTH MANAGEMENT AND LAND USE PLAN:



- Low-Density Housing
- Medium or High Density Housing
- Medium Intensity Retail, Office or Housing
- High Intensity Retail, Office or Housing
- Greater Downtown
- Business Park
- Light Industrial, Office and Office-Warehouse

- General Industry, Transportation and Utilities
- Park
- School
- Golf
- Community-Public
- Urban Reserve Area
- Rural Area

- Greenway
- Parkway
- City Boundary
- Urban Service Area Boundary, Year 2020
- Urban Reserve Boundary, Year 2040

PROPERTY HISTORY:

The subject property has been incorporated in the City of Springfield since 1855. A small portion of the property was platted in 1891 in McNutly's Subdivision, but much of the property has remained un-platted.

COMPATIBILITY WITH THE ZONING ORDINANCE:

CODE ITEM	REQUIREMENTS FOR CENTER CITY (PROPOSED ZONING)
Use Limitations	N/A
Maximum Structure Height	None
Front Yard Setback	None, subject to bufferyard requirements
Side and Rear Setbacks	None, subject to bufferyard requirements
Open Space Requirement	None
Design Requirements	Standard per Code
BULK PLANE	LANDSCAPING
None	None, whenever any development in a CC district is located adjacent to a different zoning district, screening and a bufferyard shall be provided in accordance with sections 36-480, screening and fencing, and 36-482, landscaping and bufferyards. Interior and perimeter landscaping requirements may apply in the event of future development.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this area as Greater Downtown. High-Intensity uses with a strong emphasis on pedestrian walkability are some of the characteristics applicable to this designation. The subdivision will divide the property in a manner that will promote a wide variety of development types, while promoting walkability, as sidewalks will be required. The Major Thoroughfare Plan classifies Boonville as a Collector, Phelps Avenue as Local Street, and Jefferson Avenue as a Secondary Arterial. Said streets are also considered downtown streets defined by Ordinance 5665. The proposed land use is compatible with these street classifications.

STAFF COMMENTS:

1. The applicant is proposing to subdivide approximately five acres into a five-lot subdivision named "IDEA Commons" to facilitate development of the site. This property is planned to be the location of Missouri State University's expansion of the IDEA Commons urban innovation park. The development will include a new office building and parking garage.
2. The City has been coordinating with the applicant and AT&T in planning the construction of Capital Improvements which include a box culvert and streetscape improvements along Phelps Street between Boonville Avenue and Robberson Avenue. AT&T is working to relocate their facilities, which must be done before the box culvert can begin construction. Gas, water, electric, and sewer are among other utilities that will need to be relocated before the box culvert can be constructed. Utility relocations will also be necessary for the streetscape improvements planned for Phelps Street. A portion of the development is planned to be constructed over sewer lines and the parties are working to establish a build-over agreement with the City.
3. The existing building straddling the property line between lots 1 and 2; is in the process of being demolished.
4. All proposed lots meet the requirements of the City's Subdivision Regulations.

5. If Planning and Zoning Commission approves the preliminary plat, 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.
6. The proposed preliminary plat was reviewed by City departments and comments are contained in Attachment 1. Conditions of Approval are contained in Attachment 2. An exhibit of the plat is contained in Attachment 3. The engineering report is provided as a separate document.

PUBLIC NOTIFICATION:

The property was posted 10 days prior to the Planning and Zoning Commission meeting.

DEPARTMENT COMMENTS:

ATTACHMENT 1 DEPARTMENT COMMENT

CITY UTILITIES:

No issues with preliminary plat.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No objection to lot layout, all proposed lots should have access to sewer after the stormwater improvements CIP project is completed. Please see change mark for changes to final plat.

FIRE DEPARTMENT:

No issues

DEPARTMENT OF PUBLIC WORKS TRAFFIC OPERATIONS DIVISION:

1. Sidewalk is required to be constructed along the portion of Phelps Street that is not shown as streetscaped or a fee in lieu of applied for and approved through the ARC.
2. A Traffic Impact Study is required. Any improvements required as a result of the TIS must be submitted on Public Improvement Plans, approved and improvements constructed or escrowed prior to approval of the final plat.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

Stormwater drainage easements shown on these plans are consistent with the 60% Olsson plan review that we have seen.

DEPARTMENT OF PUBLIC WORKS TRANSPORTATION ENGINEERING DIVISION:

Public Improvement Plans will need to be submitted and approved before Final Plat approval.

PARKS DEPARTMENT:

For future reference the Jordan Creek Greenway trail will most likely be located along Water Street to the south of this project. There are currently bike lanes painted on Boonville Avenue. It may not be possible to provide any other future connections due to the railroad right-of-way but please consider exploring providing additional connections to the trail to the south as the project moves forward.

REQUIREMENTS FOR APPROVAL:

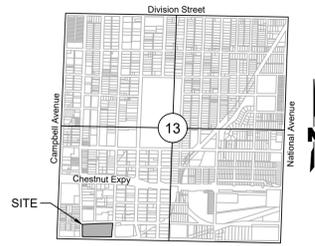
ATTACHMENT 2 CONDITIONS OF PLAT APPROVAL

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

1. All improvements shall be constructed in accordance with the “Design Standards for Public Improvements” of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.
2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.
5. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush and overhanging tree limbs.
6. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

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

PRELIMINARY PLAT
IDEA COMMONS
 PART OF THE SW1/4 OF THE SW1/4
 SECTION 13, TOWNSHIP 29 NORTH, RANGE 21 WEST
 CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI



LOCATION MAP
 Sec. 13, T-29-N, R-22-W
 Scale: 1"=2000'

INFORMATION OF FACT

- This survey and plan is based upon the following data and/or exceptions:

	Yes	No	Item
a) Deed of Record	x	_____	Book 2009, Page 23561-09; Book 2009, 39458-09; Book 2019, Page 2044-19
b) Filed Maps	x	_____	See Item no. 6 below
c) Title Search/Binder	x	_____	See Item no. 7 below
- Certified To:** The Vecino Group, Board of Governors of Southwest Missouri State University, and 414 N Boonville, LLC
 This is to certify that, to the best of my knowledge and belief, this map or plan is the result of a field survey performed on April 6, 2020, by me or under my direct supervision, in accordance with the rules and regulations promulgated by the "State Board of Professional Engineers and Land Surveyors". The information depicted hereon, to the best of my knowledge and belief, represents the conditions found at, and as of the date of the field survey, except such improvements or easements, if any below the surface and not visible. Accordingly the undersigned professional is not responsible for the presence of underground utilities or structures, if same are not visible or otherwise disclosed by any aforementioned data listed above.
- This survey or plan is made for and certified to the parties named hereon for the purpose(s) stated. No other purpose is intended nor implied. The undersigned professional is neither responsible nor liable for the use of this plan beyond its intended purpose.
- The use of the word "certify" or "certification" constitutes an expression of professional opinion regarding those facts or findings which are the undersigned professional's knowledge, information and belief, and in accordance with the commonly accepted procedure consistent with the applicable standards of practice, and does not constitute a warranty or guarantee either expressed or implied.
- Olsson and the surveyor of record make no guarantees that the underground utilities shown hereon comprise all such utilities in the area, either in service or abandoned. Olsson and the surveyor of record further does not warrant that the underground utilities shown are in the exact location indicated. Olsson and the surveyor of record have not physically located the underground utilities. If any underground utility locations are required, they will have to be verified by field potholing the utilities. Olsson and the surveyor of record shall not be liable for the location of or the failure to note the location of non-visible utilities.
- McNulty's Subdivision (Plat Book E, Page 10)
 Herrington's Addition to Springfield, Missouri (Plat Book B, Page 88)
 Plat of a part of Blocks 2 and 3, Original Plat of Springfield (Plat Book A, Page 47)
 Original Plat of Springfield (Plat Book A, Page 1)
- All by Commonwealth Land Title Insurance Company
 Commitment Number: MS180787, dated August 1, 2018
 Commitment Number: MS180788, dated March 5, 2019
 Commitment Number: MS180789, dated August 2, 2019
 Commitment Number: MS190410, dated April 8, 2019
 Commitment Number: MS190411, dated April 11, 2019
 Commitment Number: MS190412, dated April 12, 2019

NOTES

- Maintenance of any area referred to or shown as right-of-way, easement, or common area is the responsibility of the Property Owner.
- The area shown hereon is not located in a storm sewer district as of the date of recording and may be subject to future assessment cost if included in future storm water benefit district deemed necessary resulting from problems created by surface water runoff. This is due to the fact that the surface water runoff is presently being accommodated by street and open drainage facilities.
- Sidewalks are to be constructed along a portion of the South side of Phelps Street and reconstructed on the East side of Boonville Avenue.
- No fences, plantings or obstructions other than mailboxes are permitted within the limits of any right-of-way or drainage easement.
- Lot corner pins are 1/2" rebar with plastic cap marked "Olsson LC 366".
- All lots are served by public sanitary sewer. All internal buildings and parking are private and subject to pertinent City of Springfield zoning ordinance and design standards as they develop.
- Terms of a build-over agreement between the City of Springfield and MSU/Vecino are currently being negotiated and will be outlined on the Final Plat.
- The Flood Insurance Rate Map (FIRM) from the Federal Emergency Management Agency (FEMA) Community Panel No. 29077C0333E, Effective Date December 17, 2010 shows this property is located in Zone "AE" (Special Flood Hazard Areas subject to inundation by the 1% annual chance flood. Base Flood Elevations determined.)

CERTIFICATE OF SURVEY AND ACCURACY

Know all men by these presents:

That I, David D. Drumm, do hereby certify to The Vecino Group, Board of Governors of Southwest Missouri State University, and 414 N Boonville, LLC, that this plat was prepared under my supervision from an actual survey of the land herein described, prepared by Olsson Associates, Inc., dated April 24, 2020, and signed by David D. Drumm, PLS 2007017958, and that the monuments and lot corner pins shown herein were placed under the personal supervision of David D. Drumm, PLS 2007017958, in accordance with Section 410.5 of the Subdivision Regulations, Article II, of the City of Springfield, Greene County, Missouri and the current Missouri Standards For Urban Property Boundary Surveys.


 David D. Drumm, MO PLS 2007017958
 Olsson Associates, MO LC 366
 ddrumm@olssonassociates.com

April 23, 2020
 Date

BOUNDARY DESCRIPTION

A parcel of land being a part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 13, Township 29 North, Range 21 West, in the City of Springfield, Greene County, Missouri, and all that part of Tracts I, II, III, IV and IV as described in Book 2009, at Page 23561-09 and all that part of Tracts IV and V in Book 2009, at Page 039458-09, and all that part of the tract of land described in Book 2019, at Page 002044-19, all being recorded in the Greene County, Missouri Recorder of Deeds Office and all that part of the vacated right-of-way of Peach Alley or Robberson Avenue, lying South of the South right-of-way line of Phelps Street and North of the Saint Louis and San Francisco Railroad right-of-way or Mill Street, which is described in Vacation 361 (City of Springfield Special Ordinance Number 18567 dated June 18, 1979) and in Vacation 293 (City of Springfield Special Ordinance Number 17266 dated March 22, 1976) and in Council Bill 4173 (Special Ordinance Number 3946 dated July 1, 1942), being more particularly described as follows:

Book 2019, Page 002044-19:

Beginning at the Northwest Corner of Lot Five (5) in McNulty's Subdivision in the City of Springfield, Greene County, Missouri, Thence South along the West boundary line of said Subdivision to a cross in the sidewalk, 30 feet, more or less, South of the Southwest Corner of Lot One (1) of said Subdivision; Thence East 268.18 feet, more or less, to the West line of vacated Robberson Avenue (Peach Alley) for a new Point of Beginning; Thence East 10 feet, more or less to the center of vacated Robberson Avenue; Thence North 106.19 feet along the Centerline of vacated Robberson Avenue; Thence West to the East line of McNulty's Subdivision; Thence South to the new Point of Beginning;

And

Beginning at the Northwest corner of Lot Five (5) in McNulty's Subdivision in the City of Springfield, Greene County, Missouri, Thence South along the West boundary of said Subdivision to a cross in the sidewalk, 30 feet, more or less, South of the Southwest Corner of Lot One (1) of said Subdivision, Thence East 278.18 feet, more or less, to the center of vacated Robberson (Peach) Avenue; Thence North 106.19 feet along the center of vacated Robberson Avenue; Thence West to the East line of McNulty's Subdivision; Thence North of the Northeast corner of Lot Five (5) of McNulty's Subdivision; Thence West along the North line of Lot Five (5) to the Point of Beginning, which tract includes Lots 1, 2, 3, 4 and 5 in McNulty's Subdivision and a tract 30 feet in width South thereof together with a portion of vacated Robberson Avenue, the South line of said tract being the same as the North boundary line of property being conveyed to Springfield Tablet Manufacturing CO, and all of which property is located in the Southwest Quarter of the Southwest Quarter of Section 13, Township 29, Range 22, in Springfield, Greene County, Missouri.

Except from the above two tracts, the following three tracts:

Commencing at the Northwest corner of McNulty's Subdivision, said point also being the Northwest corner of Lot 5 and lying on the East right-of-way line of Boonville Avenue; Thence South 00°00'00" East along said East right-of-way 79.46 feet for a new Point of Beginning, said point being an "X" cut in a concrete walk; Thence South 88°50'45" East 281.11 feet to the center of vacated Robberson Avenue; Thence South 02°16'00" West along said center of vacated Robberson Avenue a distance of 75.80 feet; Thence leaving said centerline of vacated Robberson Avenue; North 88°36'20" West 278.14 feet to the East right-of-way line of Boonville, said point being an "X" cut in concrete walk; Thence North 00°00'00" West along said right-of-way 74.63 feet to the Point of Beginning, all in the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 13, Township 29, Range 22, in Springfield, Greene County, Missouri, containing 0.48 Acres, more or less.

And

Commencing at the Northwest corner of McNulty's Subdivision, said point also being the Northwest corner of Lot Five (5), and lying on the East along said East right-of-way, 79.46 feet for a new Point of Beginning, said point being an "X" cut in a concrete walk; Thence South 88°50'45" East 281.11 feet to the center of vacated Robberson Avenue; Thence South 02°16'00" West along said center of vacated Robberson Avenue, a distance of 75.80 feet; Thence leaving said centerline of vacated Robberson Avenue North 88°36'20" West 278.14 feet to the East right-of-way line of Boonville, said point being an "X" cut in concrete walk; Thence North 00°00'00" West along said right-of-way 74.63 feet to the Point of Beginning; all in the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Thirteen (13), Township Twenty-nine (29), Range Twenty-two (22), in Springfield, Greene County, Missouri.

And

Beginning at the intersection of the East line of Boonville Avenue and the North line of Mill Street in the City of Springfield, Greene County, Missouri; Thence North along the East line of Boonville Avenue 120 feet; Thence East 280 feet more or less to the center of Robberson Avenue formerly Peach Alley; Thence North along the centerline of Robberson Avenue 105 feet; Thence East 228 feet to the West line of the Springfield Tablet Company tract as described in Book 621, Page 301, in the Office of County Recorder; Thence South along the West line of said tract, 53 feet to the North line of the Springfield Tablet Company tract as described in Book 560 at Page 584; Thence West 5 feet to the Northwest corner of said tract; Thence South 100.3 feet; Thence Southwesterly 34 feet; Thence Southwesterly 186.2 feet to the East line of Robberson Avenue (vacated); Thence South 34 feet; Thence West 284.3 feet to the Point of Beginning, except that portion of Robberson not vacated; All in the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Thirteen (13), Township Twenty-nine (29), Range Twenty-two (22), in Springfield, Greene County, Missouri.

Book 2009, Page 039458-09 (Tract V):

Beginning at the Southeast corner of Phelps Street and Boonville Avenue in the City of Springfield, Greene County, Missouri, running thence South Forty-three (43) feet more or less; thence East Two Hundred Seventy-four and 4/10 (274.4) feet more or less to the West line of Robberson Avenue; thence North Fifty (50) feet more or less to the South line of Phelps Street; thence West along the South line of Phelps Street Two Hundred Seventy-six and 2/10 (276.2) feet more or less to the point of beginning, all in the City of Springfield, Greene County, Missouri, together with the West half of the vacated Robberson (Peach Alley) Avenue on the East side thereof and adjacent thereto.

And

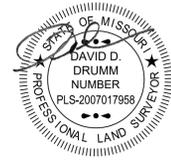
Beginning at the Southeast corner of Phelps Avenue and Peach Alley (now Robberson Avenue) in the City of Springfield, Greene County, Missouri; thence South along the East line of Peach Alley (now Robberson Avenue) One Hundred (100) feet; thence East Two Hundred (200) feet; thence North One Hundred (100) feet to the South side of Phelps Avenue; thence West along the South side of Phelps Avenue Two Hundred (200) feet to the place of beginning, together with the East half of vacated Robberson (Peach Alley) Avenue on the West side thereof and adjacent thereto.

BENCHMARKS

COS 018
 Campbell and Water Streets
 Elevation: 1274.82'

Project BM #1
 Top nut of exist. fire hydrant 58.5' S of centerline
 Railroad & 36' E of centerline Boonville Ave.
 Elevation: 1273.95'

Project BM #2
 Sq. cut in NW corner of curb inlet box 197' N of
 Phelps St. & 15.5' E of centerline Boonville Ave.
 Elevation: 1276.17'



Book 2009, Page 023561-09 (Tracts I-IV):

Tract I:
 Beginning at a point on the West side of Jefferson Street in the City of Springfield, Missouri, twenty-five (25) feet of North of the section line dividing Sections thirteen (13) and twenty-four (24), in Township Twenty-nine (29), Range Twenty-two (22); Thence north along the west line of Jefferson Street, a distance of 166 feet more or less to the center line of Wilson Creek; Thence West 215 Feet; Thence South 100 feet more or less to the center of Wilson Creek; Thence in a Southwesterly direction 15 feet, more or less along the centerline of said Creek to the parcel of ground deeded by R.O. Cravens ET AL to St. Louis and San Francisco Railway Company by deed recorded in Book 440 at Page 273, Deed Records of Greene County, Missouri; Thence South 53 feet more or less to the North line of the right-of-way of said railway company as shown by said deed above referred to recorded in book 468 at page 273; Thence East along the North line of said right-of-way as shown by said deed, 230.4 feet to Jefferson Street, being the place of beginning. All being in the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Thirteen (13), Township Twenty-nine (29), Range Twenty-two (22), in Greene County, Missouri.

Tract II:
 Beginning at a point on the West line of Jefferson Street in the City of Springfield, Missouri, midway between the West end of the abutments of the Wilson Creek Bridge, across said Jefferson Street; Thence north along the Western line of said Jefferson Street, 170 feet and 2 inches to the South line of Phelps Avenue; Thence West 222 feet and 9 inches to the land of M.F. Johnson; thence South 170 feet more or less to the point directly West of the beginning point; Thence due East 222 feet more or less to the Point of Beginning. All being in the Southwest quarter (SW1/4) of the Southwest quarter (SW1/4) of Section Thirteen (13), Township Twenty-nine (29), Range Twenty-two (22), in Greene County, Missouri, subject to any part thereof, taken, deeded or used for road or highway purposes.

Tract III:
 A Certain strip or parcel of land lying being and situate in the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Thirteen (13), Township Twenty-nine (29), Range Twenty-two (22), in Greene County, Missouri, at Springfield and described as follows:
 Commencing at the intersection of the Southerly tangential projection of the West line of Jefferson Avenue and the center line of Grantor's Main Line Track; Thence Northerly along said tangential projection twenty-five (25) feet; thence westerly along Grantor's right-of-way and parallel with said main tract center line, 230.4 feet to the point of beginning; thence Northerly at right angles 53 feet; thence Southwesterly making an angle of 117°12' to the left of last described course, 191.5 feet; Thence Southerly at right angles to said tract, 29 feet; Thence Easterly parallel with said main tract, 189 feet more or less to the Point of Beginning. All being in the City of Springfield, Greene County, Missouri.

Tract IV:
 Commencing at the Northwest corner of McNulty's subdivision, said point also being the Northwest corner of Lot five (5), and lying on the East right-of-way line of Boonville Avenue; thence South 00°00'00" East along said East right-of-way, 79.46 feet for a new Point of Beginning, said point being an "X" cut in a concrete walk; Thence South 88°50'45" East 281.11 feet to the center of vacated Robberson Avenue; Thence South 02°16'00" West along said center of vacated Robberson Avenue, a distance of 75.80 feet; Thence leaving said centerline of vacated Robberson Avenue North 88°36'20" West 278.14 feet to the East right-of-way line of Boonville, said point being an "X" cut in concrete walk; Thence North 00°00'00" West along said right-of-way 74.63 feet to the Point of Beginning; all in the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Thirteen (13), Township Twenty-nine (29), Range Twenty-two (22), in Springfield, Greene County, Missouri.

Tract V:
 Beginning at the intersection of the East line of Boonville Avenue and the North line of Mill Street in the City of Springfield, Greene County, Missouri; Thence North along the East line of Boonville Avenue 120 feet; Thence East 280 feet more or less to the center of Robberson Avenue formerly Peach Alley; Thence North along the center line of Robberson Avenue 105 feet; thence East 228 feet to the West line of the Springfield Tablet Company tract as described in Book 621 at Page 301, in the office of the County Recorder; thence South along the West line of said tract, 53 feet to the North line of the Springfield Tablet Company tract as described in Book 560 at Page 584; thence West 5 feet to the Northwest corner of said tract; thence South 100.3 feet; thence Southwesterly 34 feet; thence Southwesterly 186.2 feet to the East line of Robberson Avenue (vacated); Thence South 34 feet; thence West 284.3 feet to the Point of Beginning, except that portion of Robberson not vacated; all in the Southwest quarter (SW1/4) of the Southwest quarter (SW1/4) of Section Thirteen (13), Township Twenty-nine (29), Range Twenty-two (22), in Springfield, Greene County, Missouri.

Ordinance 18567 Vacation 361:

That part of Robberson Avenue lying between the south right-of-way line of Phelps Street and the North right-of-way line of Mill St. except the South 120 feet already vacated by Special Ordinance No. 691 dated March 2, 1937, and except the North 91 feet of the South 211 feet already vacated by Special Ordinance No. 17266 dated March 22, 1976; all in Section 13, Township 29, Range 22, Springfield, Greene County, Missouri.

Ordinance 17266 Vacation 293:

That part of Robberson Avenue lying between the south right-of-way line of Phelps Street and the North right-of-way line of Mill Street EXCEPT the North 98 feet and EXCEPT the South 120 feet already vacated by Special Ordinance No. 691, dated March 2, 1937. All in Section 13, Township 29, Range 22, Springfield, Greene County, Missouri.

