Summary of Request:

To rezone approximately 1.69 acres of property generally located at 1820, 1830, 1834 & 1838 North Nixon Avenue from R-TH, Residential Townhouse to RI, Restricted Industrial and establishing Conditional Overlay District No. 173.

Findings for Staff Recommendation:

1. The Growth Management and Land Use Plan element of the Comprehensive Plan identifies the subject property as appropriate for Low-Density Housing. The northern portion of the subject property is identified as appropriate for Medium or High-Density Housing land uses. The applicant is proposing a zoning district that is more intense than what is recommended by the Plan.

2. The RI district is not consistent with the Growth Management and Land Use Plan of the Comprehensive Plan which states that protection of our existing residential neighborhoods is a prime concern. It is important to ensure that new land uses are not detrimental to residential areas and to recognize the vulnerability of residential areas to certain adverse impacts.

3. HM, Heavy Manufacturing zoning is adjacent to the west and south of the subject property, however, Nixon Avenue serves as the transitional boundary between the industrial and residential uses to the east. If the RI zoning were allowed to cross this boundary, the change to industrial land uses could become detrimental to the residential uses to the east and cause adverse impacts.
### SURROUNDING ZONING AND LAND USES:

<table>
<thead>
<tr>
<th></th>
<th>NORTH</th>
<th>SOUTH</th>
<th>EAST</th>
<th>WEST</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZONING</td>
<td>R-TH</td>
<td>HM</td>
<td>R-TH</td>
<td>HM</td>
</tr>
<tr>
<td>LAND USE</td>
<td>Commercial Warehouse (legal non-conforming use)</td>
<td>Single-family residence, undeveloped land</td>
<td>Single-family residence, Commercial Warehouse (legal non-conforming use)</td>
<td>Undeveloped land, industrial use</td>
</tr>
</tbody>
</table>
SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):

GOOGLE MAPS STREET VIEW:
GROWTH MANAGEMENT AND LAND USE PLAN:
Development Review Staff Report

PROPERTY HISTORY:
The subject property was zoned R-TH, Residential Townhouse in 1995 during the citywide re-mapping.

ZONING ORDINANCE REQUIREMENTS:

<table>
<thead>
<tr>
<th>CODE ITEM</th>
<th>REQUIREMENTS FOR RI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Structure Height</td>
<td>40 feet</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>
<tr>
<td>Use Limitations</td>
<td>All activities and permitted uses, except off-street parking and loading facilities and household resource recovery collection centers, shall be conducted entirely within a completely enclosed building.</td>
</tr>
</tbody>
</table>

BULK PLANE

<table>
<thead>
<tr>
<th>BUFFERYARD AND LANDSCAPING</th>
</tr>
</thead>
<tbody>
<tr>
<td>None</td>
</tr>
</tbody>
</table>

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The Growth Management and Land Use Plan element of the Comprehensive Plan identifies the subject property as appropriate for Low-Density Housing. The northern portion of the subject property is identified as appropriate for Medium or High-Density Housing land uses. The applicant is proposing a zoning district that is more intense than what is recommended by the Plan.

The Growth Management and Land Use Plan of the Comprehensive Plan states that protection of our existing residential neighborhoods are a prime concern. It is important to ensure that new land uses are not detrimental to residential areas and to recognize the vulnerability of residential areas to certain adverse impacts. This objective does not mean that nonresidential land uses are automatically inappropriate in residential areas; it means that design and location criteria must consider the existing residential areas. Mixed land uses, as well as mixed residential densities, will need to be accommodated in the future. These must be accommodated with sensitivity to existing residential neighborhoods. The
Plan encourages mixed use. However, where commercial areas are concentrated they should be sited and designed to have a minimal effect on adjacent lower-intensity development, and the environment.

The Growth Management and Land Use Plan of the Comprehensive Plan also states that new development should be compatible with existing development in terms of scale, materials, rooflines, setbacks and open space. Landscaped transitions should be used between sharply differing types of land use. Encourage the effective use of location, design and landscaping of commercial uses to screen and buffer neighborhoods from lights, signs, traffic noise and pollution, and other factors incompatible or conflicting with adjacent land uses. These practices will help ensure the integrity and function of the road system, reduce the length and frequency of auto trips, minimize impact on residential areas and contribute to the overall attractiveness of the community.

STAFF COMMENTS:

1. The applicant is proposing to rezone approximately 1.69 acres of property generally located at 1820, 1830, 1834 & 1838 North Nixon Avenue from R-TH, Residential Townhouse to RI, Restricted Industrial and establish Conditional Overlay District No. 173. The applicant intends to use the subject property as a buffer between HM and R-TH zoning.

