PLANNING AND ZONING COMMISSION PUBLIC HEARING: APRIL 11, 2019
CITY COUNCIL PUBLIC HEARING: MAY 6, 2019

CASE NUMBER: Z-8-2019

PROJECT LOCATION: 2745 South Maple Leaf Lane and 2700 block South Maple Leaf Lane (private street)

ACRES: 8.17 acres

EXISTING LAND USE: Self-service storage facility and private street

APPLICANT: A&A West JSW LLC, Cornelius Datema

STAFF: Michael Sparlin, Senior Planner 417-864-1091

STAFF RECOMMENDATIONS: Approve

PROPOSED MOTION: Move to approve Z-8-2019 as submitted.

SUMMARY OF REQUEST:
Request to rezone approximately 8.17 acres of property generally located at 2745 South Maple Leaf Lane and 2700 block South Maple Leaf Lane (private street) from GR, General Retail to HC, Highway Commercial.

FINDINGS FOR STAFF RECOMMENDATION:

1. The Growth Management and Land Use Plan element of the Comprehensive Plan identifies this property as appropriate for light industrial, office and office-warehouse. The West Sunshine/Highway 60 Corridor Study, completed in 2009, identifies the subject property as part of a Community Activity Center which is recommended to contain shopping, recreation, employment, and institutional services supported by the surrounding community. Examples of uses include a discount department store, supermarket, drug store, home improvement store, large specialty shops, service stations, one or more large places of worship, a community park, mid-size offices, low-to-mid-rise housing (none within the 700 feet of the Sunshine corridor) and high-to-moderate density housing, and perhaps an elementary or middle school. The proposed HC district is consistent with these recommendations.

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

SURROUNDING ZONING AND LAND USES:

<table>
<thead>
<tr>
<th>NORTH</th>
<th>SOUTH</th>
<th>EAST</th>
<th>WEST</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZONING</td>
<td>County M-1</td>
<td>GR</td>
<td>HC COD 144</td>
</tr>
</tbody>
</table>

Planning & Zoning Commission Page 1 of 12
| LAND USE          | Undeveloped land | Roofing company | Undeveloped land | Single-family residence |
SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):
**PROPERTY HISTORY:**

The subject property was annexed along with other property in this area by a City-initiated annexation. The property was zoned from County M-1 to GR, General Retail in August 2005.

**ZONING ORDINANCE REQUIREMENTS:**

<table>
<thead>
<tr>
<th>CODE ITEM</th>
<th>REQUIREMENTS FOR HC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Structure Height</td>
<td>None, except that all structures shall remain below a 30-degree bulk plane as measured from the boundaries of R-SF or R-TH districts. There are no adjacent R-SF or R-TH districts.</td>
</tr>
<tr>
<td>Minimum open space</td>
<td>Not less than 20 percent</td>
</tr>
<tr>
<td>Maximum impervious area</td>
<td>Shall not exceed 80 percent of total lot area</td>
</tr>
</tbody>
</table>

**BULK PLANE**

All structures shall remain below a 30-degree bulk plane as measured from the boundaries of R-SF or R-TH districts.

**BUFFERYARD AND LANDSCAPING**

NA – this property is surrounded by zoning districts that do not require a bufferyard.

**COMPATIBILITY WITH COMPREHENSIVE PLAN:**

The Growth Management and Land Use Plan element of the Comprehensive Plan identifies this property as appropriate for light industrial, office and office-warehouse.

The West Sunshine/Highway 60 Corridor Study, completed in 2009, identifies the subject property as part of a Community Activity Center which is recommended to contain shopping, recreation, employment, and institutional services supported by the surrounding community. Examples of uses include a discount department store, supermarket, drug store, home improvement store, large specialty shops, service stations, one or more large places of worship, a community park, mid-size offices, low-to-mid-rise housing (none within the 700 feet of the Sunshine corridor) and high-to-moderate density housing, and perhaps an elementary or middle school. The proposed HC district is consistent with these recommendations.

**STAFF COMMENTS:**

1. The applicant is proposing to rezone approximately 8.17 acres of property generally located at 2745 South Maple Leaf Lane and 2700 South Maple Leaf Lane (private street) from GR, General Retail to HC, Highway Commercial. The purpose of this rezoning is to facilitate the expansion of an existing self-service storage facility.
3. The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this property as appropriate for light industrial, office and office-warehouse. The *West Sunshine/Highway 60 Corridor Study*, completed in 2009, identifies the subject property as part of a Community Activity Center which is recommended to contain shopping, recreation, employment, and institutional services supported by the surrounding community. Examples of uses include a discount department store, supermarket, drug store, home improvement store, large specialty shops, service stations, one or more large places of worship, a community park, mid-size offices, low-to-mid-rise housing (none within the 700 feet of the Sunshine corridor) and high-to-moderate density housing, and perhaps an elementary or middle school. The proposed HC district is consistent with these recommendations.

4. The HC district is intended for commercial uses which depend upon high visibility, generate high traffic volumes, or cater to the traveling public. These characteristics dictate that the district be located along or at the intersections of arterial classification streets or along frontage roads adjacent to the interstate or other limited-access streets. This district is also intended for on-site production of handcrafted items in conjunction with retail sales. The subject property is located near Sunshine Street which is classified as an Expressway.