Ordinance 3946 Council Bill 4173:

Beginning 181 feet South of the Southeast corner of Peach Alley or Robberson Avenue and Phelps Avenue in the City of Springfield, Missouri, for a beginning point, thence South along the East line of Peach Alley or Robberson Avenue to the Northeast corner of Peach Alley and Robberson Avenue and Mill Street; thence West along the North line of Mill Street to the Northwest corner of Peach Alley or Robberson Avenue and Mill Street; Thence North along the West line of Peach Alley or Robberson Avenue to a point due West of the beginning point; thence East on a due East and West line to the East boundary line of Peach Alley or Robberson Avenue, the point of beginning.

Except

All that part of the vacated right-of-way of Jefferson Avenue as described in Vacation 635 (dated July 1, 1999) described as follows:
 Commencing at the northwest corner of Mill Street and Jefferson Avenue, Thence North 06°13'11" East a distance of 11.37 feet to the POINT OF BEGINNING; Thence North 05°13'11" East a distance of 12.34 feet to a point for corner; Thence South 05°25'37" West a distance of 12.33 feet to a point for corner; Thence North 07°53'23" West a distance of 0.17 feet to the POINT OF BEGINNING, and containing 1.05 square feet of land, more or less.
 All together containing 139,141 square feet or 3.194 acres, more or less, subject to rights-of-way, easements and restrictions of record.

DEVELOPMENT NOTES

Total Area: 232.477± sf (5.337± acres)
 Total Number of Lots: 5
 Smallest Lot: Lot 5 - 21,716± sf (0.499± acres)
 Largest Lot: Lot 4 - 99,134± sf (2.276± acres)
 Preliminary Plat Submittal: April 24, 2020
 Current Zoning: HM (Heavy Manufacturing District)
 Proposed Zoning: CC (Center City District)
 Property Owner: Board of Governors MSU
 414 N Boonville, LLC
 Source of Title: Book 2009, Page 23561-09
 Book 2019, Page 2044-19

PREPARED FOR

The Vecino Group
 305 W. Commercial Street
 Springfield, MO 65803

PREPARED BY

Olsson, Inc.
 550 St. Louis Street
 Springfield, MO 65806

OWNERS

Board of Governors
 Missouri State University
 901 S. National Avenue
 Springfield, MO 65807

414 N Boonville, LLC
 305 W. Commercial Street
 Springfield, MO 65803

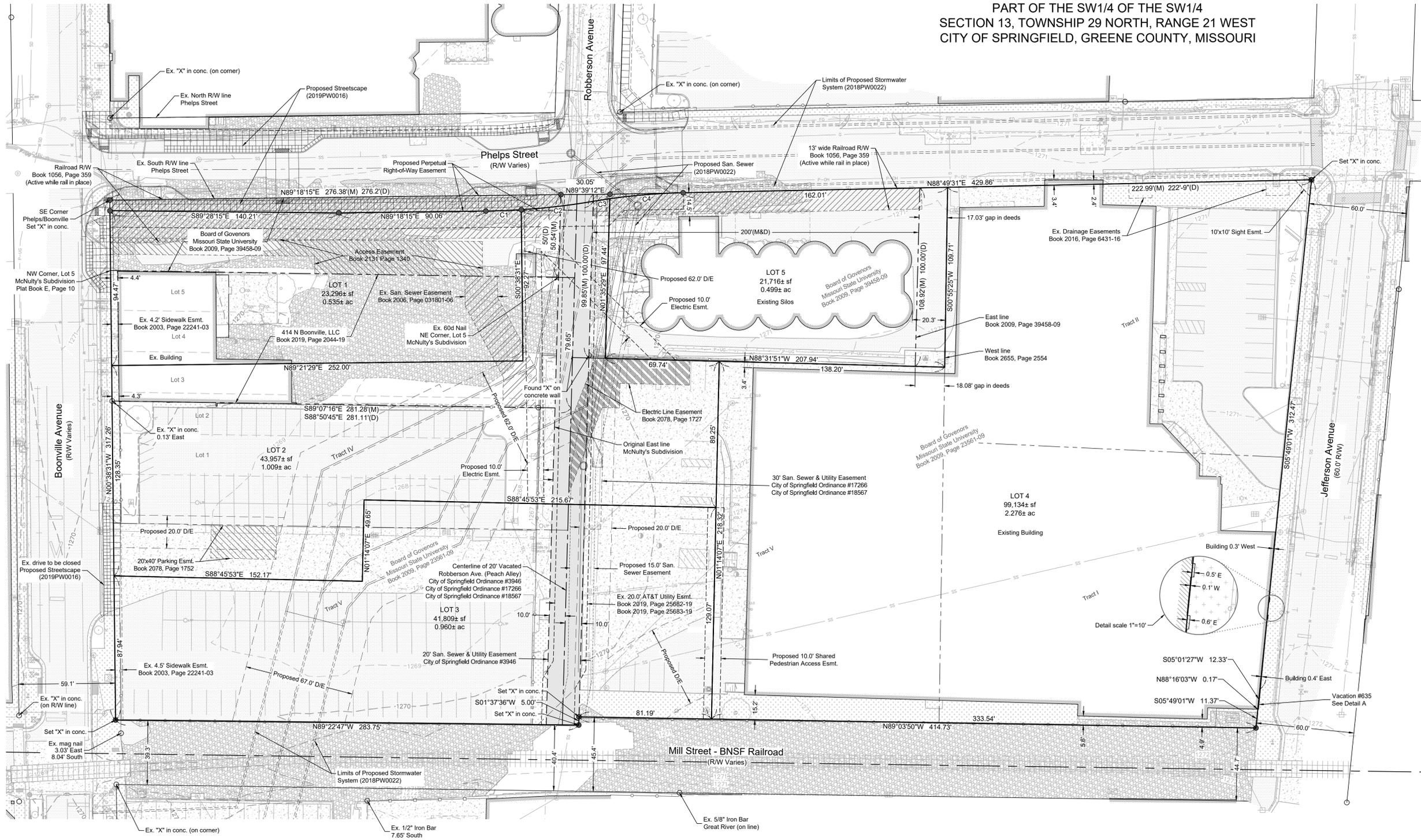
Preliminary Plat for Idea Commons

drawn by:	DATE	REVISION	BY
CDA			
surveyed by:			
DDD			
checked by:			
DDD			
approved by:			
DDD			
project no.:			
C17-2123			
file name: V_PLAT_C172123			
	04.24.20	Original Preparation	CDA



Olsson, Inc. Survey MO Certificate of Authority #LC366
 550 St. Louis St. TEL 417.890.8802
 Springfield, MO 65806 FAX 417.890.8805 www.olsson.com

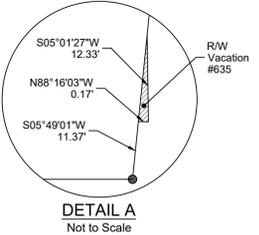
PRELIMINARY PLAT
IDEA COMMONS
 PART OF THE SW1/4 OF THE SW1/4
 SECTION 13, TOWNSHIP 29 NORTH, RANGE 21 WEST
 CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI



- LEGEND**
- Found Monument (As Noted)
 - Set 1/2" Rebar w/ cap "LC 366"
 - (D) Deeded
 - (M) Measured
 - D/E Drainage Easement
 - U/E Utility Easement
 - ⊖ Bike Rack
 - ⊕ Bollard
 - ⊖ Breaker Box
 - ⊖ Bush
 - Column
 - ⊖ Electric Box
 - ⊖ Electric Cabinet
 - ⊖ Electric Meter
 - ⊖ Electrical Outlet
 - ⊖ Electric Vault
 - ⊖ Fire Hydrant
 - ⊖ Gas Meter
 - ⊖ Gas Valve
 - ⊖ Grate Inlet
 - ⊖ Guy Wire
 - ⊖ Irrigation Valve
 - ⊖ Light Pole
 - ⊖ Power Pole
 - ⊖ Roof Drain
 - ⊖ Sanitary Cleanout
 - ⊖ Sanitary Manhole
 - ⊖ Storm Manhole
 - ⊖ Telephone Riser
 - ⊖ Telephone Vault
 - ⊖ Transformer
 - ⊖ Tree, Deciduous
 - ⊖ Vent Pipe
 - ⊖ Water Meter
 - ⊖ Water Valve
 - CATV
 - Cable/TV Line
 - P-OH Overhead Electric
 - P-UG Underground Electric
 - FO Fiber Optic Line
 - F Fuel Line
 - C Natural Gas Line
 - SS Sanitary Sewer Line
 - SD Storm Sewer Line
 - TEL Telephone Line
 - W Water Line
 - Chainlink Fence
 - ▨ Asphalt Pavement
 - ▨ Brick Pavement
 - ▨ Concrete Sidewalk
 - ▨ Concrete Pavement
 - ▨ Gravel Pavement

CURVE TABLE

#	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C1	425.00'	21.76'	2°56'02"	21.76'	N87°50'14"E
C2	425.00'	44.50'	5°59'56"	44.48'	N83°22'15"E
C3	375.00'	10.16'	1°33'11"	10.16'	N81°08'52"E
C4	375.00'	45.13'	6°53'45"	45.11'	N85°22'20"E



DEVELOPMENT NOTES

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OWNERS

Board of Governors
 Missouri State University
 901 S. National Avenue
 Springfield, MO 65807

414 N Boonville, LLC
 305 W. Commercial Street
 Springfield, MO 65803

PREPARED BY
 Olsson, Inc.
 550 St. Louis Street
 Springfield, MO 65806

CERTIFICATE OF SURVEY AND ACCURACY

Know all men by these presents:

That I, David D. Drumm, do hereby certify to The Vecino Group, Board of Governors of Southwest Missouri State University, and 414 N Boonville, LLC, that this survey was prepared under my supervision from an actual survey of the land herein described, prepared by Olsson Associates, Inc., dated April 24, 2020, and signed by David D. Drumm, PLS 2007017958, and that the monuments and lot corner pins shown herein were placed under the personal supervision of David D. Drumm, PLS 2007017958, in accordance with Section 410.5 of the Subdivision Regulations, Article II, of the City of Springfield, Greene County, Missouri and the current Missouri Standards For Urban Property Boundary Surveys.

David D. Drumm
 David D. Drumm, MO PLS 2007017958
 Olsson Associates, MO LC 366
 ddrumm@olssonassociates.com

April 23, 2020
 Date

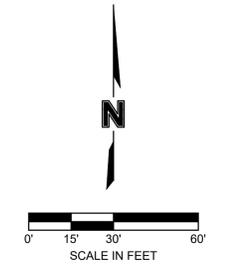


Preliminary Plat for Idea Commons

drawn by:	DATE	REVISION	BY
CDA			
surveyed by:			
checked by:			
approved by:			
project no.:	C17-2123		
file name:	V_PLAT_C172123		

Sheet 2 of 2

Olsson, Inc. Survey MO Certificate of Authority #LC366
 550 St. Louis St. TEL 417.890.8802
 Springfield, MO 65806 FAX 417.890.8805 www.olsson.com



BASE OF BEARINGS
 Grid North based on Missouri State Plane Coordinate System 1983 by use of MoDOT continuously operating GNSS RTK Network Central Zone

DATUM
 Elevations based on NAVD 88 by use of MoDOT continuously operating GNSS RTK Network

Development Review Staff Report

PLANNING AND ZONING COMMISSION PUBLIC HEARING:

JUNE 4, 2020

CITY COUNCIL PUBLIC HEARING:

JUNE 29, 2020



CASE NUMBER:

Preliminary Plat of Kirkland Commons

LOCATION:

3502 East Chestnut Expressway

ACRES:

49.129 acres

EXISTING LAND USE:

Vacant property

APPLICANT:

Burks Development Corporation

STAFF:

Jared Follin, 864-1612

STAFF RECOMMENDATIONS:

Approve w/Conditions

PROPOSED MOTION:

Move to approve preliminary plat with conditions.

SUMMARY OF REQUEST:

The applicant is proposing a preliminary plat for a three-lot subdivision named “Kirkland Commons” to facilitate development on the property.

FINDINGS FOR STAFF RECOMMENDATION:

1. The applicant’s proposal, with the conditions listed below, is consistent with the City’s *Subdivision Regulations*.

SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	HC	R-SF	GR/R-SF	N/A
LAND USE	Retail Sales	Golf Course	Vacant	Highway 65

SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):



GOOGLE MAPS STREET VIEW:



Development Review Staff Report



GROWTH MANAGEMENT AND LAND USE PLAN:



-  Low-Density Housing
-  Medium or High Density Housing
-  Medium Intensity Retail, Office or Housing
-  High Intensity Retail, Office or Housing
-  Greater Downtown
-  Business Park
-  Light Industrial, Office and Office-Warehouse

-  General Industry, Transportation and Utilities
-  Park
-  School
-  Golf
-  Community-Public
-  Urban Reserve Area
-  Rural Area

-  Greenway
-  Parkway
-  City Boundary
-  Urban Service Area Boundary, Year 2020
-  Urban Reserve Boundary, Year 2040

PROPERTY HISTORY:

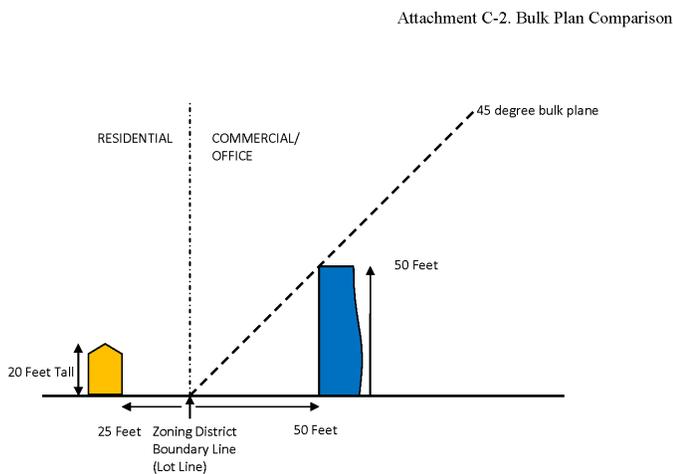
The subject property was annexed into the City in 2006 and was rezoned to Planned Development 298 in the same year; however, it has remained un-platted and undeveloped. Eastgate Avenue was recently relocated to its current position but will be relocated once more.

COMPATIBILITY WITH THE ZONING ORDINANCE:

CODE ITEM	REQUIREMENTS FOR Planned Development 298
Use Limitations	N/A
Maximum Structure Height	None, except that all structures shall remain below a 45-degree bulk plane as measured from the boundary of any residential district.
Front Yard Setback	<ol style="list-style-type: none"> 15 feet along relocated Eastgate Avenue and Chestnut Expressway None along any other public or private streets internal to the District.
Side and Rear Setbacks	None, subject to bufferyard requirements
Open Space Requirement	Not less than twenty (20) percent of the gross site area. No individually platted lot shall have less than ten (10) percent open space.
Design Requirements	A Final Development Plan must be submitted showing conformance with the requirements of Planned Development 298. City Council approval is required.

BULK PLANE

45-degree bulk plane



N:\ADMIN\City Council\Correspondence\bulk plane example 092611.doc

LANDSCAPING

A buffer yard, at least twenty (20) feet deep, is required along the south and east property lines of the Planned Development. Plantings within the bufferyard shall include four (4) canopy trees, four (4) understory trees and eight (8) evergreen trees per one-hundred (100) linear feet. A six (6) foot tall decorative fence shall be installed within the bufferyard along the south property line and shall be placed with the middle third of the bufferyard.

See the Perimeter Treatment section of Planned Development 298 for more information.

COMPATIBILITY WITH 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, except for the far northwest corner which is identified as appropriate for Low Density Housing. The subdivision divides the property in a way that will facilitate commercial or multi-family development which is consistent with the comprehensive plan and current zoning district. The Major Thoroughfare Plan classifies Chestnut Expressway Road as a Primary Arterial and Eastgate Avenue as a Collector which support the proposed land use.

STAFF COMMENTS:

1. The applicant is proposing to subdivide approximately forty-nine acres into a three-lot subdivision named “Kirkland Commons” to facilitate development of the site.
2. The subdivision is proposing to relocate Eastgate Avenue in order to allow for a larger area for construction on Lot 1. The new alignment of Eastgate Avenue will remain connected to Chestnut Expressway at its current location. The existing right-of-way will return to the applicant by contract deed from MODOT and the newly dedicated Eastgate Avenue will be deeded to MODOT. Olive Street will also be extended from the east and connect to Eastgate Avenue.
3. A Final Development Plan to develop “Lot 1” has been submitted by the applicant and is running concurrently with the Preliminary Plat. City Council approval is required.
4. All proposed lots meet the requirements of the City’s Subdivision Regulations.
5. 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.
6. The proposed preliminary plat was reviewed by City departments and comments are contained in Attachment 1. Conditions of Approval are provided in Attachment 2. An engineering report was provided by the engineer of record as a separate document.

PUBLIC NOTIFICATION:

The property was posted 10 days prior to the Planning and Zoning Commission meeting.

DEPARTMENT COMMENTS:

ATTACHMENT 1 DEPARTMENT COMMENT

CITY UTILITIES:

1. Preliminary plat is acceptable.
2. Final routing of Electric/Gas/Water mains will be determined by CU Engineering.
3. Gas/Water appears acceptable as shown. Contact Mark Logan @ 417-831-8540 as needed.
4. CU Electric is requesting to extend South along the West side of the proposed Sanitary Sewer extension through lot 3 to proposed Olive St provide adequate service to all lots. An additional 10 ft U/E will be needed alongside the proposed Sewer easement. Contact Tom Arnall @ 417-831-8764 to coordinate. The tract between Eastgate and US 65 is not currently served with Electric, and an additional extension will be required to provide service to it when it develops. This would likely come from the Junction Cabinet at the SE corner of Eastgate/Chestnut.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

1. Public sewer is not directly available for the proposed subdivision and will require public improvement plans to extend gravity sewer to each proposed lot. Public sewer to be designed according to city design standards. Refer to the Developers Resource Center at <https://www.springfieldmo.gov/1101/Developer-Resource-Center> for more information regarding the submittal of Public Improvement Plans.
2. The proposed subdivision site is subject to two different trunkline connection fees which have to be paid as part of the sewer impact permit fee when building plans are approved. Pierson Creek ph. 2 trunkline connection fee of \$0.0147 per square foot of property and the Hickory Hills ph 2 trunkline connection fee of \$0.0774 per square foot of property; totaling \$0.0921 per square foot of property connecting. Since the detention basin is common area to all lots within the subdivision, this fee will need to be applied to the additional area added to detention also. The plan specifies lot 1 is 799,424 s.f. which comes to \$73,626.95. Need to provide the additional detention area to determine the rest of the fee; leave out the existing detention area on Hickory Hills ph 2.
3. All public improvements, street, storm and sanitary sewer must be submitted under one public improvement plan number. No plats or building permits can be filed until the plans have been approved, filed, constructed and accepted or escrowed.
4. No objection to escrow of public sewer improvements. If interested in escrow, submit the application for escrow of public improvements located at <https://www.springfieldmo.gov/DocumentCenter/View/19701/Request-to-Secure-Public-Improvements?bidId=>. Note that this is the application to apply for escrow only. The actual escrow cannot be approved until the fees for the public improvement plans have been paid and the plans have been filed.
5. Note that a sewer permit cannot be issued until the public improvement plans have actually been constructed and accepted regardless if the improvements have been escrowed.
Site Plan comments;
6. Note that public sewer serving lot 1 is shown on the preliminary plat just south of Chestnut.
7. When building plans are submitted, specify the point of connection to public sewer on the utility plan. Dimension the distance to the up and down stream manholes and the size of the proposed lateral.
8. A sewer impact permit fee will be required for the new building. This fee is based on the size of the proposed water meter(s) according to city code no. 120.246. Specify the size of the proposed water meter on the utility plan
9. Any food service establishment or development with a commercial kitchen must install an approved grease interceptor and may be subject to City Fats, Oils and Grease Program annual permitting fees.
10. Additional comments on the sewer extension will be provided when plans are submitted.

Development Review Staff Report



FIRE DEPARTMENT:

Fire hydrant spacing per 2018 IFC Section 507 & Appendix C

DEPARTMENT OF PUBLIC WORKS TRAFFIC OPERATIONS DIVISION:

Public improvement plans are required to be submitted, approved and improvements constructed or escrowed prior to approval of the final plat.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

1. Preliminary plat looks acceptable as shown.
2. Drainage easement and stream buffer easement documents must be given with the final plat.

DEPARTMENT OF PUBLIC WORKS TRANSPORTATION ENGINEERING DIVISION:

Approved. Public Improvement Plans will need to be submitted and approved before Final Plat approval.

GREENE COUNTY HIGHWAY DEPARTMENT:

The eastern portion of lot 2 (app. 200 ft.) borders county right of way. The classification of the roadway is as a primary arterial. A minimum of 55 ft. from existing centerline is required for a primary arterial. That will match what's been dedicated on the properties to the east and be consistent with the right of way limits within the city to the west. The county is requesting the dedication of the additional right of way to equal a total of 55 ft. from existing centerline of Farm Rd. 132.

MISSOURI DEPARTMENT OF TRANSPORTATION:

No comment on preliminary plat.