2. The Growth Management and Land Use Plan element of the Comprehensive Plan identifies the subject property as appropriate for Low-Density Housing. The northern portion of the subject property is identified as appropriate for Medium or High-Density Housing land uses. The applicant is proposing a zoning district that is more intense than what is recommended by the Plan.

3. The Growth Management and Land Use Plan of the Comprehensive Plan states that protection of our existing residential neighborhoods is a prime concern. It is important to ensure that new land uses are not detrimental to residential areas and to recognize the vulnerability of residential areas to certain adverse impacts. The Plan states that industrial areas are generally incompatible with residential uses and should not be located adjacent to residential areas. Industrial and manufacturing uses should be developed with sensitivity to surrounding land uses, the environment, public facilities including transportation, and the community as a whole. The northern half of the subject property is within a sinkhole watershed.

4. There is currently HM, Heavy Manufacturing zoning adjacent to the west and south of the subject property however, Nixon Avenue serves as the boundary between industrial and residential zoning districts to the east. If the RI zoning were allowed to cross the street, the change to industrial land uses could become detrimental to the residential uses to the east and cause adverse impacts. The Plan recommends that a transition area or a step-down land use should be provided between industrial and residential uses. Industrial and related uses that have excessive visual clutter, noise, glare and/or odors should provide adequate screening and buffering.

5. The subject property is located on Nixon Avenue and Commercial Street which are classified as Local Streets. The proposed RI zoning would direct industrial traffic to local streets with residential uses.

6. The applicant is proposing a Conditional Overlay District which would prohibit two Conditional Uses, limit structure height, increase the open space requirement to thirty (30) percent, increase the bufferyard to a type F and increase the rear setback to thirty (30) feet. Refuse storage and mechanical electrical equipment are also restricted to have less impact to adjacent residential property.

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

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on April 18, 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: 13  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. Public sewer is available for this tract.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION
City's Transportation Plan classifies both N. Nixon Avenue and W. Commercial Street as Local roadways. The standard right-of-way width for both N. Nixon Avenue and W. Commercial Street are both 25 feet from centerline. It appears approximately 2 feet of additional right-of-way needs to be acquired along the entire length of the property frontage on N. Nixon Avenue, as well as a 10-foot by 10-foot right-of-way sight triangle at the corner of Nixon and Commercial. It does not appear any additional right-of-way is needed along W. Commercial Street. A survey is recommended to determine the exact amount of existing right-of-way. N. Nixon Avenue and W. Commercial Street are both City-maintained streets.

TRAFFIC COUNTS & ON-STREET PARKING
There are no recent traffic counts for either section of N. Nixon Avenue nor W. Commercial Street. On-street parking is permitted alongside both streets.

DRIVEWAY ACCESS
There is currently three driveway access points to/from the property from N. Nixon Avenue. All existing driveway approaches appear to meet minimum spacing requirements. However, if any modifications to the existing driveways is to occur, they must be brought up to current City Standards.

SIDEWALK
There is not currently sidewalk existing along the property frontage of neither N. Nixon Avenue nor W. Commercial Street. Sidewalk is required to be constructed along the entire length of the property frontage on both N. Nixon Avenue and W. Commercial Street, or a fee paid in-lieu-of sidewalk construction, which must first be approved by ARC and fees paid, prior to issuance of a building permit.

TRAILS, BUS STOPS, & ADDITIONAL INFORMATION
There are no Greenways Trails in the area pertaining to this rezoning. There are no bus stops in the area pertaining to this rezoning. 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. The City of Springfield does not currently have any plans to make improvements to these sections of N. Nixon Avenue or W. Commercial Street. However, there are plans to construct sidewalk along the east side of N. Golden Avenue to the east of the proposed rezoning. Construction of this sidewalk is still TBD.

**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>Street 1: N. Nixon Avenue</td>
<td>Local</td>
<td>Yes</td>
<td>23</td>
<td>25</td>
</tr>
<tr>
<td>Street 2: W. Commercial Street</td>
<td>Local</td>
<td>Yes</td>
<td>25</td>
<td>25</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Existing Trips Generated</th>
<th>AM Peak</th>
<th>PM Peak</th>
<th>Weekday</th>
<th>Weekend</th>
</tr>
</thead>
<tbody>
<tr>
<td>8.45</td>
<td>10.14</td>
<td>101.4</td>
<td>N/A</td>
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</table>