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

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

**NEIGHBORHOOD MEETING:**

The applicant held a neighborhood meeting on March 20, 2019 regarding the rezoning request. A summary of the meeting is attached (Attachment 3)

**PUBLIC NOTIFICATION:**

The public notice was advertised in the Daily Events at least 15 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 185 feet.

Notices sent to property owners within 185 feet: Mailed: 11 Returned: 0
DEPARTMENT COMMENTS:

ATTACHMENT 1
DEPARTMENT COMMENTS

BUILDING DEVELOPMENT SERVICES COMMENTS:

No objection to rezoning.

CITY UTILITIES COMMENTS:

No objection to rezoning.

CLEAN WATER SERVICES COMMENTS:

No objection to rezoning however it needs to be noted that public sewer is not available for these properties. No new subdivision or building activity could occur until public sewer is extended on site.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION
City's Transportation Plan classifies W. Sunshine Street as an Expressway. The standard right-of-way width for W. Sunshine Street is 65 feet from centerline. It appears additional right-of-way is not needed along W. Sunshine Street. A survey is recommended to determine the exact amount of existing right-of-way. W. Sunshine Street is under MODOT jurisdiction. S. Maple Leaf Lane is a private street.

TRAFFIC COUNTS & ON-STREET PARKING
The most recent traffic count on W. Sunshine Street east of James River Freeway is 17,913 vehicles per day. On-street parking is not allowed along W. Sunshine Street.

DRIVEWAY ACCESS
There is currently one driveway access point onto the property from W. Sunshine Street. Defer to MODOT for comments regarding access to W. Sunshine Street. Private drive access will need to be improved to meet current MODOT standards.

SIDEWALK
There is not currently sidewalk along the property frontage of W. Sunshine Street. Sidewalk is not required along streets classified as Expressways. Defer to MODOT for final comments regarding sidewalk along W. Sunshine Street.

TRAILS, BUS STOPS, & ADDITIONAL INFORMATION
There are no Greenway Trails in the area pertaining to this rezoning. There are not bus stops along this section of W. Sunshine Street. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area.

IMPROVEMENTS
None required. A Traffic Impact Study was not required, as the change in zoning did not increase the trip generation in the AM/PM peaks by more than 100 additional trips nor did it exceed the threshold of 1,000 additional trip-ends daily. Defer to MODOT for comments regarding any future plans/improvements for this section of W. Sunshine Street. MODOT states that depending on the intensity of future development, a Traffic Impact Study may be required at the time of development.
### TRAFFIC - TABLE 1: REZONING DETAILS

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Street Classification</th>
<th>On-Street Parking</th>
<th>Existing Street ROW From Centerline (ft)</th>
<th>Required Street ROW From Centerline (ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>W. Sunshine Street</td>
<td>Expressway</td>
<td>No</td>
<td>83</td>
<td>65</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>AM Peak</th>
<th>PM Peak</th>
<th>Weekday</th>
<th>Weekend</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Trips Generated</td>
<td>237.76</td>
<td>995.62</td>
<td>10699.2</td>
<td>N/A</td>
</tr>
<tr>
<td>*Proposed Trips Generated</td>
<td>237.76</td>
<td>995.62</td>
<td>10699.2</td>
<td>N/A</td>
</tr>
<tr>
<td>Additional Trips Generated</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>N/A</td>
</tr>
</tbody>
</table>

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

MODOT COMMENTS:

A traffic study may be required when this property develops.

STORMWATER COMMENTS:

The property is in the Wilsons Creek drainage basin. The property is not located in a FEMA designated floodplain. Staff is not aware of flooding problems in the area. If the project increases the amount of impervious surfacing; detention and water quality is required according to Chapter 96. A fee in lieu of on-site stormwater detention is not applicable as there is already existing detention on site that will need to be modified when there is future development. The property is not located in a stream buffer area. 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 more than one acre 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. Water quality will still need to be provided if more than one acre is disturbed.

<table>
<thead>
<tr>
<th>Public Works Stormwater Division</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Drainage Basin</td>
<td>Wilsons Creek</td>
</tr>
<tr>
<td>Is property located in Floodplain?</td>
<td>No</td>
</tr>
<tr>
<td>Is property located on a sinkhole?</td>
<td>No</td>
</tr>
<tr>
<td>Is property located in a stream buffer?</td>
<td>No</td>
</tr>
<tr>
<td>Is stormwater fee in lieu an option?</td>
<td>NA – existing detention on site</td>
</tr>
</tbody>
</table>
FIRE DEPARTMENT COMMENTS:

No objections to rezoning.
AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: **General Retail** (existing zoning) to **Hwy Commercial** (proposed zoning)

2. Meeting Date & Time: **3/20/19** 4:00 pm - 6:30 pm

3. Meeting Location: **2745 S. Maple Leaf Lane, Springfield, MO**

4. Number of invitations that were sent: **26**

5. How the mailing list was generated: **City Staff**

6. Number of neighbors in attendance (attach a sign-in sheet): **1**

7. List the verbal comments and how you plan to address any issues:
   (City Council does not expect all the issues to be resolved to the neighborhood’s satisfaction; however, the developer must explain why the issues cannot be resolved.)

   **NA**

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

   **NA**

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I, **Todd Wright** (print name), attest that the neighborhood meeting was held on **03/20/2019** (month/date/year), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."

[Signature]

**Signature of person completing affidavit**

**Todd Wright**

**Printed name of person completing affidavit**

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City of Springfield, Missouri - Development Review Office - 340 Boonville, Springfield, MO 65802 - 417.864.1611