REQUIREMENTS FOR APPROVAL:

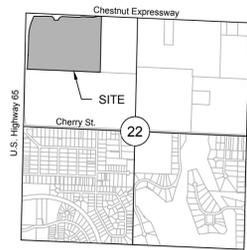
ATTACHMENT 2 CONDITIONS OF PLAT APPROVAL

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

1. All improvements shall be constructed in accordance with the “Design Standards for Public Improvements” of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.
2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.
5. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush and overhanging tree limbs.
6. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

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

PRELIMINARY PLAT
KIRKLAND COMMONS
 PART OF THE NORTH HALF (N½)
 SECTION 22, TOWNSHIP 29 NORTH, RANGE 21 WEST
 CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI



LOCATION MAP
 Sec. 22, T-29-N, R-21-W
 Scale: 1"=2000'



VICINITY MAP
 NOT TO SCALE

INFORMATION OF FACT

- This survey and plan is based upon the following data and/or exceptions:

	Yes	No	Item
a) Deed of Record	X	_____	Deed Book 1148, at page 281; R/W Deed 2019, at Page 006820-19
b) Filed Maps	X	_____	Hickory Hills Phase II (AAA-522); Menards East (AAA-487)
c) Title Search/Binder	X	_____	First American Title Insurance Company File no. NCS-971989-WA1, Effective date: 8/21/19; Revised date: 9/5/19
- Certified To:** Costco Wholesale Corporation
 This is to certify that, to the best of my knowledge and belief, this map or plan is the result of a field survey performed on August 28, 2019, by me or under my direct supervision, in accordance with the rules and regulations promulgated by the "State Board of Professional Engineers and Land Surveyors". The information depicted hereon, to the best of my knowledge and belief, represents the conditions found at, and as of the date of the field survey, except such improvements or easements, if any below the surface and not visible. Accordingly the undersigned professional is not responsible for the presence of underground utilities or structures, if same are not visible or otherwise disclosed by any aforementioned data listed above.
- This survey or plan is made for and certified to the parties named hereon for the purpose(s) stated. No other purpose is intended nor implied. The undersigned professional is neither responsible nor liable for the use of this plan beyond its intended purpose.
- The use of the word "certify" or "certification" constitutes an expression of professional opinion regarding those facts or findings which are the undersigned professional's knowledge, information and belief, and in accordance with the commonly accepted procedure consistent with the applicable standards of practice, and does not constitute a warranty or guarantee either expressed or implied.
- Olsson and the surveyor of record make no guarantees that the underground utilities shown hereon comprise all such utilities in the area, either in service or abandoned. Olsson and the surveyor of record further does not warrant that the underground utilities shown are in the exact location indicated. Olsson and the surveyor of record have not physically located the underground utilities. If any underground utility locations are required, they will have to be verified by field potholing the utilities. Olsson and the surveyor of record shall not be liable for the location of or the failure to note the location of non-visible utilities. Utilities were ordered to be located per one-call ticket number 192170987, 192171110, 192171220, 192171221, and 192171599. The companies listed on the ticket are ATT Distribution, City Utilities Electric/Gas/Water/Fiber, City of Springfield Sewer/Traffic, Level 3 now Centurylink, MODOT SW District-Springfield, and Mediacom.

NOTES

- Sidewalks are to be constructed on both sides of Olive Street and a portion along the East side of Eastgate Avenue.
- Maintenance of any area referred to as an easement or common area is the responsibility of the property owner's associated.
- 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 runoff. This is due to the fact that the surface water runoff is presently being accommodated by street and open drainage facilities.
- Detention & Drainage Easement has been designed to accommodate storm water detention and water quality for each lot. Connection to the detention is being provided via the proposed storm system for Olive Street. If future development elects to not connect to the proposed storm system, for all or a portion of the Lot(s), then additional detention and water quality facilities may be required.
- Traffic Impact Study will be required prior to development. Traffic Study may be limited to the specific proposed development.
- No structures are to be built between right-of-way and setback lines.
- No fences, plantings or obstructions other than mailboxes are permitted within the limits of any right-of-way or drainage easement.
- Lot corner pins are 1/2" rebar with plastic cap marked "Olsson LC 366".
- The Flood Insurance Rate Map (FIRM) from the Federal Emergency Management Agency (FEMA) Community Panel No. 29077C0353E, Effective Date December 17, 2010 shows this property is located in Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain.)

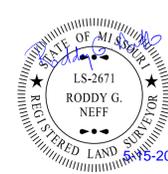
DESCRIPTION

A parcel of land, being all that part of the North One-Half (N1/2) of the Northwest Quarter (NW1/4) of Section Twenty-Two (22), Township Twenty-Nine (29) North, Range Twenty-One (21) West, lying South of Chestnut Expressway (Mill Street), East of Highway 65 and West of Hickory Hills Phase II, a Final Plat recorded in Book AAA, at page 522, and being a part of the tracts of land described in Book 1148, at page 281 and all that part of the land described in Book 2019, at Page 006820-19 in the Greene County, Missouri Recorder's Office, Springfield, Greene County, Missouri, being more particularly described as follows:
 COMMENCING at an existing aluminum monument marking the Northeast Corner of said Section 22; Thence N87°28'08"W (N87°23'48"W Plat), along the North line of said NW1/4, a distance of 939.39 feet (939.15 feet Plat); Thence S01°16'55"W (S01°17'06"W Deed and Plat), leaving said North line, a distance of 25.00' (25.01' Deed,) being point on the North right-of-way line of Chestnut Expressway, also known as Mill Street, at Station 51+00.84 per the General Warranty Deed recorded in Book 2016, at Page 045692-16, in said Greene County Recorder's Office, being the POINT OF BEGINNING; Thence leaving said right-of-way line, S01°16'55"W (S01°17'06"W Plat), along the West line of said Hickory Hills Phase II, a distance of 1310.15' to an existing 5/8" iron pin (LC 62), being a point on the South line of said N1/2, NW1/4 of said Section 22; Thence N87°36'40"W leaving said West line of said Hickory Hills Phase II, and along said South line of said N1/2, NW1/4, a distance of 1720.78'; to a 1/2" iron pin set (LC366), being a point on the East right-of-way line of said Highway 65; Thence N02°22'42"E, leaving said South line and along said East right-of-way line, a distance of 326.01', to a 1/2" iron pin set (LC366); Thence S88°38'02"E, continuing along said East right-of-way line, a distance of 6.28', to an existing aluminum monument (MODOT) at Station 888+25.21, 207.78' Left, per the Quit Claim Deed recorded in Book 2019, at Page 006820-19 in said Greene County Recorder's Office; Thence N01°21'58"E (N01°22'02"E Deed), continuing along said East right-of-way line, a distance of 447.27' (Measured and Deed), to an existing aluminum monument (MODOT) at Station 883+77.94 203.07' Left; Thence continuing along said East right-of-way line and a non-tangent curve to the right, having a radius of 979.09' (Measured and Deed), a central angle of 20°41'03" and a chord which bears N11°42'59"E (N11°43'03"E Deed), an arc distance of 353.46' (353.45' Deed), to an existing aluminum monument (MODOT) at Station 880+32.17 271.46' Left; Thence N22°03'06"E (N22°03'04"E Deed), a distance of 135.34' (135.35' Deed) to an existing aluminum monument (MODOT), being the point of intersection of the East right-of-way line of said Highway 65 at Station 879+05.57 319.65' Left and the South right-of-way line of said Chestnut Expressway at Station 35+06.00 91.20' Right; Thence S87°28'08"E (S87°28'11"E Deed), leaving said East right-of-way line, and along said South right-of-way line, a distance of 101.91' (Measured and Deed), to an existing aluminum monument (MODOT) at Station 36+07.91 91.20' Right; Thence N88°15'17"E (N88°17'10"E Deed), continuing along said South right-of-way line, a distance of 151.31' (150.89' Deed), to an existing aluminum monument (MODOT) at Station 37+58.76 80.00' Right; Thence S87°28'08"E (S87°28'05"E Deed), continuing along said South right-of-way line, a distance of 151.61' (151.78' Deed), to an existing aluminum monument (MODOT) at Station 39+10.54 80.00' Right; Thence continuing along said South right-of-way line and transitioning to the West right-of-way line of Eastgate Avenue as described in said Book 2016, at Page 045692-16, and along a non-tangent curve to the right, having a radius of 80.00' (Measured and Deed), a central angle of 90°00'11" and a chord which bears S42°28'10"E (S42°28'05"E Deed), an arc distance of 125.67' (125.66' Deed), to an existing aluminum monument (MODOT) at Station 1+60.00 49.00' Right Eastgate Avenue; Thence S88°48'00"E, leaving said West right-of-way line, and crossing said Eastgate Avenue, a distance of 95.38' to an existing aluminum monument (MODOT) at Station 1+57.66 46.39' Left on the East right-of-way line of said Eastgate Avenue; Thence along said East right-of-way line and transitioning to said South right-of-way line of Chestnut Expressway, and along a non-tangent curve to the right, having a radius of 100.00' (Measured and Deed), a central angle of 83°38'03" and a chord which bears N50°48'25"E (N50°46'55"E Deed), an arc distance of 145.97' (145.73' Deed), to an existing aluminum monument (MODOT) being a point on said South right-of-way line of Chestnut Expressway at Station 41+85.19 69.00' Right; Thence S87°28'08"E (S87°28'05"E Deed), along said South right-of-way line, a distance of 385.40' (385.31' Deed), to an existing aluminum monument (MODOT) at Station 45+70.50 69.00' Right; Thence N78°30'16"E (N78°29'45"E Deed), continuing along said South right-of-way line, a distance of 65.91' (65.97' Deed), to an existing aluminum monument (MODOT) at Station 46+34.50 53.00' Right; Thence S87°28'08"E (S87°28'05"E Deed), continuing along said South right-of-way line, a distance of 279.70 feet (279.75' Deed), to an existing aluminum monument (MODOT) at Station 49+14.25 53.00' Right; Thence N78°29'59"E (N78°29'45"E Deed), a distance of 115.44' (Measured and Deed) to an existing aluminum monument (MODOT) at Station 50+28.74 24.87' Right; Thence S87°28'08"E (S87°28'05"E Deed), continuing along said South right-of-way line, a distance of 74.26' (74.60' Deed), to the POINT OF BEGINNING, EXCEPT that part of the public right-of-way of said Eastgate Avenue, as described in aforementioned Book 2016, at Page 045692-16. Said tract containing 2,140,060 square feet, or 49,129 acres, more or less, subject to all rights-of-way, easements and restrictions of record.

CERTIFICATE OF SURVEY AND ACCURACY

Know all men by these presents:
 That I, Roddy G. Neff, do hereby certify to Costco Wholesale Corporation that this survey was prepared under my supervision from an actual survey of the land herein described, prepared by Olsson Associates, Inc., dated May 15, 2020, and signed by Roddy G. Neff, PLS 2671, and that the monuments and lot corner pins shown herein were placed under the personal supervision of Roddy G. Neff, PLS 2671, in accordance with Section 410.5 of the Subdivision Regulations, Article II, of the City of Springfield, Greene County, Missouri and the current Missouri Standards For Urban Property Boundary Surveys.

Roddy G. Neff
 Roddy G. Neff, MO PLS 2671
 Olsson Associates, MO LC 366
 rgneff@olssonassociates.com
 Date 5-15-20



PREPARED FOR
 Costco Wholesale Corporation
 999 Lake Drive
 Issaquah, WA 98027

PREPARED BY
 Olsson, Inc.
 550 St. Louis Street
 Springfield, MO 65806

BENCHMARKS
 COS 216
 SE quadrant of Eastgate @ Chestnut Expressway
 N:501722.13 E:1429406.85 Elev=1379.85'

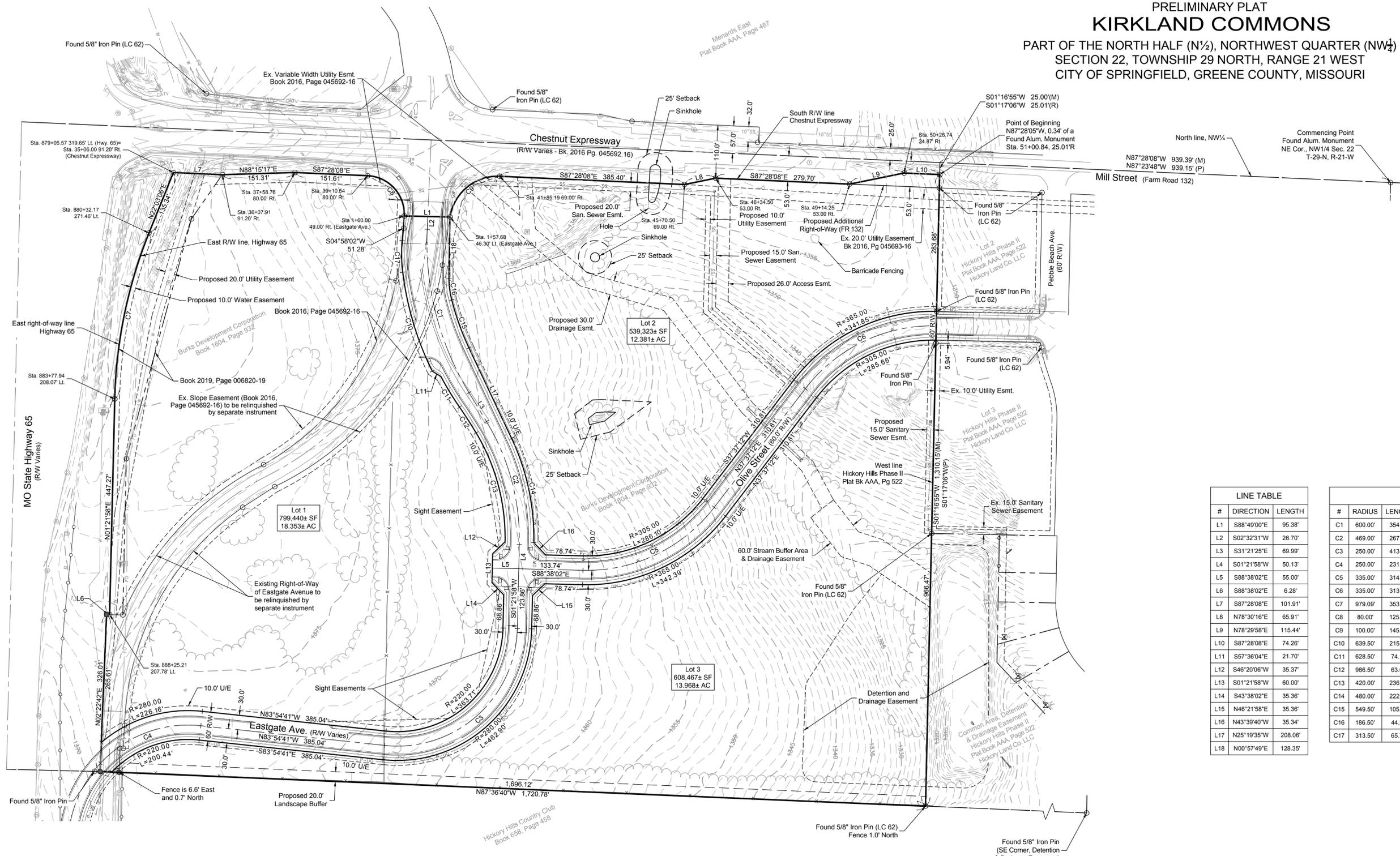
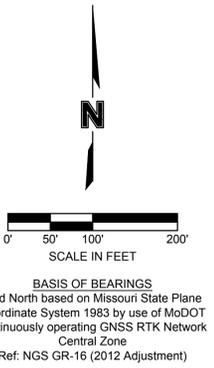
GR-16 (PID AC7156)
 DNR aluminum GRS disk set in concrete near the intersection of Cherry @ Hickory
 N:499069.34 E:1431590.66 Elev=1361.92'

DEVELOPMENT NOTES
 Total Area: 2,140,060± sf - 49.129± Acres
 Total No. of Lots: 3
 Smallest Lot: Lot 2 - 539,323± sf (12.381± Acres)
 Largest Lot: Lot 1 - 799,440± sf (18.353± Acres)
 Source of Title: Book 1604, Page 932
 Prel. Plat Submittal: April 24, 2020
 Current Zoning: PD 298



drawn by:	DATE	REVISION	BY
CDA			
surveyed by:			
DDD/CO			
checked by:			
RGN			
approved by:			
RGN			
project no.:	05.12.20	Revised Boundary Description	CDA
019-2034	04.24.20	Reconfigure Street & Lot Layouts	CDA
file name: V_PPLT_0192034	11.04.19	Original Preparation	CDA

PRELIMINARY PLAT
KIRKLAND COMMONS
 PART OF THE NORTH HALF (N½), NORTHWEST QUARTER (NW¼)
 SECTION 22, TOWNSHIP 29 NORTH, RANGE 21 WEST
 CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI



LINE TABLE		
#	DIRECTION	LENGTH
L1	S88°49'00"E	95.38'
L2	S02°32'31"W	26.70'
L3	S31°21'25"E	69.99'
L4	S01°21'58"W	50.13'
L5	S88°38'02"E	55.00'
L6	S88°38'02"E	6.28'
L7	S87°28'08"E	101.91'
L8	N78°30'16"E	65.91'
L9	N78°29'58"E	115.44'
L10	S87°28'08"E	74.26'
L11	S57°36'04"E	21.70'
L12	S46°20'06"W	35.37'
L13	S01°21'58"W	60.00'
L14	S43°38'02"E	35.36'
L15	N46°21'58"E	35.36'
L16	N43°39'40"W	35.34'
L17	N25°19'35"W	208.06'
L18	N00°57'49"E	128.35'

CURVE TABLE					
#	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C1	600.00'	354.99'	33°53'56"	349.83'	S14°24'27"E
C2	469.00'	267.86'	32°43'23"	264.23'	S14°59'44"E
C3	250.00'	413.31'	94°43'22"	367.82'	S48°43'38"W
C4	250.00'	231.11'	52°58'03"	222.97'	S69°36'18"W
C5	335.00'	314.24'	53°44'45"	302.85'	N64°29'35"E
C6	335.00'	313.75'	53°39'43"	302.41'	N64°27'04"E
C7	979.09'	353.46'	20°41'03"	351.54'	N11°42'59"E
C8	80.00'	125.67'	90°00'11"	113.14'	S42°26'10"E
C9	100.00'	145.97'	83°38'03"	133.35'	N50°48'25"E
C10	639.50'	215.01'	19°15'50"	214.00'	S16°40'21"E
C11	628.50'	74.19'	6°45'49"	74.15'	S31°22'37"E
C12	986.50'	63.66'	3°41'51"	63.65'	S32°54'36"E
C13	420.00'	236.87'	32°18'50"	233.75'	S14°54'16"E
C14	480.00'	222.83'	26°35'56"	220.84'	N12°01'37"W
C15	549.50'	105.64'	11°00'54"	105.48'	N19°49'08"W
C16	186.50'	44.29'	13°36'20"	44.18'	N07°30'31"W
C17	313.50'	65.70'	12°00'28"	65.58'	S01°02'12"E

LEGEND

- Found MoDOT Alum. Monument (Except as Noted)
- Set 1/2" Rebar w/Plastic Cap, "LC 366"
- (M) Measured
- (P) Platted
- (R) Record Deed (Book 2016, Page 045692-16)
- ⊕ Fire Hydrant
- ⊖ Guy Wire
- ⊙ Light Pole
- ⊕ Power Pole
- ⊙ Sanitary Manhole
- ⊙ Storm Manhole
- ⊙ Telephone Manhole
- P—OH— Overhead Electric
- SS— Sanitary Sewer Line
- SD— Storm Sewer Line
- x— Barbed Wire Fence
- Chainlink Fence
- Tree Line
- ▨ Asphalt Pavement
- ▨ Concrete Sidewalk
- ▨ Concrete Pavement

BENCHMARKS

COS 216
 SE quadrant of Eastgate @ Chestnut Expressway
 N:501722.13 E:1429406.85 Elev=1379.85'
 GR-16 (PID AC7156)
 DNR aluminum GRS disk set in concrete near the
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 Source of Title: Book 1604, Page 932
 Prel. Plat Submittal: April 24, 2020
 Current Zoning: PD 288

PREPARED FOR

Costco Wholesale Corporation
 999 Lake Drive
 Issaquah, WA 98027

PREPARED BY

Olsson, Inc.
 550 St. Louis Street
 Springfield, MO 65806



CERTIFICATE OF SURVEY AND ACCURACY

Know all men by these presents:
 That I, Roddy G. Neff, do hereby certify to Costco Wholesale Corporation that this survey was prepared under my supervision from an actual survey of the land herein described, prepared by Olsson Associates, Inc., dated April 24, 2020, and signed by Roddy G. Neff, PLS 2671, and that the monuments and lot corner pins shown herein were placed under the personal supervision of Roddy G. Neff, PLS 2671, in accordance with Section 410.5 of the Subdivision Regulations, Article II, of the City of Springfield, Greene County, Missouri and the current Missouri Standards For Urban Property Boundary Surveys.

Roddy G. Neff, MO PLS 2671
 Olsson Associates, MO LC 366
 rgn@olssonassociates.com

Date _____

drawn by:	DATE	REVISION	BY
CDA	05.12.20	Revised Boundary Description	CDA
DDD/CO	04.24.20	Reconfigure Street & Lot Layouts	CDA
RGN	11.04.19	Original Preparation	CDA

SHEET 2 OF 2
 Preliminary Plat of Kirkland Commons



Olsson, Inc. Survey MO Certificate of Authority #LC366
 550 St. Louis St. Springfield, MO 65806
 TEL 417.890.8802
 FAX 417.890.8805
 www.olsson.com

Development Review Staff Report



PLANNING AND ZONING COMMISSION MEETING:
CITY COUNCIL MEETING:

JUNE 4, 2020
 JUNE 29, 2020

CASE: Planned Development 298 Final Development Plan

ACRES: 44.70 acres

LOCATION: 3414 E. Chestnut Expressway

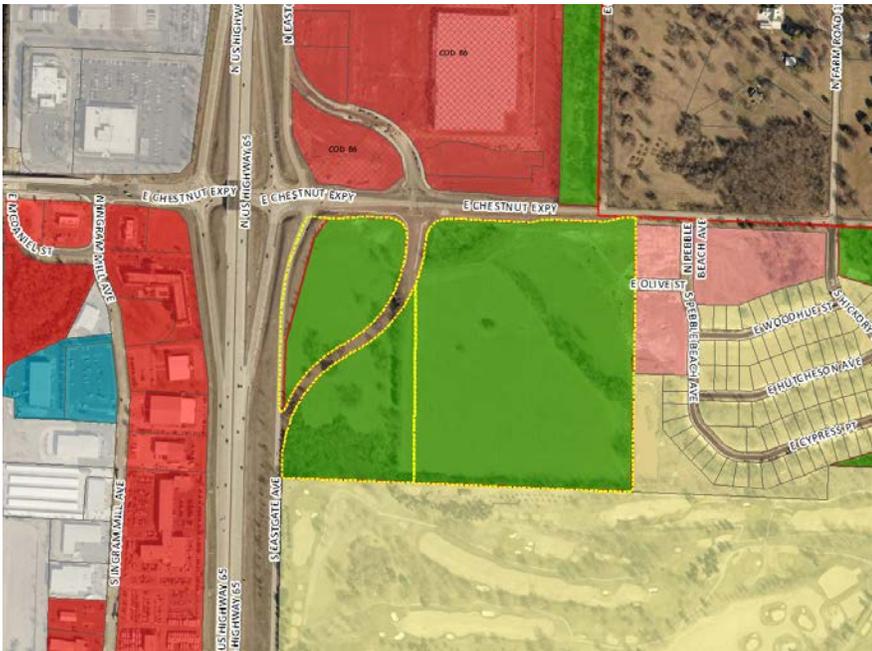
EXISTING LAND USE: N/A (vacant)

APPLICANT: Burks Development Corp.

STAFF: Kyle McGinnis, Senior Planner
 417-864-1615

STAFF RECOMMENDATIONS:
 Approve

PROPOSED MOTION: Move to approve as submitted in the staff report. 5 voting members to approve or deny.