<table>
<thead>
<tr>
<th>*Proposed Trips Generated</th>
<th>AM Peak</th>
<th>PM Peak</th>
<th>Weekday</th>
<th>Weekend</th>
</tr>
</thead>
<tbody>
<tr>
<td>11.83</td>
<td>11.83</td>
<td>87.88</td>
<td>N/A</td>
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</table>

<table>
<thead>
<tr>
<th>Additional Trips Generated</th>
<th>AM Peak</th>
<th>PM Peak</th>
<th>Weekday</th>
<th>Weekend</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.38</td>
<td>1.69</td>
<td>-13.52</td>
<td>N/A</td>
<td></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

**STORMWATER COMMENTS:**

The property is in the Upper Wilson’s Creek drainage basin. The property is not located in a FEMA designated floodplain. Staff is aware of flooding problems in the area. If the project increases the amount of impervious surfacing; detention and water quality is required according to Chapter 96. A fee in lieu of on-site stormwater detention will not be allowed and detention will be required. 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>Upper Wilson’s 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 but is in a sinkhole watershed</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>No</td>
</tr>
</tbody>
</table>
FIRE DEPARTMENT COMMENTS:

No objections to rezoning.
The requirements of Section 36-430 of the Springfield Zoning Ordinance shall be modified herein for development within this district to include the following.

A. **Uses** – the following conditional uses, normally allowed in the RI District, are prohibited in the district
   1. Soup kitchens
   2. Overnight shelters or transitional service shelters

B. No structure shall exceed fifty-five (55) feet in height.

C. The minimum open space requirement shall be thirty (30) percent.

D. A bufferyard type F shall be required adjacent to residential zoned property

E. The rear setback shall be thirty (30) feet.

F. Refuse storage shall be located near Nixon Avenue and not be located along the property line shared with residential uses.

G. Mechanical and electrical equipment shall be located near Nixon Avenue, or on building roofs, and not be located in the rear yard along the property line shared with residential uses and shall be screened from view in accordance with section 36-480, screening and fencing.

H. Dedicate additional right-of-way to meet twenty-five (25) feet from the established centerline of Nixon Avenue.

I. Dedicate a ten (10) by ten (10) foot right-of-way sight triangle at the corner of Nixon Avenue and Commercial Street.
AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: __________ R-TH __________ to __________ RI __________ __________
(existing zoning) (proposed zoning)

2. Meeting Date & Time: ___4-18-19___ from ___4PM - 6:30PM___

3. Meeting Location: Library Station, Frisco Room

4. Number of invitations that were sent: __________

5. How the mailing list was generated: City Staff, Planning Dept.

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

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.)

   See Attached

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

   See Attached

______________________________  (print name), attest that the neighborhood meeting was held on
1. Adam Dunlap April 18th, 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 of person completing affidavit

______________________________
Adam Dunlap

Printed name of person completing affidavit

City of Springfield, Missouri - Development Review Office - 840 Boonville, Springfield, MO 65802 - 417.864.1611
<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Phone #</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jim &amp; Nancy Gillasp by</td>
<td>1840 N O Hara</td>
<td>866-2898</td>
</tr>
<tr>
<td>Bob Hopkin Sr.</td>
<td>3304 W Queen</td>
<td>868-2723</td>
</tr>
<tr>
<td>Bob Hopkin Jr.</td>
<td>3308 W Queen</td>
<td>865-2723</td>
</tr>
<tr>
<td>Dr. Demare</td>
<td>1352 W West Bypass</td>
<td>860-6013</td>
</tr>
<tr>
<td>David Richardson</td>
<td>2953 W Mt Vernon St</td>
<td>353-2047</td>
</tr>
<tr>
<td>Norma Jump</td>
<td>1828 Nth Hilton</td>
<td>766-8722</td>
</tr>
<tr>
<td>DATE:</td>
<td>11/19/19</td>
<td>Telephone No.</td>
</tr>
<tr>
<td>--------</td>
<td>----------</td>
<td>---------------</td>
</tr>
<tr>
<td>YOUR NAME:</td>
<td>D. Demore</td>
<td></td>
</tr>
<tr>
<td>YOUR ADDRESS:</td>
<td>1352 N. West Bypass</td>
<td></td>
</tr>
<tr>
<td>PROJECT ADDRESS:</td>
<td>1320 N. Nixon</td>
<td></td>
</tr>
<tr>
<td>COMMENTS:</td>
<td>We approve of the change in zoning. We think the benefit will benefit the community.</td>
<td></td>
</tr>
</tbody>
</table>

City of Springfield, Missouri - Development Review Office - 840 Boonville, Springfield, MO 65802 - 417.864.1611
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 Principal Planner
City of Springfield Development Review Office
840 Boonville Ave, Springfield Missouri 65801