SUMMARY OF REQUEST:

Request to approve the Final Development Plan for Planned Development 298 on approximately 44.70 acres of property located at 3414 E. Chestnut Expressway.

FINDINGS FOR STAFF RECOMMENDATION:

1. The Planned Development 298 allows for a unique collection of uses ranging from multifamily dwellings to building material supply stores, though the proposed development of Lot 1, the focus of this Final Development Plan, shall include retail sales alongside a vehicular fueling station. Lots 2 and 3 are to remain undeveloped at this time except for a detention pond to be built within the southeast corner of Lot 3. The full Final Development Plan package has been provided as Attachment 2.
2. Per Planned Development 298, Final Development Plans are to be reviewed by the Administrative Review Committee, the Planning & Zoning Commission, and City Council. City Council has the final authority in regards to the plan's approval.
3. The Final Development Plan was determined to be consistent with the intent of the existing Planned Development 298 ordinance.

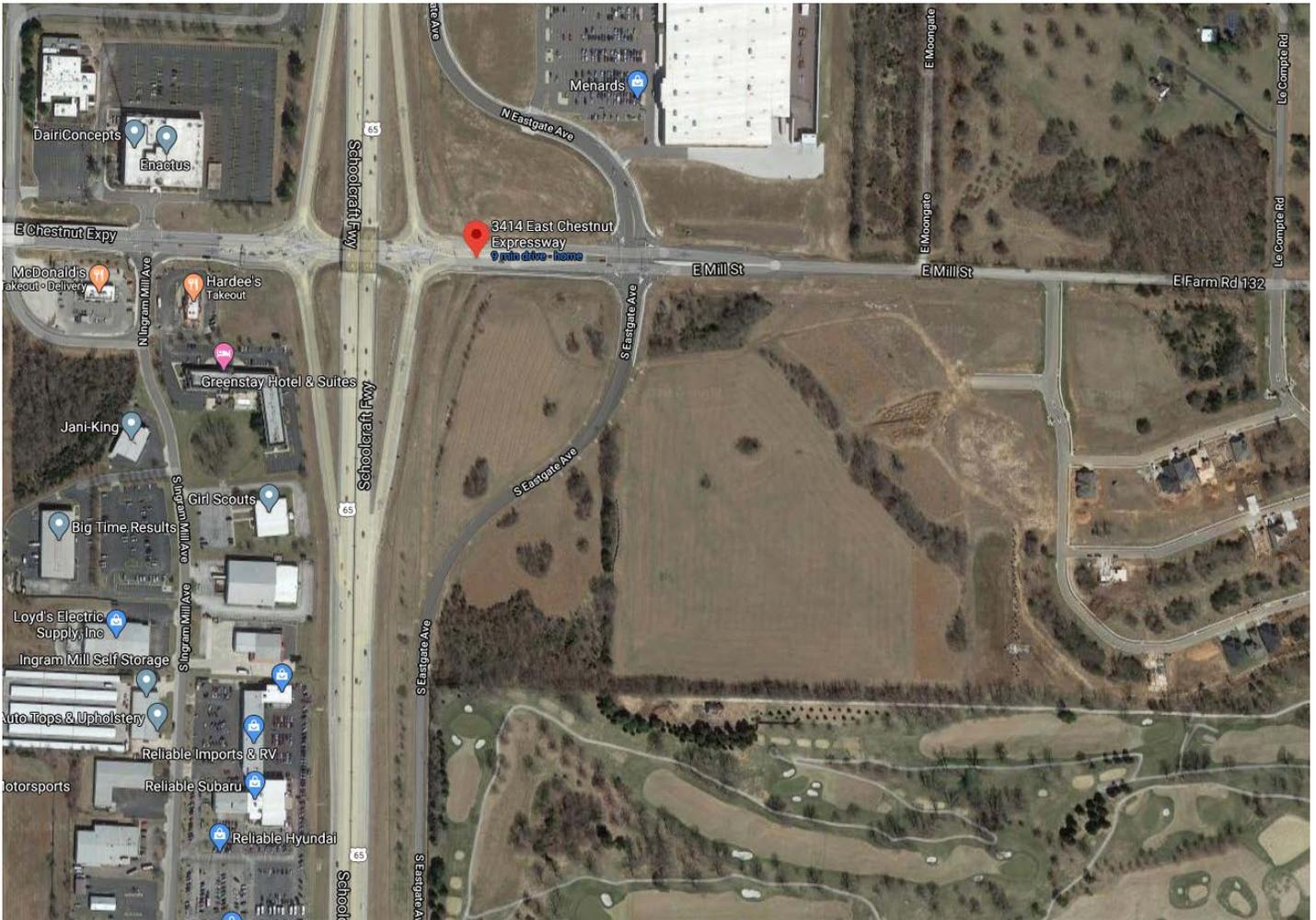
SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	Highway Commercial	Residential Single-Family	General Retail & Residential Single-Family	N/A
LAND USE	Retail Sales	Outdoor Recreation	Vacant	U.S. Highway 65

Development Review Staff Report



SURROUNDING ZONING AND LAND USES: (GOOGLE AERIAL VIEW)

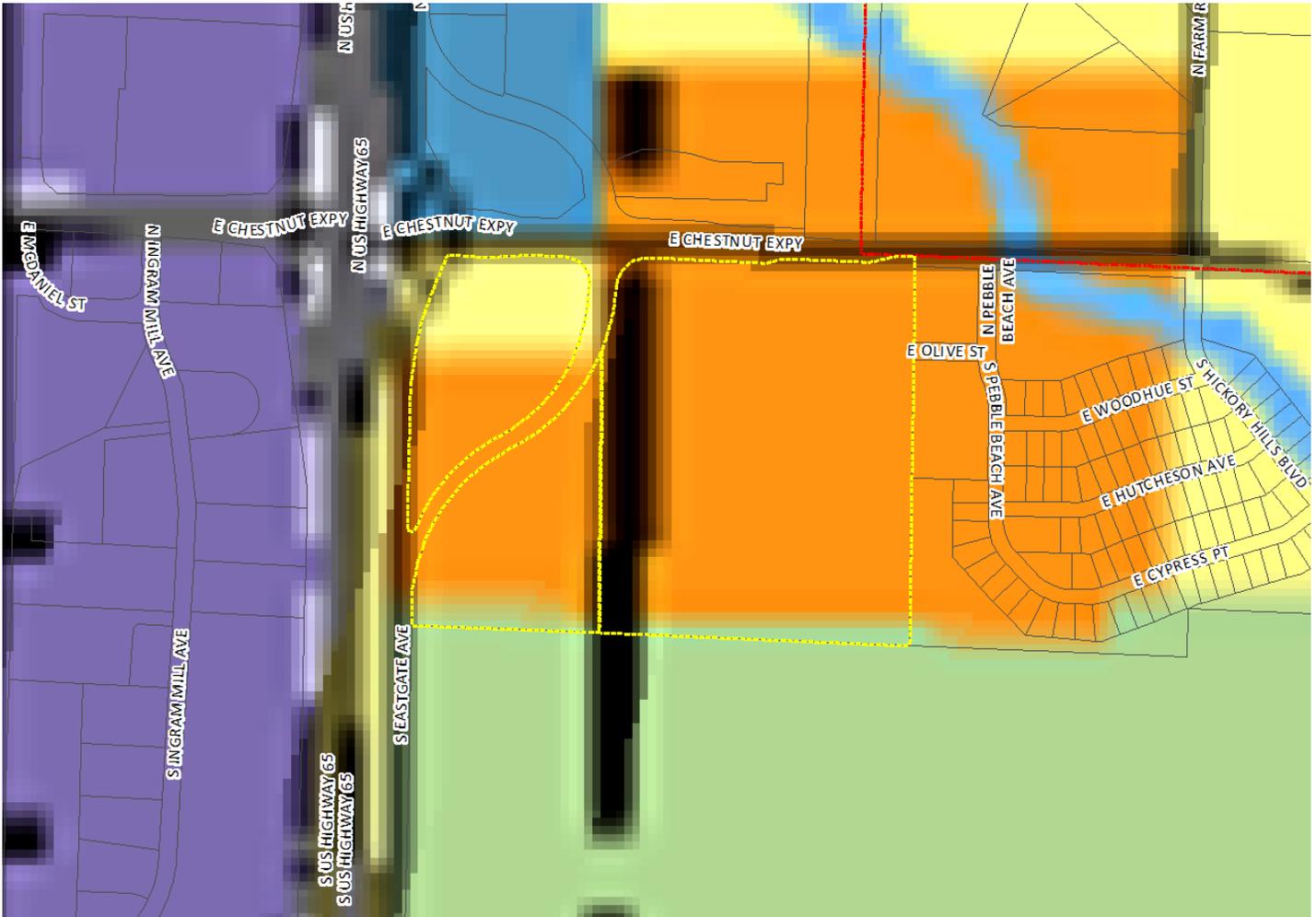


GOOGLE MAPS STREET VIEW:



Development Review Staff Report

GROWTH MANAGEMENT AND LAND USE PLAN:



-  Low-Density Housing
-  Medium or High Density Housing
-  Medium Intensity Retail, Office or Housing
-  High Intensity Retail, Office or Housing
-  Greater Downtown
-  Business Park
-  Light Industrial, Office and Office-Warehouse

-  General Industry, Transportation and Utilities
-  Park
-  School
-  Golf
-  Community-Public
-  Urban Reserve Area
-  Rural Area

-  Greenway
-  Parkway
-  City Boundary
-  Urban Service Area Boundary, Year 2020
-  Urban Reserve Boundary, Year 2040

Development Review Staff Report



PROPERTY HISTORY:

The subject property was originally zoned R-SF, Single-Family Residential District, but was rezoned to Planned Development 298 on July 24, 2006 by General Ordinance 5576. No development has occurred except for the relocation of Eastgate Avenue, which now bisects the property.

PLANNING AND ZONING COMMISSION AUTHORITY:

Section 36-405 Planned Development District

(9) Final Development Plan

- (c) Substantial conformity defined. A final development plan shall be deemed not to be in substantial conformity with an approved preliminary development plan if it:
1. Increases by more than five percent from the maximum density, approved in the preliminary development plan, except that in no event shall the maximum density exceed the density permitted for the underlying district by subsection (4)(b);
 2. Increases by more than five percent the maximum floor area to be devoted to any residential or nonresidential use;
 3. Increases height by more than five percent;
 4. Decreases by more than five percent the area approved for public and private open space or changes the general location of such areas;
 5. Relocates approved circulation elements to any extent that would decrease the ability of such elements to function efficiently, adversely affect their relation to surrounding lands and circulation elements, or would reduce their effectiveness as buffers or amenities;
 6. Significantly alters the arrangement of land uses within the planned development;
 7. Violates any provision of the codes and ordinances applicable to the proposed planned development; or
 8. Departs from the preliminary development plan in any other manner which the planning and zoning commission or city council shall, based on stated findings and conclusions, find to materially alter the plan or concept for the proposed planned development.

- (e) Action by Planning and Zoning Commission. If the planning and zoning commission finds that there is substantial conformity between such plans and shall further find the final development plan to be in all other respects complete and in compliance with any conditions imposed by approval of the preliminary development plan, and with the provisions of this article and all other applicable, federal, state and city codes, ordinances and regulations, it shall approve the final development plan. Planning and zoning commission action shall constitute final approval of the final development plan.

If the planning and zoning commission shall find that the final development plan lacks substantial conformity to the preliminary development plan but merits approval notwithstanding such lack of conformity, it shall transmit such plan to the city council together with its recommendation that the final development plan be approved.

In any case, where the planning and zoning commission finds that the final development plan lacks substantial conformity to the preliminary development plan and does not merit approval, it shall transmit such plan to the city council, together with its recommendation that the final development plan not be approved. The failure of the commission to act within the aforesaid time period shall be deemed a recommendation to the city council to deny the final development plan as submitted.

COMPATIBILITY WITH 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, except for the far northwest corner which is identified as appropriate for Low Density Housing.

Development Review Staff Report



STAFF COMMENTS:

1. The proposed Final Development Plan includes the relocation of Eastgate Avenue. As a result, a preliminary plat has been submitted to the Planning & Zoning Commission for consideration concurrently with the Final Development Plan.
2. Approval of this application will allow for the development of this property and promote infill development where investments have already been made in public services and infrastructure.
3. The proposed Final Development Plan was reviewed by City departments and comments are contained in Attachment 1. The Final Development Plan package has been provided in Attachment 2.

DEPARTMENT COMMENTS:

ATTACHMENT 1

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No objections to the proposed Final Development Plan.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No objections to the proposed Final Development Plan.

CITY UTILITIES:

No objections to the proposed Final Development Plan.

FIRE DEPARTMENT:

No objections to the proposed Final Development Plan.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

The property is in the Pierson Creek drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. If the property increases the amount of impervious surfacing, detention is required according to Chapter 96. A fee in lieu of on-site stormwater detention is not allowed and detention is required. Water quality will be required if adding an additional acre of impervious area. The property is located in a stream buffer area. This would require a 30-foot stream buffer easement on each side of the stream. Stream buffer easements are vegetated areas along and adjacent to streams where clearing, grading, filling, building of structures, and other activities are limited or prohibited. Stream buffers protect water quality, reduce flooding, and provide other benefits. The stream buffer requirements apply to streams shown on the stream buffer map (<http://maps.springfieldmo.gov/mapgallery/>) that meet the definition of a natural channel as defined in Sections 1.0 and 2.1 of Chapter 8 of the Flood Control and Water Quality Protection Manual. Since the project will be disturbing more than one (1) acre there will be a land disturbance permit required.

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. If disturbing 1 acre of greater, water quality will also have to be provided.
3. Drainage easements must be provided for this conveyance.
4. Please keep in mind that more detailed stormwater calculations will have to be submitted before any permits can be approved.
5. A land disturbance permit will be required if disturbing 1 acre or greater.

Development Review Staff Report



Public Works Stormwater Division	Response
Drainage Basin	Pierson Creek
Is property located in Floodplain?	No
Is property located on a sinkhole?	Yes
Is property located in a stream buffer?	Yes
Is stormwater fee in lieu an option?	No

DEPARTMENT OF PUBLIC WORKS TRAFFIC OPERATIONS DIVISION:

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION

City's Transportation Plan classifies E. Chestnut Expressway as a Primary Arterial roadway and S. Eastgate Avenue as a Collector roadway. The standard right-of-way width for E. Chestnut Expressway is 50 feet from the centerline. The standard right-of-way width for S. Eastgate Avenue is 30 feet from the centerline. It appears additional right-of-way is not needed along E. Chestnut Expressway or S. Eastgate Avenue. A survey is recommended to determine the exact amount of existing right-of-way. E. Chestnut Expressway and S. Eastgate Avenue are both MoDOT maintained streets.

TRAFFIC COUNTS & ON-STREET PARKING

We do not have recent traffic counts on E. Chestnut Expressway or S. Eastgate Avenue. On-street parking is not allowed along E. Chestnut Expressway or S. Eastgate Avenue.

DRIVEWAY ACCESS

There is currently no driveway access point onto the property from E. Chestnut Expressway or S. Eastgate Avenue. No access will be allowed from the property to E. Chestnut Expressway. Access points shown in the Final Development Plan onto S. Eastgate Avenue will be allowed.

SIDEWALK

Sidewalk exists along the property frontage on E. Chestnut Expressway. There is no existing sidewalk along the property frontage of S. Eastgate Avenue. The existing infrastructure meets current City Standards. Sidewalk is required to be constructed along S. Eastgate Avenue to current City Standards as part of this development/rezoning. Sidewalks are also required with the construction of Olive Street shown on the Final Development Plan.

TRAILS, BUS STOPS, & ADDITIONAL INFORMATION

There are no Greenway Trails in the area surrounding the property pertaining to this zoning. There are no bus stops along this portion of E. Chestnut Expressway or S. Eastgate Avenue. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area.

IMPROVEMENTS

A Traffic Impact Study has been submitted and approved by MoDOT and the City of Springfield. The Final Development Plan shows site specific improvements which include the construction of Olive Street and signal improvements at Eastgate and Olive.

Development Review Staff Report

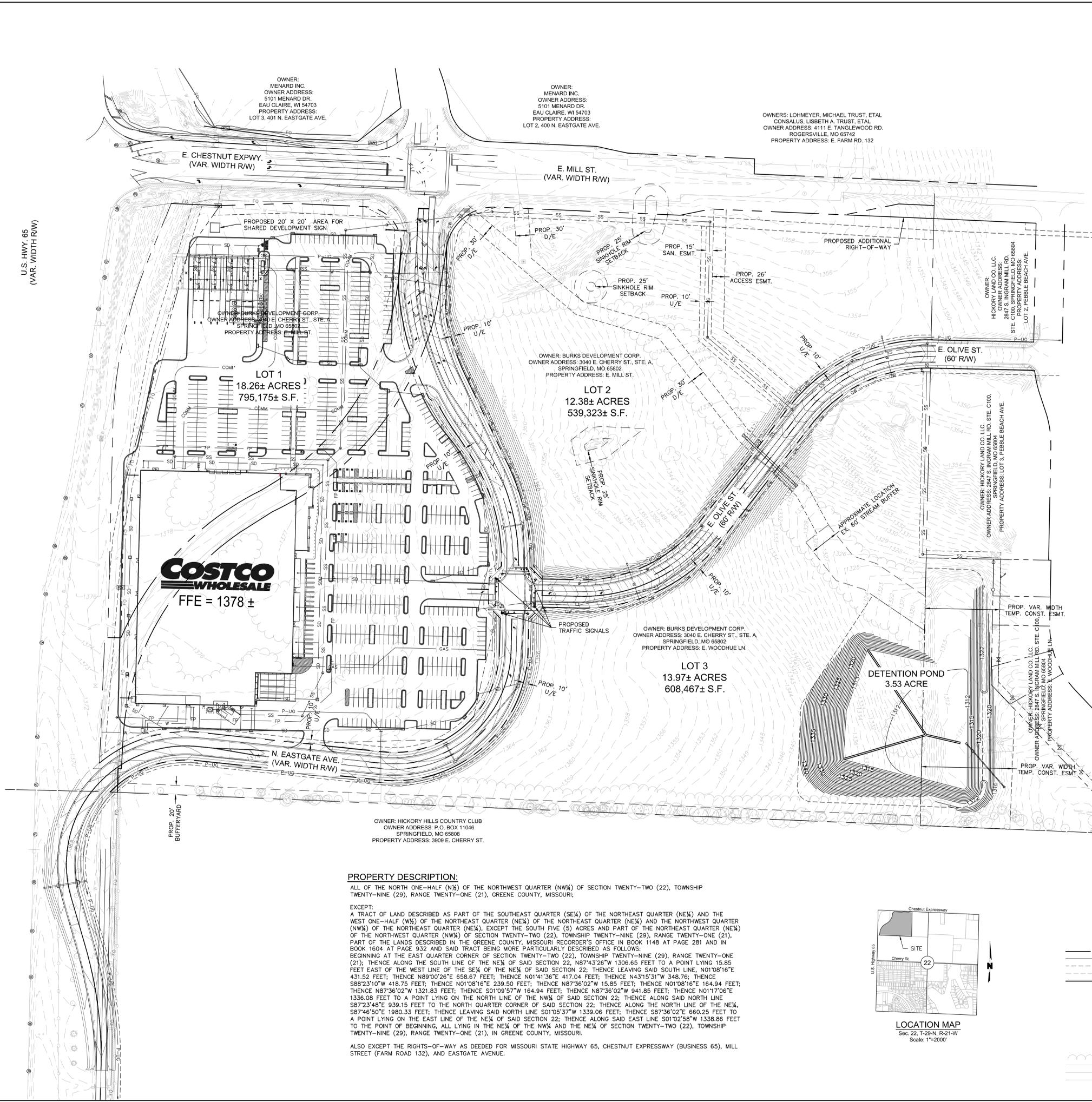


TRAFFIC – TABLE 1: PLANNED DEVELOPMENT FINAL DEVELOPMENT PLAN DETAILS

	Street Name	Street Classification	On-Street Parking	Existing Street ROW from Centerline (ft.) (Approx.)	Required Street ROW from Centerline (ft.) (Approx.)
Street 1	E. Chestnut Expressway	Primary Arterial	No	50	50
Street 2	S. Eastgate Avenue	Collector	No	30	30
		AM Peak	PM Peak	Weekday	Weekend
	Existing Trips Generated	-	-	-	-
	*Proposed Trips Generated	-	-	-	-
	Additional Trips Generated	-	-	-	-

*Proposed Trips Generated based on the highest, most intense use permitted in the proposed rezoning, Planned Development, or Conditional Use Permit.

DWG: F:\2019\2020-2500\019-2034\20-Management\Regulatory Approvals\Entitlements\Final Development Plan\FDP_SITE-PLAN_192034.dwg USER: cweimer
 DATE: May 15, 2020 9:22am XREFS: V_XBNDY_0192034 C_PBLK_192034 C_PBASE_192034 T_PBASE_0192034 F_PBASE_0192034

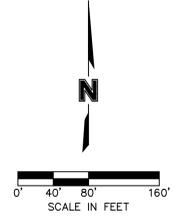


PROPERTY DESCRIPTION:
 ALL OF THE NORTH ONE-HALF (N½) OF THE NORTHWEST QUARTER (NW¼) OF SECTION TWENTY-TWO (22), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-ONE (21), GREENE COUNTY, MISSOURI;
 EXCEPT:
 A TRACT OF LAND DESCRIBED AS PART OF THE SOUTHEAST QUARTER (SE¼) OF THE NORTHEAST QUARTER (NE¼) AND THE WEST ONE-HALF (W½) OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHWEST QUARTER (NW¼) AND THE NORTHWEST QUARTER (NW¼) OF THE NORTHEAST QUARTER (NE¼), EXCEPT THE SOUTH FIVE (5) ACRES AND PART OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHWEST QUARTER (NW¼) OF SECTION TWENTY-TWO (22), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-ONE (21), PART OF THE LANDS DESCRIBED IN THE GREENE COUNTY, MISSOURI RECORDER'S OFFICE IN BOOK 1148 AT PAGE 281 AND IN BOOK 1804 AT PAGE 932 AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE EAST QUARTER CORNER OF SECTION TWENTY-TWO (22), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-ONE (21); THENCE ALONG THE SOUTH LINE OF THE NE¼ OF SAID SECTION 22, N87°43'28"W 1306.65 FEET TO A POINT LYING 15.85 FEET EAST OF THE WEST LINE OF THE SE¼ OF SAID SECTION 22; THENCE LEAVING SAID SOUTH LINE, N01°08'16"E 431.52 FEET; THENCE N89°00'26"E 658.67 FEET; THENCE N01°41'36"E 417.04 FEET; THENCE N43°15'31"W 348.76; THENCE S88°23'10"W 418.75 FEET; THENCE N01°08'16"E 239.50 FEET; THENCE N87°36'02"W 15.85 FEET; THENCE N01°08'16"E 164.94 FEET; THENCE N87°36'02"W 1321.83 FEET; THENCE S01°09'57"W 164.94 FEET; THENCE N87°36'02"W 941.85 FEET; THENCE N01°17'06"E 1336.08 FEET TO A POINT LYING ON THE NORTH LINE OF THE NW¼ OF SAID SECTION 22; THENCE ALONG SAID NORTH LINE S87°23'48"E 939.15 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 22; THENCE ALONG THE NORTH LINE OF THE NE¼, S87°46'50"E 1980.33 FEET; THENCE LEAVING SAID NORTH LINE S01°05'37"W 1339.06 FEET; THENCE S87°36'02"E 660.25 FEET TO A POINT LYING ON THE EAST LINE OF THE NE¼ OF SAID SECTION 22; THENCE ALONG SAID EAST LINE S01°02'58"W 1338.86 FEET TO THE POINT OF BEGINNING, ALL LYING IN THE NE¼ OF THE NW¼ AND THE NE¼ OF SECTION TWENTY-TWO (22), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-ONE (21), IN GREENE COUNTY, MISSOURI.
 ALSO EXCEPT THE RIGHTS-OF-WAY AS DEEDED FOR MISSOURI STATE HIGHWAY 65, CHESTNUT EXPRESSWAY (BUSINESS 65), MILL STREET (FARM ROAD 132), AND EASTGATE AVENUE.



LEGEND

---	RIGHT-OF-WAY LINE
---	PROPERTY LINE
---	UTILITY EASEMENT
---	EXIST. CONTOUR
---	FINISH GRADE CONTOUR
○	EXIST. SANITARY SEWER MANHOLE
○	EXIST. LIGHT POLE
○	EXIST. POWER POLE
○	EXIST. SIGN
○	EXIST. STORM MANHOLE
○	EXIST. TELEPHONE MANHOLE
○	EXIST. TRAFFIC SIGNAL BOX
○	EXIST. TRAFFIC SIGNAL POLE
○	EXIST. WOOD POST
○	EXIST. TREE LINE
○	EXIST. BARBED WIRE FENCE
○	EXIST. WATER PIPE
○	EXIST. SANITARY PIPE



ENGINEER:
 OLSSON, INC.
 JARED RASMUSSEN
 550 ST. LOUIS STREET
 SPRINGFIELD, MO 65806
 PH: (417) 890-8802
 FAX: (417) 890-8805

UTILITY COMPANIES:
WATER/ELECTRIC/GAS
 CITY UTILITIES OF SPRINGFIELD
 2565 S. BLACKMAN ROAD
 SPRINGFIELD, MO 65809
 CONTACT: DEVELOPER SERVICES
 PH: (417) 831-8815
 EMAIL: developer_services@cityutilities.net

SURVEYOR:
 OLSSON, INC.
 ROD NEFF
 550 ST. LOUIS STREET
 SPRINGFIELD, MO 65807
 PH: (417) 890-8802
 FAX: (417) 890-8805

OWNER:
 BURKS DEVELOPMENT CORP
 CONTACT: GARY BURKS
 2107 E. NORSHIRE STREET
 SPRINGFIELD, MO 65804
 PH: (417) 830-0971

DEVELOPER:
 COSTCO WHOLESALE CORPORATION
 C/O TJ DESIGN STRATEGIES
 CONTACT: THEODORE R. JOHNSON
 2311 W. 22ND STREET #208
 OAK BROOK, IL 60523
 PH: (417) 523-0000

STORM SEWER
 CITY OF SPRINGFIELD -
 STORMWATER SERVICES DEPT.
 840 BOONVILLE AVENUE
 SPRINGFIELD, MO 65802
 CONTACT: JULIE HAWKINS
 PH: (417) 864-1876
 EMAIL: jhawkins@springfieldmo.gov

COMMUNICATIONS
 AT&T
 600 ST. LOUIS STREET
 SPRINGFIELD, MO 65806
 CONTACT: STEVEN BEIER
 PH: (417) 836-2761
 EMAIL: sb9742@att.com

FLOOD ZONE:
 ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP
 COMMUNITY PANEL NUMBER: 29077C 0353E, EFFECTIVE
 DATE: DECEMBER 17, 2010, SUBJECT PROPERTY IS IN
 ZONE X, AREAS OF MINIMAL FLOOD HAZARD.

NOTES:
 CURRENT ZONING: PD 298
 CURRENT USE: UNDEVELOPED
 MINIMUM OPEN SPACE REQUIREMENT: 20%
 MAXIMUM IMPERVIOUS SURFACE: 80%
 MAXIMUM FLOOR AREA RATION: 0.60
 MAXIMUM MULTI-FAMILY DWELLINGS: 18 DWELLING UNITS PER ACRE
 MAXIMUM HEIGHT STRUCTURE: NONE, EXCEPT THAT ALL STRUCTURES SHALL
 REMAIN BELOW A 45' BULK PLANE AS MEASURED FROM ANY
 RESIDENTIAL DISTRICT
 PLANNED DEVELOPMENT AREA: 47.08± ACRES (2,050,805± S.F.)
 SETBACKS:
 FRONT YARD: 15' ALONG RELOCATED EASTGATE AVE. & CHESTNUT EXPWY.
 SIDE YARD: NONE
 REAR YARD: NONE
 EXISTING DETENTION IMPACTED THE DEVELOPMENT OF LOTS 1-3 WILL BE
 ACCOUNTED FOR BY RESIZING THE EXISTING HICKORY HILLS PHASE II DETENTION
 BASIN

LOT 1:
 PROPOSED USE: GENERAL RETAIL SALES AND FUELING
 NUMBER OF PARKING SPACES PROVIDED: 788
 MINIMUM NUMBER OF PARKING SPACES REQUIRED: 644
 (RETAIL USE: 1 SPACE PER 250 S.F. OF TOTAL BUILDING FLOOR AREA)
 OPEN SPACE PROVIDED: 146,978± S.F. (18.5%)
 MINIMUM OPEN SPACE REQUIRED: 79,518 S.F. (10.0%)
 INTERIOR GREEN PROVIDED: 27,262± S.F. (3.4%)
 INTERIOR GREEN REQUIRED: 23,384 S.F.
 (5% OF VEHICULAR USE AREA: 467,679 S.F.)
 IMPERVIOUS SURFACE: 648,197± S.F. (81.5%)
 MAXIMUM IMPERVIOUS SURFACE: 715,657 S.F. (90.0%)
 IMPERVIOUS SURFACE OF TOTAL DEVELOPMENT: 648,197± S.F. (33.3%)
 TOTAL BUILDING SQUARE FOOTAGE: 161,182± S.F.
 FLOOR AREA RATIO PROVIDED: 0.20
 MAXIMUM FLOOR AREA RATIO: 0.60

LOT 2 & 3:
 UNDEVELOPED

BENCHMARKS
 COS 216
 SE QUADRANT OF EASTGATE @ CHESTNUT EXPRESSWAY
 N: 501722.13 E: 1429406.85
 ELEV=1379.85'
 GR-16 (PID AC7156)
 DNR ALUMINUM GRS DISK SET IN CONCRETE NEAR THE
 INTERSECTION OF CHERRY @ HICKORY
 N: 499069.339 E: 1431590.659
 ELEV=1361.92'

olsson
 Olsson, Inc. Engineering MO State Cert. of Authority #001592
 Olsson, Inc. Landscape Architecture MO State Cert. of Authority #2005000285
 550 St. Louis Street
 Springfield, MO 65806
 TEL: 417.890.8802 www.olsson.com

COSTCO WHOLESALE
 SPRINGFIELD, MO

STATE OF MISSOURI
 JARED LEE RASMUSSEN
 PROFESSIONAL ENGINEER
 LICENSE NUMBER
 PE-2008002199
 EXPIRES
 05/15/2020

REV. NO.	DATE	REVISION DESCRIPTION	PER CITY COMMENTS
1	05.15.2020		

REVISIONS

2020

KIRKLAND COMMONS FINAL DEVELOPMENT PLAN
 PLANNED DEVELOPMENT 298
 COSTCO WHOLESALE
 - N. EASTGATE AVE. & E. OLIVE ST. -
 SPRINGFIELD, MISSOURI

drawn by: C200
 checked by: WKS1
 approved by: JLR
 GADSDY by: JLR
 project no.: 019-2034
 drawing no.:
 date: 04.27.2020

1-800-DIG-RITE OR 811
 www.motcall.com

SHEET
 FDP

Owner:
COSTCO WHOLESALE
 999 Lake Drive
 Issaquah, WA 98027

SMITHGROUP

201 DEPOT STREET
 SECOND FLOOR
 ANN ARBOR, MI 48104
 734.662.4457
 www.smithgroup.com

ISSUED FOR	REV	DATE
PRELIMINARY PLAN	05	18.20
PRELIMINARY PLAN	02	22.20
PRELIMINARY PLAN	10	24.19
PRELIMINARY PLAN	10	08.19

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN  PROJECT NORTH

DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN
 SHEET 1 OF 2



SCALE 1:1778.000

PROJECT NUMBER

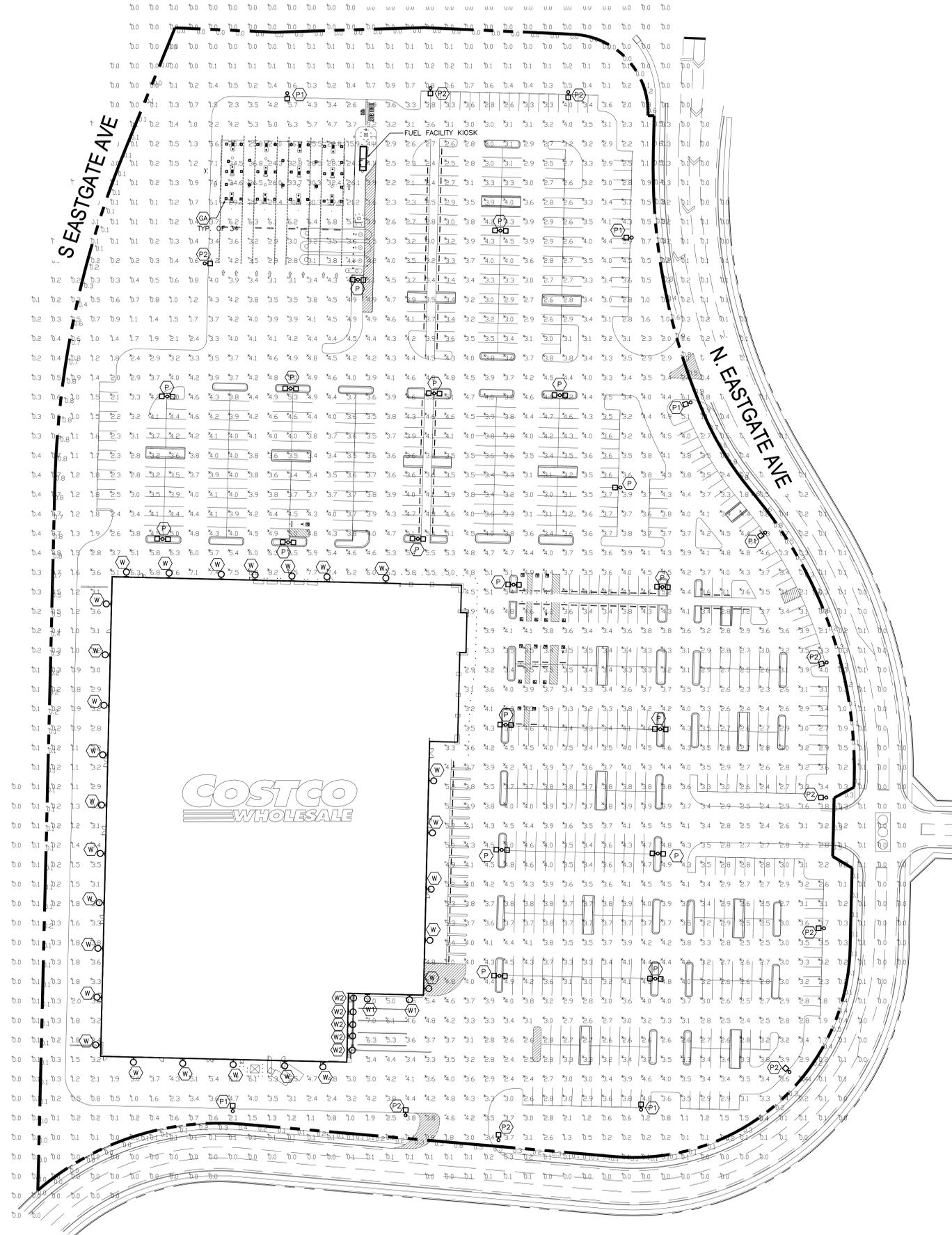
LP100

DRAWING NUMBER

FILE: C:\Users\jacob@smithgroup.com\OneDrive\Work\Projects\11854A_Springfield_LP100\11854A_Springfield_LP100.dwg USER: jacob@smithgroup.com DATE: May 18, 2020 TIME: 05:00:00 pm

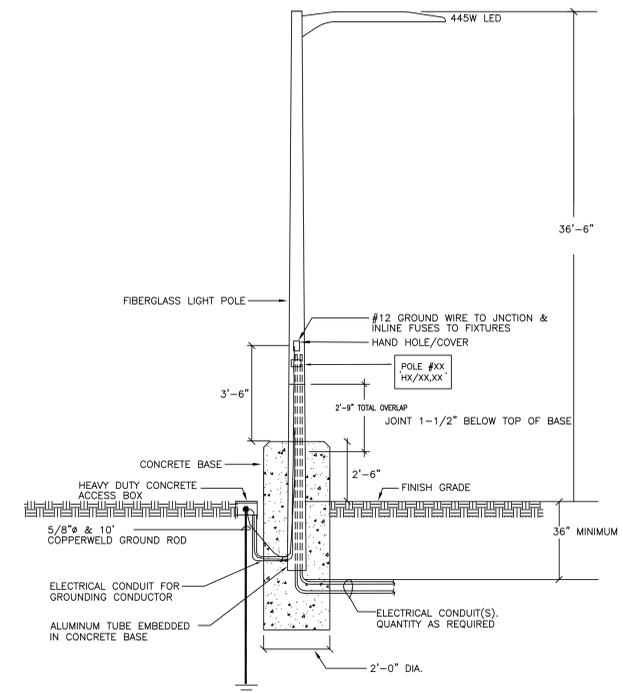
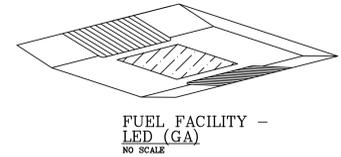
MATCHLINE: SHEET LP101

E. CHESTNUT EXPY



SITE PHOTOMETRIC PLAN
SCALE: 1" = 50'-0"

FIXTURE DESCRIPTION	
(P)	COOPER GALLEON GLEON-AF-08-LED-E1-5WO-BZ, 445W TYPE 5 DISTRIBUTION, FIBERGLASS POLE 36'-6" ABOVE GRADE, WITH 2'-6" BASE.
(P1)	COOPER GALLEON GLEON-AF-08-LED-E1-SL3-HSS-BZ, 445W TYPE 3 DISTRIBUTION, FIBERGLASS POLE 36'-6" ABOVE GRADE, WITH 2'-6" BASE.
(P2)	COOPER GALLEON GLEON-AF-08-LED-E1-SL4-HSS-BZ, 445W TYPE 3 DISTRIBUTION, FIBERGLASS POLE 36'-6" ABOVE GRADE, WITH 2'-6" BASE.
(W)	LITHONIA DSXW2 LED 40K 30C 1000 T2M, 109W LED, 20' MOUNTING HEIGHT
(W1)	LITHONIA DSXW2 LED 40K 30C 1000 T4FT, 109W LED, 20' MOUNTING HEIGHT
(W2)	LITHONIA DSXW2 LED 40K 30C 530 T4M, 54W LED, 20' MOUNTING HEIGHT
(CA)	96W LED, SURFACE SYMMETRIC DOWN LIGHT, FLAT LENS, 18' MOUNTING HEIGHT



NOTE: PROVIDE CONCRETE J-BOX AS REQUIRED. THIS DETAIL IS FOR ELECTRICAL CONDUIT ROUTING ONLY. SEE STRUCTURAL DRAWINGS S0.2 FOR DETAILS.

POLE DETAIL
SCALE: NTS

SITE PLAN - COMPLETE
 PROJECT NO: 19-470
 ARCHITECT REFERENCE NO: 16-5333-01
 ISSUE DATE: SEPTEMBER 2019
 REVISION DATE:
 DRAWN: TTN
 CHECKED: ANT/GM
 ISSUED FOR QA

TEI of WA, Inc.
830 N. RIVERSIDE DRIVE
SUITE #200
SPRINGFIELD, MO 65807
PHONE: 417-425-9700-3753
FAX: 417-425-9700-3756

DD PACKAGE

COSTCO WHOLESALE

SPRINGFIELD, MO

SE-1

**PLANNING AND DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW OFFICE
MEMORANDUM**

DATE: May 29, 2020

TO: Planning and Zoning Commission

FROM: Kyle McGinnis
Senior Planner

SUBJECT: Z-13-2020

The applicant has requested that this rezoning request be tabled to the next Planning and Zoning Commission meeting on July 16th.

Development Review Staff Report



PLANNING AND ZONING COMMISSION PUBLIC HEARING:
CITY COUNCIL PUBLIC HEARING:

JUNE 4, 2020
 June 29, 2020

CASE: Preliminary Plat Renewal of Catalpa Cottages Subdivision

ACRES: Approximately 4.46 acres

LOCATION: 2300 block E. Catalpa Street

EXISTING LAND USE: Vacant land

APPLICANT: LK Building Group

STAFF: Bob Hosmer, Planning Manager
 417-864-1611

STAFF RECOMMENDATIONS:
 Approve w/Conditions

PROPOSED MOTION: Move to approve as submitted in the staff report. Required vote is a majority of those present (5 members are a quorum).



SUMMARY OF REQUEST:

Request to renew the preliminary plat of Catalpa Cottages Subdivision a nineteen-lot, 4.46 acre, single-family residential subdivision located in the 2300 block of East Catalpa Street.

FINDINGS FOR STAFF RECOMMENDATIONS:

1. The applicant's proposal, with the conditions listed below are consistent with the City's *Subdivision Regulations*.

SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	R-SF	R-TH and R-SF	R-SF	R-SF
LAND USE	Single family residences	Single family residences	Single family residences	Single family residences

Development Review Staff Report

SURROUNDING ZONING AND LAND USES: (GOOGLE AERIAL VIEW)



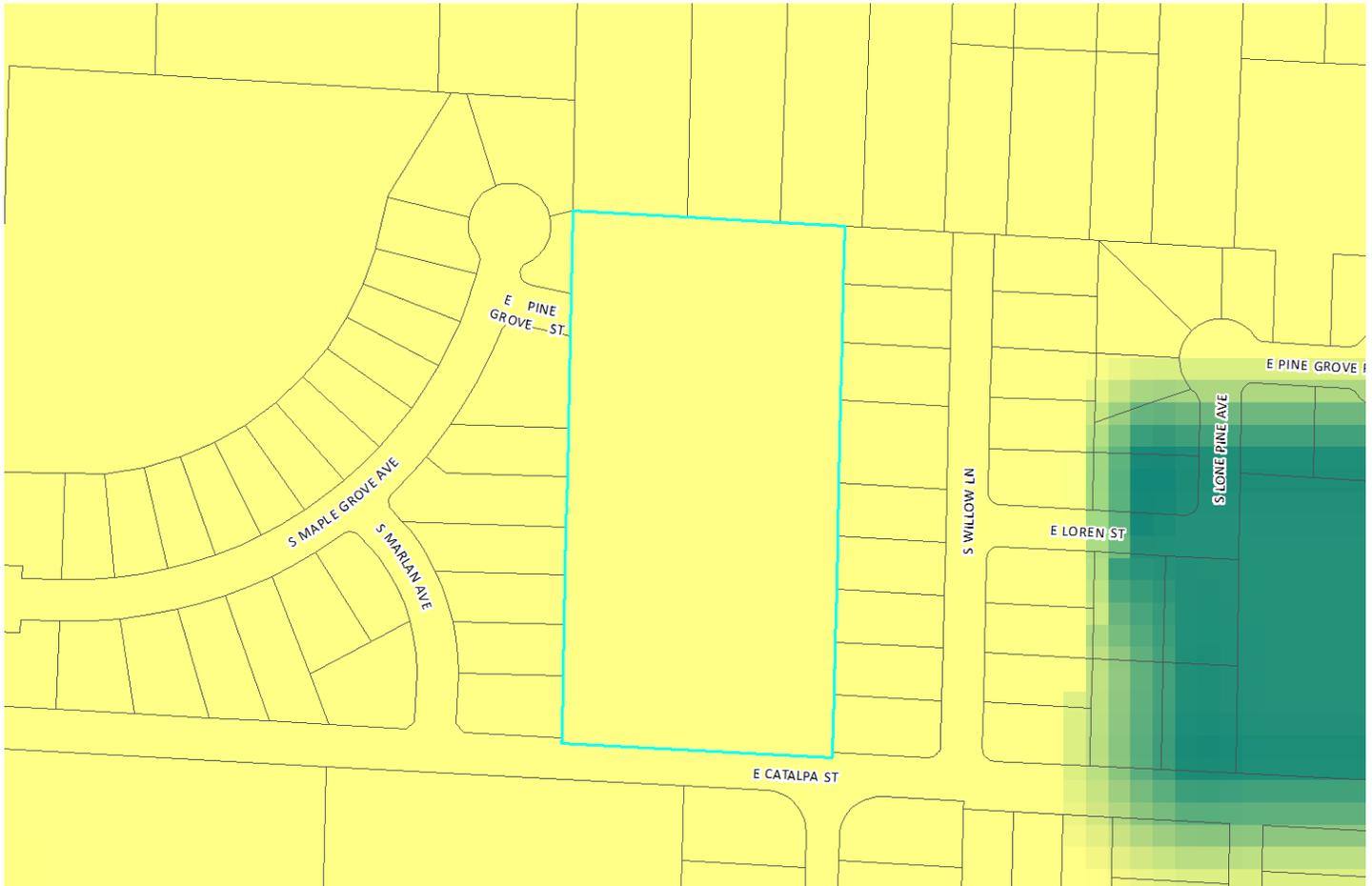
GOOGLE MAPS STREET VIEW:



Development Review Staff Report



GROWTH MANAGEMENT AND LAND USE PLAN:



- | | | |
|---|--|--|
| Low-Density Housing | General Industry, Transportation and Utilities | Greenway |
| Medium or High Density Housing | Park | Parkway |
| Medium Intensity Retail, Office or Housing | School | City Boundary |
| High Intensity Retail, Office or Housing | Golf | Urban Service Area Boundary, Year 2020 |
| Greater Downtown | Community-Public | Urban Reserve Boundary, Year 2040 |
| Business Park | Urban Reserve Area | |
| Light Industrial, Office and Office-Warehouse | Rural Area | |

Development Review Staff Report



PROPERTY HISTORY:

The property was originally zoned R-SF, Single-Family Residential in 1995 during the citywide re-mapping. The preliminary plat for the subject property was approved by City Council on April 23, 2018. A final plat has not been submitted for review. The preliminary plat is effective for two years. The planning and zoning commission may at its discretion extend the effective period of preliminary approval by two years, one time. The applicant is requesting an extension.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 36-226. - Major subdivision review procedure.