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

<table>
<thead>
<tr>
<th>DATE: 4-18-19</th>
<th>Telephone No. 417-353-2042</th>
</tr>
</thead>
<tbody>
<tr>
<td>YOUR NAME:</td>
<td>David Richard</td>
</tr>
<tr>
<td>YOUR ADDRESS:</td>
<td>2953 W. Mt Vernon St</td>
</tr>
<tr>
<td>PROJECT ADDRESS:</td>
<td>1880 N. Nixon</td>
</tr>
<tr>
<td>COMMENTS:</td>
<td>Approve the rezoning from R-TH TO R1</td>
</tr>
<tr>
<td></td>
<td>Approve the buffer yard to increase to 30'</td>
</tr>
</tbody>
</table>
DEVELOPMENT REVIEW NOTICE/COMMENT CARD

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<table>
<thead>
<tr>
<th>DATE:</th>
<th>Telephone No.</th>
<th>417-864-2898</th>
</tr>
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<tbody>
<tr>
<td>4-18-19</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>YOUR NAME:</th>
<th>Clyde J. Gillaspay (Jim's Truck Repair)</th>
</tr>
</thead>
<tbody>
<tr>
<td>YOUR ADDRESS:</td>
<td>1830 N. Chaire Spfd. Mo.</td>
</tr>
</tbody>
</table>

COMMENTS:

I approve of rezoning this project

City of Springfield, Missouri - Development Review Office - 840 Boonville, Springfield, MO 65802 - 417.864.1611
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<table>
<thead>
<tr>
<th>DATE:</th>
<th>4-18-19</th>
<th>Telephone No.</th>
<th>417-864-2898</th>
</tr>
</thead>
<tbody>
<tr>
<td>YOUR NAME:</td>
<td>Nancy Gillaspie (Jim's Truck Bx33)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>YOUR ADDRESS:</td>
<td>1840 N. Claiburn Spfd Mo.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PROJECT ADDRESS:</td>
<td>1880 N. Nixon Spfd Mo.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>COMMENTS:</td>
<td>We approve of this rezoning to a buffer zone between resident &amp; commercial</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

City of Springfield, Missouri - Development Review Office - 840 Boonville, Springfield, MO 65802 - 417.864.1611
DEVELOPMENT REVIEW NOTICE/COMMENT CARD

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City of Springfield Development Review Office
840 Boonville Ave, Springfield Missouri 65801

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<table>
<thead>
<tr>
<th>DATE:</th>
<th>4-18-15</th>
</tr>
</thead>
<tbody>
<tr>
<td>YOUR NAME:</td>
<td>Robert Hopkins Jr</td>
</tr>
<tr>
<td>YOUR ADDRESS:</td>
<td>3304 W. Decker</td>
</tr>
<tr>
<td>PROJECT ADDRESS:</td>
<td>1820 7th Street</td>
</tr>
</tbody>
</table>

COMMENTS:

Approve of rezoning from RT to RF with buffer zone

City of Springfield, Missouri - Development Review Office - 840 Boonville, Springfield, MO 65802 - 417.864.1611
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 Principal Planner
City of Springfield Development Review Office
840 Boonville Ave, Springfield Missouri 65801

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

<table>
<thead>
<tr>
<th>DATE: 4-18-19</th>
<th>Telephone No.</th>
<th>417-272-23</th>
</tr>
</thead>
<tbody>
<tr>
<td>YOUR NAME:</td>
<td>Robert Hopkins Sr</td>
<td></td>
</tr>
<tr>
<td>YOUR ADDRESS:</td>
<td>3304 W. Division</td>
<td></td>
</tr>
<tr>
<td>PROJECT ADDRESS:</td>
<td>1820 N. Clearview</td>
<td></td>
</tr>
<tr>
<td>COMMENTS:</td>
<td>approve of zoning with Buffors</td>
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</tbody>
</table>

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<table>
<thead>
<tr>
<th>DATE:</th>
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<th>Telephone No.</th>
<th>417-766-8722</th>
</tr>
</thead>
<tbody>
<tr>
<td>YOUR NAME:</td>
<td>Norma Jump</td>
<td></td>
<td></td>
</tr>
<tr>
<td>YOUR ADDRESS:</td>
<td>1828 North Hilton</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PROJECT ADDRESS:</td>
<td>1820 N Nixon</td>
<td></td>
<td></td>
</tr>
<tr>
<td>COMMENTS:</td>
<td>VERBAL Comment. Norma made a verbal comment she supported zoning change.</td>
<td>Filled out by Adam Dunlap</td>
<td></td>
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</table>