(3) Preliminary plat.

- (a) After participating in the pre-subdivision review with city staff, the subdivider may prepare a preliminary plat, together with supplementary material as prescribed in section 36-263.
- (b) Copies of the preliminary plat and supplementary materials specified, together with a fee for administrative handling and processing in the amount prescribed by ordinance, shall be submitted to the director of planning and development with written application for approval. Upon determination that the application is complete, the director shall place the application on the agenda of the commission at a regular meeting not later than the second such meeting following the date of the filing of the application.
- (c) The commission shall hold a public hearing on the preliminary plat. Notice of the public hearing shall be made in accordance with city ordinance and the rules of the commission.
- (d) The commission shall review the preliminary plat and supporting material, recommendations from agencies or officials, and testimony and exhibits submitted at the public hearing. The commission shall approve, conditionally approve or disapprove the preliminary plat and if approved, the commission shall express its approval and state the conditions of such approval, if any, or if disapproved, shall express its disapproval and its reasons, therefore. In any case, a notation of the action taken, and the reasons, therefore, shall be entered in the records of the commission.
- (e) If approved by the commission or approved with conditions acceptable to the applicant, then the director of planning and development shall forward the preliminary plat to the city council for its approval. Council shall determine if the land or easement proposed to be dedicated by the applicant for public use or if the public improvements shall be accepted by the city. If the city council determines that the location of the land to be dedicated for public use or the location of public improvements is appropriate and complies with applicable ordinances then the city council shall authorize the acceptance of the dedication of the land or easements upon the applicant filing and recording a final plat which substantially conforms to the preliminary plat and shall authorize the acceptance of the public improvements upon the director of public works certifying to the director of planning and development and the city clerk that the public improvements have been made in accordance with city standards and specifications.
- (f) If approved with modifications which are not acceptable to the applicant or if disapproved, the director of planning and development shall attach to the plat a statement of reasons for such action and return it to the subdivider.
- (g) Actions by the commission regarding the preliminary plat are final unless such action is appealed by the subdivider to the city council within 90 days of the action by the commission.
- (h) Effective period of preliminary approval.
 1. The approval of a preliminary plat shall be effective for a period of two years. The application for final plat approval must be submitted to the department of planning and development within the two-year period. Any plat not submitted within the two-year limit shall be null and void except as provided in subparagraph 2. below.
 2. The planning and zoning commission may at its discretion and upon application by the subdivider extend the effective period of preliminary approval by two years, one time. All other submittals shall be considered a new preliminary plat and subject to applicable reviews.

ZONING ORDINANCE AND SUBDIVISION REGULATION STANDARDS:

CODE ITEM	REQUIREMENTS FOR: R-SF, Single-Family Residential District
Permitted Uses	Single-Family uses are permitted use
Use Limitations	Per code
Maximum Structure Height	When side yards are less than 15 feet in width: 35 feet or two and one-half stories above the finished grade. When side yards are 15 feet in width or greater: 45 feet or three stories above the finished grade.

Development Review Staff Report



Front Yard Setback	25 feet along a primary arterial street
Side and Rear Setbacks	Side yards: Five feet or as required by section 36-453, supplemental open space and yard regulations. Rear yards: Ten percent of the lot depth but may not be less than ten feet nor shall more than 20 feet be required. However, in no event may a structure be erected closer to the centerline of an existing or planned street than as prescribed below, except as permitted by subsection 36-303(17)(b) and subsection 36-303(17)(d).
Open Space Requirement	30%
Design Requirements	Per code
BULK PLANE	BUFFERYARDS AND LANDSCAPING
No Bulk Planes required from R-SF or R-TH	No bufferyards required

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for Low Density Housing. The Major Thoroughfare Plan classifies Catalpa Street as a collector roadway which supports the proposed land uses.

STAFF COMMENTS:

1. The applicant is proposing to subdivide approximately 4.46 acres of property into a nineteen-lot subdivision named "Catalpa Cottages Subdivision".
2. There is an existing administrative lot which is not part of this subdivision but does have access through the cul-de-sac.
3. The property will not have driveway access to Catalpa Street.
4. If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for another two (2) years.
5. The proposed preliminary plat was reviewed by City departments and comments are contained in Attachment 1.

PUBLIC NOTIFICATIONS:

The property was posted by the applicant at least 10 days prior to the public hearing.

DEPARTMENT COMMENTS:

ATTACHMENT 1

DEPARTMENT COMMENTS

BUILDING DEVELOPMENT SERVICES COMMENTS:

No comments.

CITY UTILITIES:

No issues with prelim plat.

Note: Utility Extensions had been designed in 2018, but pricing/fees calculated at that time would no longer be valid. This would have been revisited if the project moves forward.

CLEAN WATER SERVICES COMMENTS:

1. The sanitary sewer layout is different from public improvement plans 2018PW0015. These plans will need to be revised or resubmitted under a new plan number.
2. The revised sewer layout does not serve lot 9 with a perpendicular lateral. Need to extend the proposed sewer so it can be served appropriately. Note that the common area is also not served which would only be a problem if any buildings are planned on it.

FIRE DEPARTMENT COMMENTS:

No issues. Fire hydrants to be located per 2018 IFC Appendix C.

SEDIMENT EROSION CONTROL COMMENTS:

A City Land Disturbance Permit will be required for development of the subdivision, and a SWPPP will need to be submitted at approximately the same time as public improvement plans. Work on the public improvements should not begin until plans are approved, and it is difficult to review and approve the SWPPP without an accurate picture of the public improvements involved.

Tree preservation and planting credits are now available to count towards meeting the water quality requirements per Chapter 10 of the Flood Control and Water Quality Protection Manual. Consider incorporating tree preservation and planting into the water quality plans in the engineering report. A tree protection plan should be included in the SWPPP for any trees that will be preserved.

Make sure the SWPPP includes adequate perimeter BMPs to protect surrounding residences. Staff recommends silt fence. Even better, can any vegetated buffers be preserved along property lines?

Construction on individual lots will be covered under original City Land Disturbance Permit unless properties are sold. In that case, the new owner will be responsible for obtaining a new City Land Disturbance Permit. Please note the following requirements as detailed in the State Operating Permit for Land Disturbance Activity regarding future development of individual lots:

1. Federal and Missouri stormwater regulations require a stormwater permit and erosion control measures for all land disturbances of one or more acres. These regulations also require a permit for less than 1 acre lots if the lot is part of a larger common plan of development or sale where that plan is at least one acre in size.
2. If the permittee sells any portion of the permitted site to a developer for commercial, industrial or residential use, this land remains a part of the common sale and the new owner must obtain a permit prior to conducting land disturbance activity. The original permittee would then amend the SWPPP to show that this property has been sold.

Development Review Staff Report



3. Property of any size which is part of a larger common plan of development where the property has been stabilized and the original permit terminated will require application of a new land disturbance permit for any future land disturbance activity.
4. If a portion of the larger common plan of development is sold to an individual for the purpose of building his or her own private residence, a permit is required if the portion of land sold is equal to or greater than one acre while no permit is required for less than one acre of land sold.

PUBLIC WORKS SURVEY COMMENTS:

The description and the drawing match and the description closes. The only issues are there needs to be 2 monuments designated as permanent, any connecting pair of the existing 5/8" monuments defining the exterior should do. And state plane coordinates on those monuments

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

Public improvement plans are required to be submitted, approved and the improvements constructed, or funds escrowed prior to approval of the final plat.

PUBLIC WORKS STORMWATER DIVISION COMMENTS:

1. Detention serving this subdivision will need to be done on public improvement plans. The public improvement plans will need to be approved, constructed, or escrowed prior to acceptance of the final plat.
2. This site drains to the south with a small portion in the northwest corner draining west and is part of multiple sinkhole watersheds. Therefore, a geotechnical report will be required.
3. Now that the stormwater criteria manual is approved water quality method can only be one of the ones specified in the manual. As built will now be required of detention and stormwater improvements once the project is complete contingent on the certificate of occupancy.
4. Need to show the existing and proposed amount of impervious surfacing. For any increase in impervious surfacing, current detention and water quality requirements must be met. Structures and impervious surface onsite and currently in good condition can be credited as existing impervious surface. Existing gravel surfaces meeting the above definition are eligible for 50% credit.

REQUIREMENTS FOR APPROVAL:

ATTACHMENT 2

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

1. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.
 - a. Public sewer and service will need to be submitted on public improvement plans. Dedicate new easements to cover existing sanitary sewer and show all existing easements of record.
 - b. There is existing sidewalk along the south side of East Pine Grove Street. This sidewalk will need to be extended along at least one side of the new proposed new street(s). Sidewalk is also required to be constructed along the entire length of the property frontage on East Catalpa Street.
 - c. 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. These facilities must be constructed, inspected, approved and operational prior to issuance of the building permit. Buyout in lieu of stormwater detention will not be allowed, and detention is required. Since the project will be disturbing more than one (1) acre

Development Review Staff Report

a land disturbance permit 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 additional right-of-way is required for 60 total feet of right-of-way from the centerline of the roadway of Catalpa Street (based on classification as a Collector Roadway).
 - b. No direct driveway access is permitted to Catalpa Street from any lot.
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 follow the Subdivision Regulations.

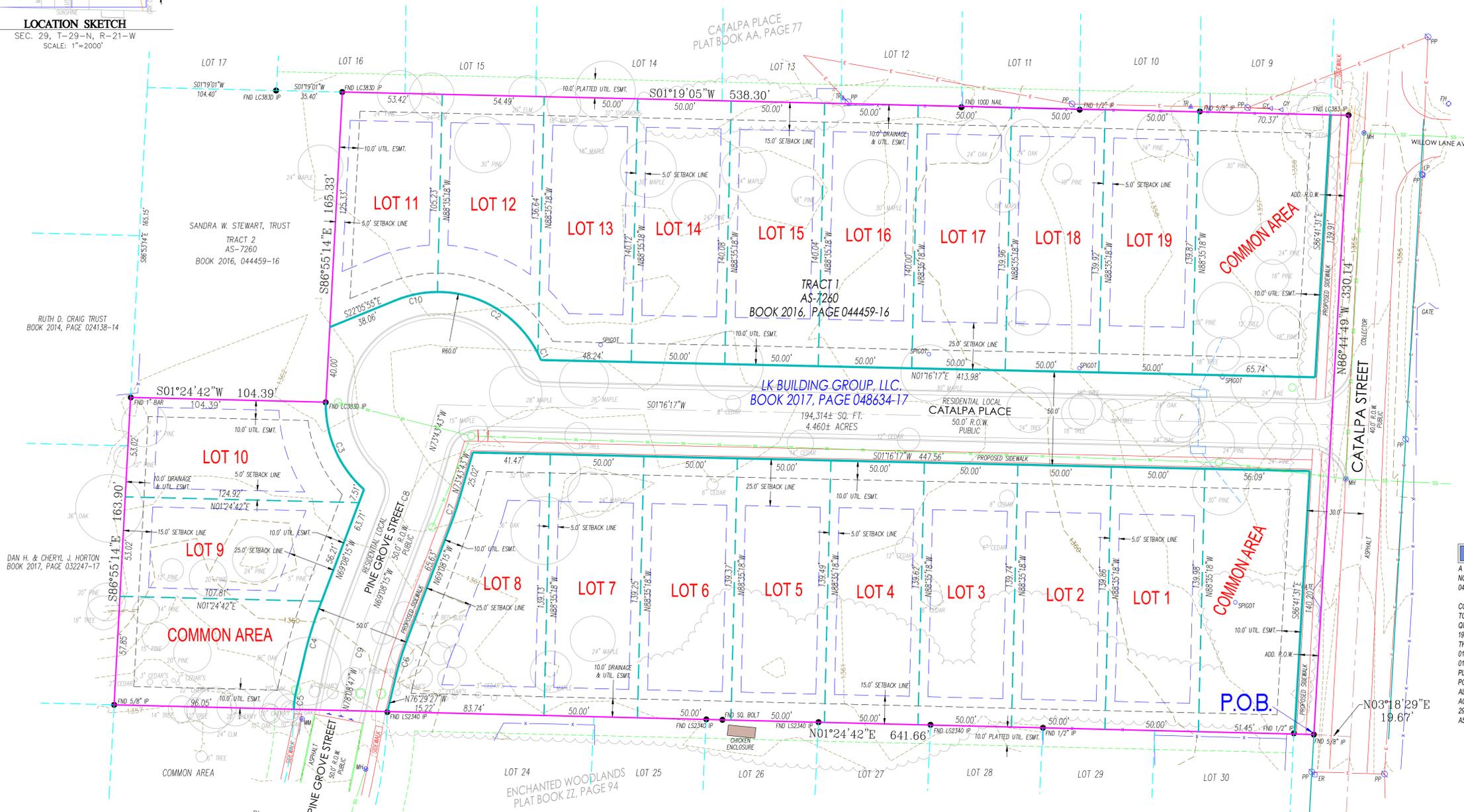
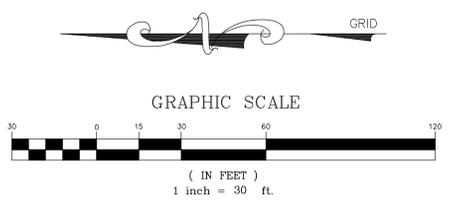
If the request is recommended for denial by the Commission and the applicant requests City Council consideration, all the above conditions, plus any amendments made by the Planning and Zoning Commission, shall be included in the Council Bill.

CATALPA COTTAGES SUBDIVISION

BEING A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 29 NORTH, RANGE 21 WEST, IN GREENE COUNTY, MISSOURI.
PRELIMINARY PLAT



LOCATION SKETCH
SEC. 29, T-29-N, R-21-W
SCALE: 1"=2000'



CERTIFICATE OF APPROVAL BY THE CITY COUNCIL
I, BRENDA ORTIN, CITY CLERK OF SPRINGFIELD, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THIS PLAT OF HICKORY HILLS PHASE 2 WAS PRESENTED TO, ACCEPTED AND APPROVED BY THE CITY COUNCIL OF SAID CITY OF SPRINGFIELD, MISSOURI BY ORDINANCE NO. _____ ON THE _____ DAY OF _____, 20____.

CITY CLERK, ANITA COTTER
CERTIFICATE OF APPROVAL BY THE DIRECTOR OF PLANNING AND DEVELOPMENT
I, _____, DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, IN ACCORDANCE WITH THE AUTHORITY GRANTED TO ME BY SECTION 203 OF ARTICLE II OF THE LAND DEVELOPMENT CODE, CHAPTER 36, SPRINGFIELD CITY CODE, DO HEREBY APPROVE THE PLAT OF HICKORY HILLS PHASE 2 A SUBDIVISION OF SAID CITY OF SPRINGFIELD OF THIS _____ DAY OF _____, 20____.

MARY LILY SMITH
DIRECTOR OF PLANNING AND DEVELOPMENT
DEDICATION
SAID LAND HAS BEEN SUBDIVIDED AS SHOWN HEREON. ALL STREETS, EASEMENTS AND ACCESS LIMITATIONS ARE RELINQUISHED AND DEDICATED TO THE PUBLIC. IN WITNESS WHEREOF,
CAUSED THIS PLAT TO BE SIGNED THIS _____ DAY OF _____, 20____ (CORPORATE OFFICER) OF THE PROPERTY DESCRIBED HEREON.

DATE OF EXECUTION _____ SIGNED _____ NO SEAL
TITLE _____
PRINT NAME _____

ACKNOWLEDGMENT
STATE OF MISSOURI)
COUNTY OF GREENE) SS
ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED _____, TO ME PERSONALLY KNOWN, WHO, BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF _____, A LIMITED LIABILITY COMPANY OF THE STATE OF _____, AND THAT SAID DOCUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS _____ AND SAID ACKNOWLEDGED SAID DOCUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES THEREIN STATED.

NOTARY PUBLIC: _____
PRINT NAME: _____

SURVEY DESCRIPTION
A TRACT OF LAND AS LYING IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 29 NORTH, RANGE 21 WEST AS DESCRIBED IN THE GREENE COUNTY, MISSOURI RECORDERS OFFICE IN BOOK 2017, PAGE 048634-17 AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 29 NORTH, RANGE 21 WEST; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, SOUTH 86°41'31" EAST, 1006.46 FEET, THENCE LEAVING SAID SOUTH LINE, NORTH 03°18'29" EAST, 19.67 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO LYING ON THE NORTH RIGHT-OF-WAY OF CATALPA STREET, THENCE LEAVING SAID NORTH RIGHT-OF-WAY AND ALONG THE EAST LINE OF ENCHANTED WOODLANDS SUBDIVISION, NORTH 01°24'42" EAST, 641.66 FEET; THENCE LEAVING SAID EAST LINE, SOUTH 86°55'14" EAST, 163.90 FEET; THENCE SOUTH 01°24'42" WEST, 104.39 FEET; THENCE SOUTH 86°55'14" EAST, 163.90 FEET TO A POINT LYING ON THE WEST LINE OF CATALPA PLACE SUBDIVISION, PLAT BOOK AA, PAGE 77; THENCE ALONG SAID WEST LINE, SOUTH 01°19'05" WEST, 538.30 FEET TO A POINT LYING ON THE NORTH RIGHT-OF-WAY OF CATALPA STREET, THENCE LEAVING SAID WEST LINE AND ALONG SAID NORTH RIGHT-OF-WAY, NORTH 86°44'49" WEST, 330.14 FEET TO THE POINT OF BEGINNING, CONTAINING 4.46 ACRES, MORE OR LESS, ALL LYING IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 29 NORTH, RANGE 21 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI. CONDITIONS AND MONUMENTS ARE AS SHOWN ON ANDERSON ENGINEERING, INC. DRAWING NUMBER WB 111080.

SURVEYOR'S CERTIFICATE
KNOWN ALL MEN BY THESE PRESENTS:
THAT I, KEVIN L. LAMBETH, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, PREPARED BY ANDERSON ENGINEERING, INC. DATED FEBRUARY 01, 2018 AND SIGNED BY KEVIN L. LAMBETH, PLS NO. 2695 AND THAT THE MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE SUPERVISION OF KEVIN L. LAMBETH, PLS NO. 2695 IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AND IN ACCORDANCE WITH SECTION 410.5 OF THE SUBDIVISION REGULATIONS, ARTICLE II, CHAPTER 36, OF THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI. DATE OF LAST REVISION FEBRUARY 05, 2018.

ANDERSON ENGINEERING, INC. LC 62 BY:
KEVIN L. LAMBETH, PLS NO. 2695
DATE PREPARED: 3-01-2018



FLOOD NOTE
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 280723242 WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 17, 2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS.

- LEGEND OF SYMBOLS AND ABBREVIATIONS**
- INTERNAL ANGLE # (SEE TABLE)
 - SS - SANITARY SEWER LINE
 - E - OVERHEAD ELECTRIC
 - G - GAS LINE
 - W - WATER LINE
 - UT - UNDERGROUND TELEPHONE
 - UE - UNDERGROUND ELECTRIC
 - F - FENCE LINE
 - HP - FIRE HYDRANT
 - LP - LIGHT POLE
 - P.O.C. - POINT OF COMMENCEMENT
 - MEASURED 100' M
 - RECORD 100' D
 - 100' R
 - HW - WATER VALVE
 - GV - GAS VALVE
 - WM - WATER METER
 - TR - TELEPHONE RISER
 - ER - ELECTRIC RISER
 - RD - ROOF DRAIN
 - TRANS - TRANSFORMER PAD
 - MH - SANITARY MANHOLE
 - RWM - RIGHT-OF-WAY MARKER
 - IP - IRON PIVOT PIN
 - SP - SET IRON PIN
 - P.O.B. - POINT OF BEGINNING
 - GL - GROUND LIGHT
 - PM - PERMANENT MONUMENT
 - SET PM
 - KEY NOTES
 - TREELINE

ZONING DATA

SUBJECT PROPERTY IS ZONED R-SF (SINGLE-FAMILY RESIDENTIAL DISTRICT).
MINIMUM YARD REQUIREMENTS:
FRONT YARD:
A) 25 FEET ALONG A STREET CLASSIFIED AS A COLLECTOR OR HIGHER CLASSIFICATION STREET.
B) 15 FEET ALONG A STREET CLASSIFIED AS A LOCAL STREET CLASSIFICATION STREET.
C) THE FRONT YARD SETBACK MAY BE REDUCED BELOW THE MINIMUM REQUIRED ABOVE IF A CONDITIONAL USE PERMIT IS APPROVED.
SIDE YARD: 5 FEET.
REAR YARD: TEN PERCENT OF THE LOT DEPTH, BUT MAY NOT BE LESS THAN 10 FEET NOR SHALL MORE THAN 25 FEET BE REQUIRED.

STATE PLANE COORDINATE TO MISSOURI COORDINATE SYSTEM 1983

CONTROL STATIONS:	GR-93	NORTHING - 149833.990 (M)	EASTING - 432890.774 (M)
	COS 201	NORTHING - 151400.882 (M)	EASTING - 433944.422 (M)
		GRID FACTOR - 0.9999297	
		GRID FACTOR - 0.9999270	

COORDINATES EXPRESSED IN METERS.

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length
C1	3.93	60.00	S64° 46' 09" W	3.93
C2	66.15	60.00	N31° 18' 26" E	62.85
C3	52.38	60.00	S66° 15' 36" W	50.74
C4	30.67	200.00	N73° 31' 52" W	30.64
C5	10.30	52.75	N82° 11' 45" W	10.29
C6	23.59	150.00	N73° 38' 31" W	23.56
C7	16.03	200.00	S71° 25' 59" E	16.02
C8	14.02	175.00	S71° 25' 59" E	14.02
C9	27.52	175.00	N73° 38' 31" W	27.49
C10	22.85	60.00	N11° 11' 16" W	22.71

NOTES

LOT SIZE
SMALLEST - LOT 10 = 8,021± SQ. FT.
LARGEST - LOT 8 = 8,774± SQ. FT.
TOTAL SQUARE FOOTAGE OF DEVELOPMENT = 194,314± SQ. FT.
TOTAL ACRES OF DEVELOPMENT = 4.460± ACRES
TOTAL NUMBER OF LOTS = 19
DATE OF PRELIMINARY PLAT SUBMITTAL = FEBRUARY 05, 2018
DATE OF FINAL PLAT SUBMITTAL = _____
OWNERSHIP = BOOK 2017, PAGE 048634-17
METERS TO U.S. FEET CONVERSION 3.28083333 "GRID".
MAINTENANCE OF ANY AREA REFERRED TO AS DRAINAGE EASEMENT OR DRAINAGE DETENTION IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
INSTALLATION OF IRON PINS ON ALL LOT CORNERS WILL BE COMPLETED UPON COMPLETION OF UTILITIES INSTALLATIONS.

P.O.C.
SW. CORNER OF THE
NW. 1/4 OF THE NE 1/4
OF SEC. 29, T29N, R21W

PREPARED BY
KEVIN L. LAMBETH, PLS
ANDERSON ENGINEERING, INC.
2045 W. WOODLAND
SPRINGFIELD, MO. 65807
OWNER AND DEVELOPER
LK BUILDING GROUP LLC
3812 E. BROOKDALE TERRACE
SPRINGFIELD, MO. 65802

ANDERSON ENGINEERING
EMPLOYEE OWNED
ENGINEERS • SURVEYORS • ARCHITECTS • DESIGNERS

FIELD: KP DATE: 2-01-2018
DRAWN: BAC DATE: 2-01-2018
CHECKED: KLL JOB NO: 10008-18

2045 W. WOODLAND
SPRINGFIELD, MISSOURI 65807
PHONE (417) 866-2741
FAX (417) 866-2778

WB 111-080
SHT. 1 OF 1 REV.

Development Review Staff Report



PLANNING AND ZONING COMMISSION PUBLIC HEARING:
CITY COUNCIL PUBLIC HEARING:

JUNE 4, 2020

N/A

CASE: Vacation 820

ACRES: 16.3 square feet

LOCATION: 600 East Commerical Street

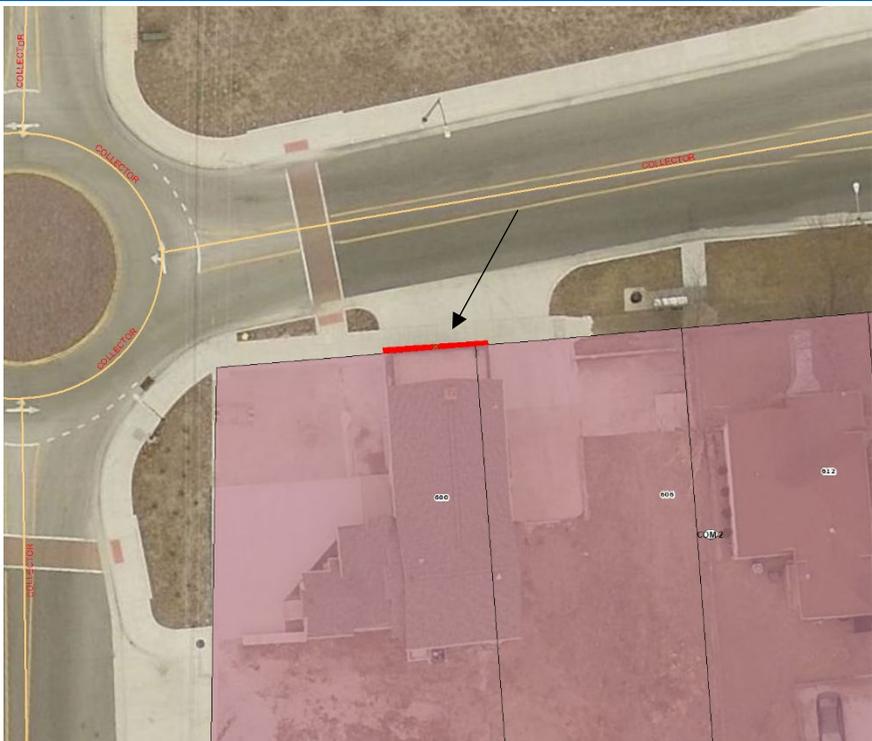
EXISTING LAND USE: Public Street right-of-way

APPLICANT: E. Joseph Hosmer

STAFF: Jared Follin, Associate Planner
 417-864-1612

STAFF RECOMMENDATIONS:
 Approve w/Conditions

PROPOSED MOTION: Move to approve as submitted in the staff report. Five (5) voting members to approve or deny.



SUMMARY OF REQUEST:

Request to vacate a portion of public street right-of-way in order to correct an encroachment of the existing building located at 600 East Commercial Street.

FINDINGS FOR STAFF RECOMMENDATIONS:

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

SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	COM-2	R-MD	COM-2	COM-1
LAND USE	Distribution/Retail	Residential	Residential	Vacant Commercial Building

Development Review Staff Report

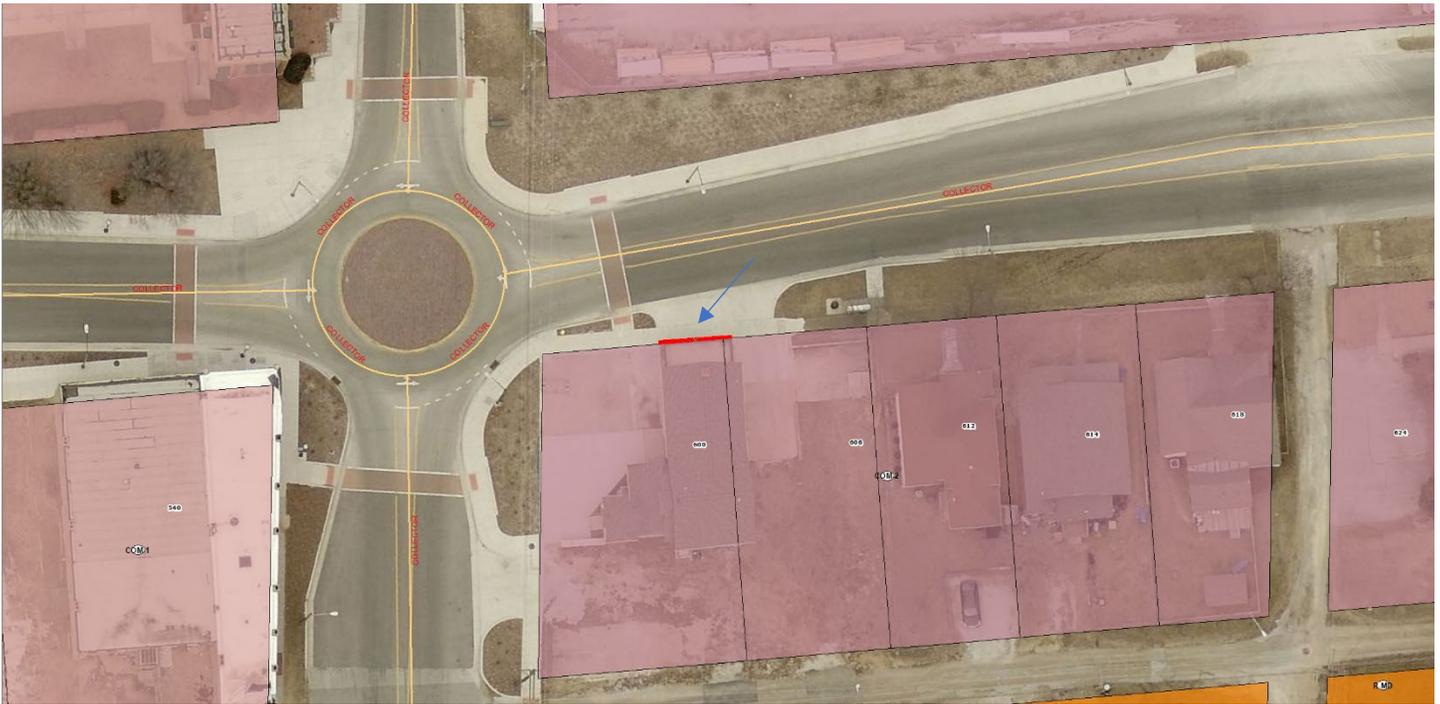
SURROUNDING ZONING AND LAND USES: (GOOGLE AERIAL VIEW)



GOOGLE MAPS STREET VIEW:



MAJOR THOROUGHFARE PLAN:



PROPERTY HISTORY:

This portion of East Commercial has been incorporated in the Springfield City Limits in its entirety since 1870. The existing building began construction in 2015 and was completed in early 2018.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 98-151. - Petition for vacation; notice of proposed vacation.

1. Any person owning any real estate within the city which has been subdivided by a duly recorded plat may petition the city to vacate the subdivision, or any part thereof, giving a distinct description of the property to be vacated and the names of the owners thereof with proof of their ownership; and any person owning property abutting upon any alley, street, common or public square, or any part thereof, may petition the city to vacate all or any part of the alley, street, common or public square, giving a distinct description of the property to be vacated and the names of the owners of the property abutting thereon. A petition to vacate such land shall be filed with the city clerk and referred to the planning and zoning commission for consideration. Thereupon, the planning and zoning commission shall cause notices of the proposed vacation to be posted in at least three prominent places in the vicinity of the area to be vacated and the petitioner shall cause a notice of the proposed vacation to be published in the daily newspaper having the greatest number of paid subscribers in the city at least 30 days prior to the public hearing, which newspaper shall meet the requirements of RSMo 493.050. No vacation shall take place until the petitioner shall have filed with the executive secretary of the planning and zoning commission proof that notice has been given of such vacation as required in this section, except in no event shall the failure of the planning and zoning commission to post the property in any way affect the validity of the vacation, it being intended by the city council that the legal notice for such vacation shall be solely by newspaper advertisement and that other advertisements shall be for informational purposes. In addition to the methods established by this section for notice, the city manager shall endeavor to cause notices of such vacations to be circulated in the area in accordance with rules to be adopted by the city manager, which rules should be filed with the executive secretary of the planning and zoning commission; provided, however, the failure to give such notice shall in no way affect the validity of the vacation.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

N/A

STAFF COMMENTS:

1. The applicant is proposing to vacate approximately 16.3 square feet of public street right-of-way in order to correct an encroachment of an existing building. The building deviates into the public right-of-way approximately 0.8 feet.
2. The applicant will not be required to dedicate any easements as part of the vacation.
3. The proposed vacation was reviewed by City departments and comments are contained in Exhibit 1.

NEIGHBORHOOD MEETING:

Due to the Coronavirus Pandemic, the Planning and Development Department waived the neighborhood meeting requirement. The applicant was still required to send out notification to all property owners and residents within 500 feet directing them to either email questions or concerns to zoning@springfieldmo.gov or mail the included comment card to the City's Office.

PUBLIC NOTIFICATIONS:

The public notice was advertised in the News-Leader at least 30 days prior to the public hearing. The property was posted by the applicant at least 10 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 300 feet.

Notices sent to property owners within 300 feet:

Mailed: 47

Returned: 0

Development Review Staff Report



DEPARTMENT COMMENTS:

EXHIBIT 1

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No issues

CITY UTILITIES:

No issues with proposed vacation.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No objection to vacation.

DEPARTMENT OF PUBLIC WORKS TRAFFIC OPERATIONS DIVISION:

Traffic has no issues with this vacation request.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

There is no conflict with stormwater with proposed vacation.

Development Review Staff Report



REQUIREMENTS FOR APPROVAL:

EXHIBIT 2

In order to approve the vacation of a public street or alley, the Planning and Zoning Commission must make the following findings.	Staff Response
1. All property owners adjacent to the street, alley or public way have access to another street, alley or public way.	All adjacent properties have access to other public streets and alleys.
2. The owners of two-thirds of the property adjacent to the street, alley or public way to be vacated have given their consent to the vacation.	All adjacent property owners have consented to the vacation of the alley.
3. That the retention of the street, alley, public way or subdivision serves no useful purpose.	It has been determined that the retention of this portion of public street right-of-way is not necessary to the city street system.
4. That the vacation will not affect the ability to use utilities, public or private.	There are no utilities within the proposed vacation area. Replacement easements will not be required.

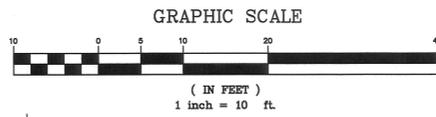
LEGAL DESCRIPTION:

EXHIBIT 3

COMMENCING AT A "X" CUT IN CONCRETE MARKING THE NORTHWEST CORNER OF LOT 31 OF BLOCK 26 IN NORTH SPRINGFIELD, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI; THENCE ALONG THE NORTH LINE OF SAID BLOCK 26, N85°21'46"E, A DISTANCE OF 32.92 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING N85°21'46"E, A DISTANCE OF 22.20 FEET; THENCE N03°52'28"W, A DISTANCE OF 0.66 FEET; THENCE S85°43'45"W, A DISTANCE OF 22.21 FEET; THENCE S04°44'46"E, A DISTANCE OF 0.81 FEET TO THE POINT OF BEGINNING, CONTAINING 16.3 SQ. FT.



GRID NORTH
MISSOURI STATE
PLANE
CENTRAL ZONE
NAD83



LEGEND

- = EXISTING IRON PIN EXCEPT AS NOTED
- ⊙ = 5/8" IRON PIN SET CAPPED "LS-267D"
- ⊠ = EXISTING STONE MONUMENT
- ⊕ = CROSS SET IN CONCRETE
- = POWER POLE
- = BENCHMARK
- = LIGHT POLE
- = ELECTRIC METER
- = CLEANOUT
- = GAS METER
- = GAS VALVE
- = WATER METER
- = WATER VALVE
- = FIRE HYDRANT
- = SEWER MANHOLE
- = DECIDUOUS TREE
- = ELECTRIC LINE
- = UNDERGROUND ELECTRIC LINE
- = SANITARY SEWER LINE
- = GAS LINE
- = WATER LINE
- = CHAIN-LINK FENCE

ADMINISTRATIVE SUBDIVISION

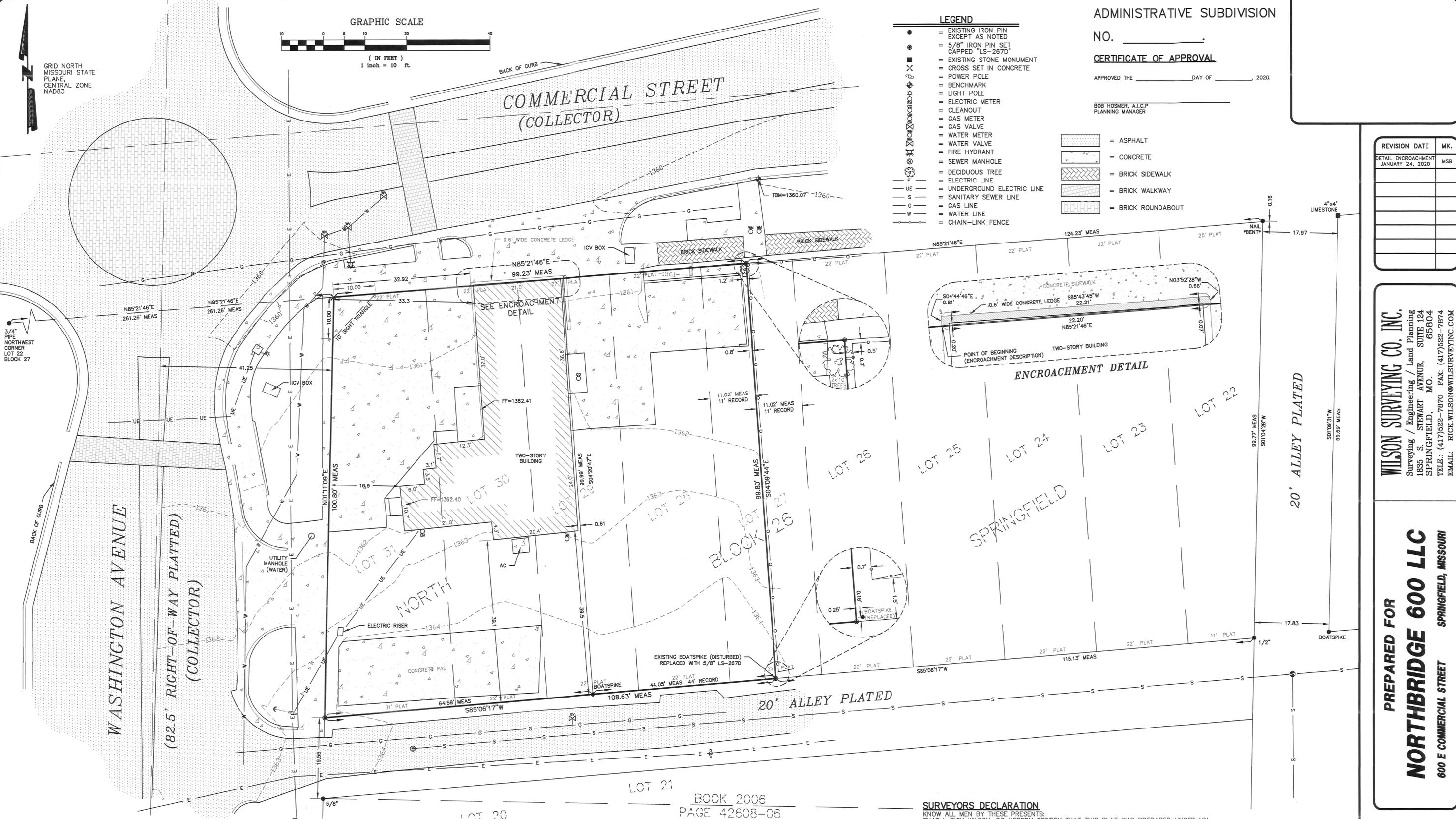
NO. _____

CERTIFICATE OF APPROVAL

APPROVED THE _____ DAY OF _____, 2020.

BOB HOSMER, A.I.C.P.
PLANNING MANAGER

- = ASPHALT
- = CONCRETE
- = BRICK SIDEWALK
- = BRICK WALKWAY
- = BRICK ROUNDABOUT



REVISION DATE	MK.
DETAIL ENCROACHMENT JANUARY 24, 2020	MSB

WILSON SURVEYING CO., INC.
Surveying / Engineering / Land Planning
1835 S. STEWART AVENUE, SUITE 124
SPRINGFIELD, MO 65804
TEL.: (417)622-7870 FAX: (417)622-7874
EMAIL: RICK.WILSON@WILSONSURVEYING.COM

PREPARED FOR
NORTHBRIDGE 600 LLC
600 E COMMERCIAL STREET
SPRINGFIELD, MISSOURI

DRAWN BY	MSB & APW
CREW CHIEF	BP
CHECKED	RW
DATE	OCTOBER 30, 2019
SCALE	1"=10'
JOB NO.	19116
DRAWING NO.	WD-105-522
SHEET	1 OF 1 SHEETS

BENCHMARKS
CITY BENCHMARK NO. 123
CITY OF SPRINGFIELD STANDARD BENCHMARK
NORTHWEST QUADRANT OF SUMMIT DIVISION
ELEV. 1344.18

TEMPORARY BENCHMARK NO. 1
SQUARE CUT ON BACK OF CURB
NORTH OF CONCRETE BETWEEN BRICK SIDEWALKS
ELEV. 1360.07

RESOURCE MATERIALS USED FOR BOUNDARY DETERMINATION
SURVEY BY CLYDE R DURHAM
SURVEYOR RECORDS BOOK 50 PAGE 12

SURVEY BY GEC H. KASTENDIECK
SURVEYOR RECORDS BOOK 11 PAGE 23

SURVEY BY CJW TRANSPORTATION CONSULTANTS, L.L.C.
FILE NO. 2019P00016
DATED APRIL 6, 2016
DEEDS AS SHOWN

SOURCE OF TITLE
BOOK 2019 PAGE 20970-19

PROPERTY DESCRIPTION
ALL OF THE WEST HALF OF LOT 27, AND ALL OF LOTS 28-31 OF BLOCK 28 IN NORTH SPRINGFIELD, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

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

ZONING
COM-2 = COMMERCIAL STREET ZONE 2

ENCROACHMENT DESCRIPTION
COMMENCING AT A "X" CUT IN CONCRETE MARKING THE NORTHWEST CORNER OF LOT 31 OF BLOCK 28 IN NORTH SPRINGFIELD, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI; THENCE ALONG THE NORTH LINE OF SAID BLOCK 28, N85°21'46"E, A DISTANCE OF 32.92 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING N85°21'46"E, A DISTANCE OF 22.20 FEET; THENCE N03°52'28"W, A DISTANCE OF 0.81 FEET; THENCE S85°43'45"W, A DISTANCE OF 22.21 FEET; THENCE S04°44'46"E, A DISTANCE OF 0.81 FEET TO THE POINT OF BEGINNING, CONTAINING 15.3 SQ. FT.

SURVEYORS DECLARATION
KNOW ALL MEN BY THESE PRESENTS, THAT I, RICK WILSON, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY WILSON SURVEYING CO., INC. DATED OCTOBER 30, 2019 AND SIGNED BY RICK WILSON P.L.S. NO. 1970 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF RICK WILSON P.L.S. NO. 1970 IN ACCORDANCE WITH MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS PROMULGATED FOR THE STATE OF MISSOURI BY THE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE, AND IN ACCORDANCE WITH SECTION 410.5 OF THE SUBDIVISION REGULATIONS, ARTICLE II, CHAPTER 36, OF THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

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

DATE PREPARED: JANUARY 14, 2020

AREA
0.2 ACRES
10,346 SQ. FT.



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

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

Development Review Staff Report



PLANNING AND ZONING COMMISSION PUBLIC HEARING:
CITY COUNCIL PUBLIC HEARING:

June 4, 2020

N/A

CASE: Vacation 821

ACRES: 0.09 acre

LOCATION: Portion of platted alley adjoining the 900 block S. Jefferson and Roanoke Avenues

EXISTING LAND USE: Public alley

APPLICANT: Bryan Properties I, LLC

STAFF: Daniel Neal, Senior Planner

STAFF RECOMMENDATIONS:
 Approve

PROPOSED MOTION: Move to approve as submitted in the staff report. Five (5) voting members to approve or deny.



SUMMARY OF REQUEST:

Request to vacate a portion of platted alley adjoining the 900 block S. Jefferson and Roanoke Avenues

FINDINGS FOR STAFF RECOMMENDATIONS:

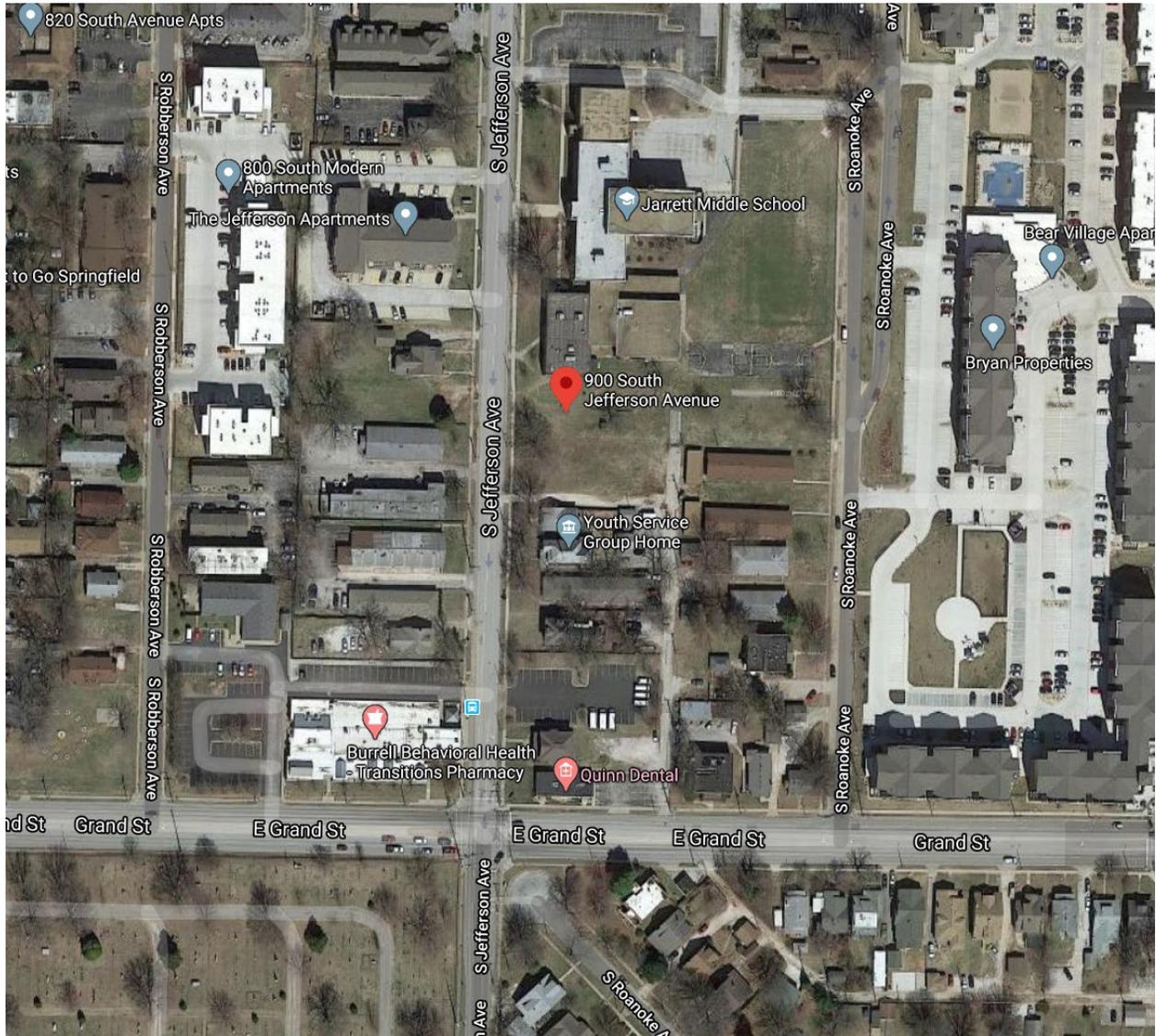
1. The requested vacation meets the approval criteria listed in Exhibit 2.

SURROUNDING ZONING AND LAND USES:

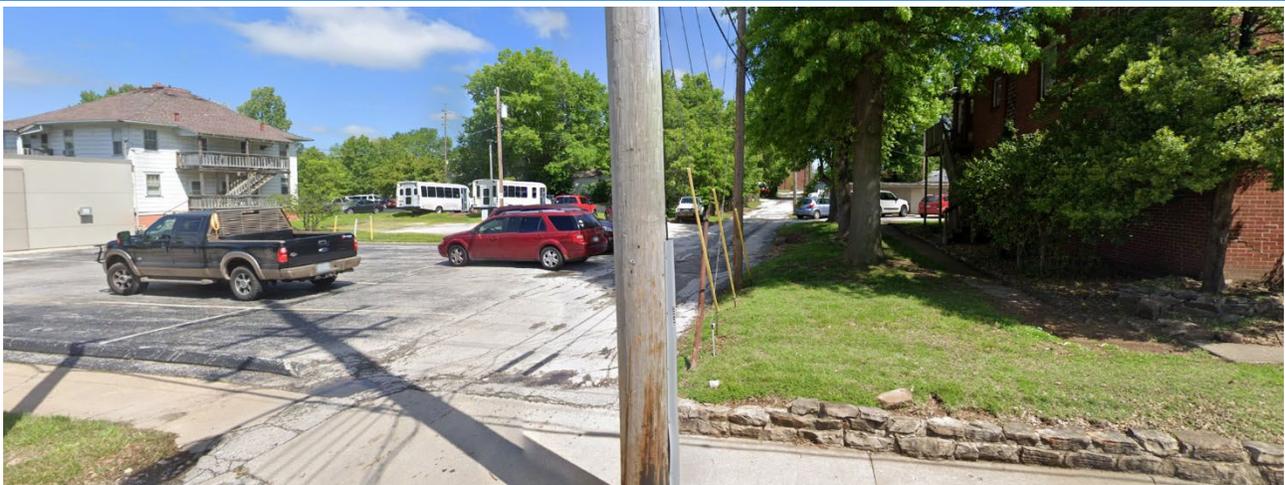
	NORTH	SOUTH	EAST	WEST
ZONING	R-HD	Public alley	R-HD	R-HD
LAND USE	Springfield Public School uses	Paved alley and ROW	Duplexes	Single-family uses

Development Review Staff Report

SURROUNDING ZONING AND LAND USES: (GOOGLE AERIAL VIEW)



GOOGLE MAPS STREET VIEW:



PROPERTY HISTORY:

This segment of public alley right-of-way has been dedicated to the City since the final plat of Sarah R. Owen Subdivision was recorded in 1921.

PLANNING AND ZONING COMMISSION AUTHORITY:

Sec. 98-151. - Petition for vacation; notice of proposed vacation.

1. Any person owning any real estate within the city which has been subdivided by a duly recorded plat may petition the city to vacate the subdivision, or any part thereof, giving a distinct description of the property to be vacated and the names of the owners thereof with proof of their ownership; and any person owning property abutting upon any alley, street, common or public square, or any part thereof, may petition the city to vacate all or any part of the alley, street, common or public square, giving a distinct description of the property to be vacated and the names of the owners of the property abutting thereon. A petition to vacate such land shall be filed with the city clerk and referred to the planning and zoning commission for consideration. Thereupon, the planning and zoning commission shall cause notices of the proposed vacation to be posted in at least three prominent places in the vicinity of the area to be vacated and the petitioner shall cause a notice of the proposed vacation to be published in the daily newspaper having the greatest number of paid subscribers in the city at least 30 days prior to the public hearing, which newspaper shall meet the requirements of RSMo 493.050. No vacation shall take place until the petitioner shall have filed with the executive secretary of the planning and zoning commission proof that notice has been given of such vacation as required in this section, except in no event shall the failure of the planning and zoning commission to post the property in any way affect the validity of the vacation, it being intended by the city council that the legal notice for such vacation shall be solely by newspaper advertisement and that other advertisements shall be for informational purposes. In addition to the methods established by this section for notice, the city manager shall endeavor to cause notices of such vacations to be circulated in the area in accordance with rules to be adopted by the city manager, which rules should be filed with the executive secretary of the planning and zoning commission; provided, however, the failure to give such notice shall in no way affect the validity of the vacation.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

N/A

STAFF COMMENTS:

1. The applicant is proposing to vacate approximately 0.08 acres of public alley right-of-way. The applicant is proposing to combine their adjoining lots and construct an off-street parking lot to the east side of the alley. They expect additional development in the future but have no plans to connect to the remaining public alley to the south.
2. The applicant is dedicating replacement easements to accommodate the existing sanitary sewer, AT&T and CU utilities. The vacated public alley will be subject to permanent sanitary sewer and utility easements over and across the entire tract. Said easements to run with the land.
3. Springfield Public Schools owns the property adjacent to a small portion of the public alley to the north. Their portion was not needed for signatures because they have less than the 2/3 of public alley frontage. The applicant attempted to make contact with SPS but was not able to receive any correspondence from them. SPS was notified of this vacation and has provided no objections to date.
4. The proposed vacation was reviewed by City departments and comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

All neighborhood meetings have been cancelled due to the Mayor's Proclamation of Civil Emergency. Property owners were mailed a comment card to provide their comments. Comment cards are attached (Exhibit 4).

PUBLIC NOTIFICATIONS:

The public notice was advertised in the News-Leader at least 30 days prior to the public hearing. The property was posted by the applicant at least 10 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 300 feet.

Notices sent to property owners within 300 feet: Mailed: 26 Returned: 0

Development Review Staff Report



DEPARTMENT COMMENTS:

EXHIBIT 1

AT&T:

No issues with vacation and replacement easement.

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

CITY UTILITIES:

CU has Overhead Secondary Electric and Springnet Fiber in the area to be vacated. A 10 ft utility easement would need to be dedicated for these facilities, or they would need to be relocated/removed.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

There is public sewer in the proposed alley vacation. A minimum 15-foot-wide sanitary sewer easement is required in order to vacate it. The easement can be the full width of the alley. Replacement easements will need to be reviewed and approved.

FIRE DEPARTMENT:

No comments.

POLICE DEPARTMENT:

No comments.

DEPARTMENT OF PUBLIC WORKS TRAFFIC OPERATIONS DIVISION:

Traffic has no issues with this vacation.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

There is no conflict with stormwater with proposed alley vacation.

REQUIREMENTS FOR APPROVAL:

EXHIBIT 2

In order to approve the vacation of a public street or alley, the Planning and Zoning Commission must make the following findings.	Staff Response
1. All property owners adjacent to the street, alley or public way have access to another street, alley or public way.	All adjacent properties have access to other public streets and alleys.
2. The owners of two-thirds of the property adjacent to the street, alley or public way to be vacated have given their consent to the vacation.	All adjacent property owners have consented to the vacation of the alley.
3. That the retention of the street, alley, public way or subdivision serves no useful purpose.	It has been determined that the retention of the street and alley is not necessary to the city street system.

Development Review Staff Report



In order to approve the vacation of a public street or alley, the Planning and Zoning Commission must make the following findings.	Staff Response
4. That the vacation will not affect the ability to use utilities, public or private.	The applicant will be dedicating replacement easements to accommodate the existing sanitary sewer, AT&T and CU utilities.

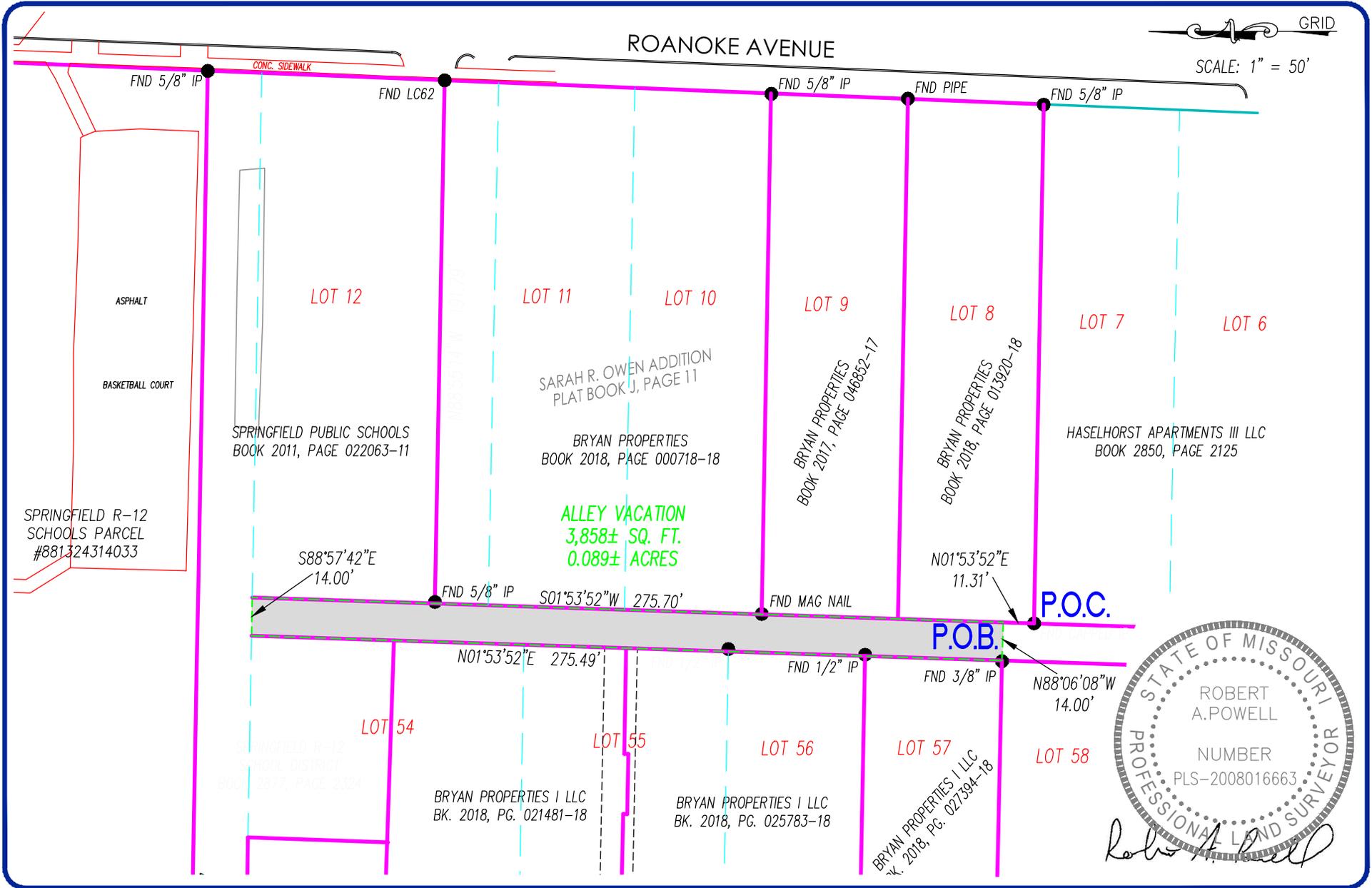
LEGAL DESCRIPTION:

EXHIBIT 3

A TRACT OF LAND AS LYING IN SARAH R. OWEN SUBDIVISION AS DESCRIBED IN PLAT BOOK J AT PAGE 11 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF LOT 8 IN SARAH R. OWEN SUBDIVISION; THENCE NORTH 01°53'52" EAST, 11.31 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°06'08" WEST, 14.00 FEET; THENCE NORTH 01°53'52" EAST, 275.49 FEET; THENCE SOUTH 88°57'42" EAST, 14.00 FEET; THENCE SOUTH 01°53'52" WEST, 275.70 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 29 NORTH, RANGE 22 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI. CONTAINING 3,858 SQUARE FEET OR 0.089 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

THE ABOVE DESCRIBED TRACT IS SUBJECT TO PERMANENT SANITARY SEWER AND UTILITY EASEMENTS OVER AND ACROSS THE ENTIRE TRACT. SAID EASEMENTS TO RUN WITH THE LAND.

Exhibit 4



ANDERSON COA# 000062

ANDERSON ENGINEERING
EMPLOYEE OWNED

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

BRYAN PROPERTIES
ALLEY VACATION SKETCH
ROANOKE AVENUE, SPRINGFIELD, MO

DRAWN BY: BAC	FIELD BY: CB
DATE: 3-06-2020	FIELD BK: -
CLIENT NO: 20SP10030	DRAWING NO: 111486.DWG

Exhibit 5

DEVELOPMENT REVIEW NOTICE/COMMENT CARD

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 and 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 Planning Manager
 City of Springfield Development Review Office
 840 Boonville Avenue
 Springfield, Missouri 65801

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

DATE:	5/4/2020	Telephone No.	417-8058405 OFFICE
YOUR NAME:	Thomas L. Winn DDS		
YOUR ADDRESS:	948 S. JEFFERSON AVE. SPRINGFIELD, MO. 65806		
PROJECT ADDRESS:	ALLEN VACATION FOR BRAW PROPERTIES		

COMMENTS: I WOULD HAVE ALLEY WAY ENTRANCE AND ALLEY WAY IN GENERAL WILL BE REPAIRED AS IT IS IN BAD BAD SHAPE. MUCH CONSTRUCTION TRAFFIC WILL RENDER ALLEY UNUSABLE. AS TRAFFIC RELATED TO TRUCKS STORED AT END OF ALLEN WAY HAVE ALREADY SHOWN. I WOULD LIKE SOMEONE TO CALL ABOUT THIS ISSUE SINCE NEIGHBORHOOD MEETING IS NOT GOING TO HAPPEN. Dr. Thomas L. Winn 417-864-1611

417-864-1611
 PERSONNEL 661-3209

From: jmdavis@andersonengineeringinc.com
To: "Eric Pauly"
Cc: [Neal, Daniel](#)
Subject: RE: Eric Pauly Phelps Grove Neighborhood - regarding Vacation 821
Date: Wednesday, May 13, 2020 8:55:01 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

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Eric,

Yes the parking lot is anticipated to be curbed to direct stormwater runoff. We are planning for a combination of pervious pavement and underground detention to attenuate the developed flows to the existing condition.

I don't know Magers future plans going north from this area. All I have been asked to do is vacate the alley so we can get some parking installed for Bear Village at this point. We have NOT performed any survey to the north to do any planning for them.

I hope that helps. Please let me know if you have any further questions!

Thanks,

Jared Davis, PE, LEED AP BD+C

Vice President/Springfield Office Manager

The Best Place to Work With and The Best Place to Work For



Office: 417.866.2741 • Cell: 417.827.6179

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Springfield, MO 65807

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From: Eric Pauly <ptum10@gmail.com>
Sent: Tuesday, May 12, 2020 9:42 AM
To: jmdavis@andersonengineeringinc.com
Cc: Neal, Daniel <dneal@springfieldmo.gov>
Subject: Re: Eric Pauly Phelps Grove Neighborhood - regarding Vacation 821

Hello Jared,

Thank you for the information. I have a few questions to help me get a better understanding of the proposal.

Will the parking lot be contained with some type of curb or rise to prohibit access to the alley?

With the elevation drop from the north end of the lot to the south, (approximately 4 feet from the information I find), and the loss of open ground, what type of storm water remediation is planned?

Since Magers owns the properties on Jefferson, adjacent to this proposal, is the long term plan to acquire those properties along Grand from Roanoke to Jefferson with the idea of making this one large plot to build more multi occupancy housing?

I appreciate your time to help me understand this better and communicate it to our neighborhood association.

Regards,

Eric Pauly
President, Phelps Neighborhood Association

On Mon, May 11, 2020, 2:03 PM <jmdavis@andersonengineeringinc.com> wrote:

Hi Eric,

Yes, the plan is to put some parking on the lots to the east side of the alley. All of Magers properties will be combined into one lot. Possibly to be developed in the distant future but they don't have enough land yet for anything other than a small parking lot. Access to the new parking lot will NOT be through the alley.

Attached is a concept sketch.

Please let me know if you have any further questions.

Thanks,

Jared Davis, PE, LEED AP BD+C

Vice President/Springfield Office Manager

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From: Neal, Daniel <dneal@springfieldmo.gov>

Sent: Monday, May 11, 2020 1:57 PM

To: Eric Pauly <ptum10@gmail.com>; Jared Davis <jmdavis@andersonengineeringinc.com>

Subject: RE: Eric Pauly Phelps Grove Neighborhood - regarding Vacation 821

Jared,

Eric Pauly with the Phelps Grove Neighborhood Association, who is copied on this email, is wanting to know your future plans for the vacated alley way and Magers properties along Roanoke and Jefferson. I have provided him with information from the Pre-Development meeting in February, but wasn't sure if off-street parking was still the plan for this area. I just wanted to connect you two since there is not a physical neighborhood meeting requirement due to COVID-19 Stay at Home Order.

Thanks,

Daniel

From: Eric Pauly <ptum10@gmail.com>

Sent: Friday, May 8, 2020 1:19 PM

To: Neal, Daniel <dneal@springfieldmo.gov>

Subject: Re: Please call Eric Pauly Phelps Grove Neighborhood - regarding Vacation 821

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Hello Daniel,

Thank you for the information. I understand your scheduling but please call me on Monday as have some additional questions.

(417) 736-9357.

I look forward to hearing from you.

Eric Pauly

President, Phelps Neighborhood Association

On Fri, May 8, 2020, 12:14 PM Neal, Daniel <dneal@springfieldmo.gov> wrote:

Mr. Pauly, I will not be able to give you a call back, today, but will be available on Monday and will reach out to you if you still want me to. In the meantime, I have attached the proposed vacation 821 petition and sketch for review. The applicant/owner Bryan Properties is essentially vacating public alley between multiple property properties that they own along Jefferson and Roanoke. They are not vacating the entire public alley only the portion to the north between properties that they own as you can see on the attached sketch. They will be providing replacement easements for all existing utilities like sewer and electric in the public alley area. Hopefully, this helps explain the request.

Thanks,
Daniel

From: Werland, Amy <awerland@springfieldmo.gov>

Sent: Thursday, May 07, 2020 2:47 PM

To: Neal, Daniel <dneal@springfieldmo.gov>

Subject: Please call Eric Pauly Phelps Grove Neighborhood - regarding Vacation 821

Amy Werland
Department of Planning and Development
840 Boonville Avenue
Springfield, MO 65802

417-864-1611 phone
417-864-1030 fax

**PLANNING AND DEVELOPMENT DEPARTMENT
DEVELOPMENT REVIEW OFFICE
MEMORANDUM**

DATE: June 4, 2020

TO: Planning and Zoning Commission

FROM: Jared Follin
Associate Planner

SUBJECT: Vacation 819

The City (applicant) has requested that this vacation request be tabled to the next Planning and Zoning Commission meeting on July 16th to address traffic safety concerns as a result of complaints from residents in the area.