SUMMARY OF REQUEST:

Request to rezone approximately 25.3 acres of property generally located in the 2200 Block of North Golden Avenue & 3200 Block of West Turner Street from LI, Light Industrial District to HM, Heavy Manufacturing District.

FINDINGS FOR STAFF RECOMMENDATION:

1. Approval of this application is consistent with the Growth Management and Land Use Plan element of the Comprehensive Plan which identifies the subject property as appropriate for General Industry, Transportation and Utilities. This category includes industry that involves railroad service, heavy truck traffic, extensive outdoor storage, noise or odors, and the handling of raw materials. It also includes railroad yards, power plants and the airports.

2. A portion of the applicant’s property is zoned HM. If approved, this application will consolidate the applicant’s steel fabrication business under one zoning district and allow the multiple properties to be combined into one lot.

3. The HM district is consistent with other zoning districts in this area. The properties to the south, west and portion of the east are zoned HM

CONDITIONS:

This rezoning shall not become effective until the following conditions are met:
1. Additional right-of-way shall be dedicated so as to provide thirty-five (35) feet from the established centerline of Golden Avenue or, in lieu of the dedication said right-of-way, receive approval from the Administrative Review Committee to reduce the required right-of-way as provided by City Code. The applicant shall remove or relocate any structures that encroach within the right-of-way or enter into an encroachment agreement pursuant to City Code.

2. Sidewalk shall be constructed along the entire length of Golden Avenue or be approved for a fee paid in-lieu of constructing sidewalk by the Administrative Review Committee, pursuant to City Code.

3. Remove current driveway approaches to meet 150 foot spacing requirement along Golden Avenue, a secondary arterial, or in a manner approved by the Director of Public Works.

If these conditions are not met within two (2) years of City Council's approval of the petition for rezoning, then the rezoning approval is null and void and the subject property will remain zoned LI, Light Industrial.

**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>LI &amp; HM</td>
<td>HM</td>
<td>HM</td>
</tr>
<tr>
<td>LAND USE</td>
<td>Single-family residence &amp; undeveloped land</td>
<td>Manufacturing/Industrial Use</td>
<td>Manufactured Home Community &amp; Industrial land/storage</td>
</tr>
</tbody>
</table>
SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):

GOOGLE MAPS STREET VIEW:
PROPERTY HISTORY:
The subject property was zoned LI, Light Industrial in the city-wide remapping in 1995.

ZONING ORDINANCE REQUIREMENTS:

<table>
<thead>
<tr>
<th>CODE ITEM</th>
<th>REQUIREMENTS FOR HM</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Structure Height</td>
<td>None</td>
</tr>
<tr>
<td>Minimum open space</td>
<td>For offices, as a principal use, athletic clubs, fitness centers, indoor sports facilities, and recording, television, and radio studios – 15 percent All other uses – none.</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>No junk, scrap, salvage, or automobile wrecking yard shall be located within 500 feet of any residential district. All uses shall operate in accordance with the noise standards contained in section 36-485, noise standards.</td>
</tr>
</tbody>
</table>

BULK PLANE

<table>
<thead>
<tr>
<th>BUFFERYARD AND LANDSCAPING</th>
</tr>
</thead>
<tbody>
<tr>
<td>None</td>
</tr>
<tr>
<td>A Type S3 Bufferyard is required adjacent to the R-HMC district to the east along Golden Avenue. The plantings required would be 1 Canopy Tree, 3 Understory Trees 6 Shrubs</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 General Industry, Transportation and Utilities. This category includes industry that involves railroad service, heavy truck traffic, extensive outdoor storage, noise or odors, and the handling of raw materials. It also includes railroad yards, power plants and the airports.

The Major Thoroughfare Plan classifies Golden Avenue as a Secondary Arterial.

STAFF COMMENTS:

1. The applicant is proposing to rezone approximately 25.3 acres of property generally located in the 2200 Block of North Golden Avenue & 3200 Block of West Turner Street from LI, Light Industrial District to HM, Heavy Manufacturing District. The applicant intends to continue operating as a steel fabrication facility.
2. A portion of the applicant’s property is zoned HM. If approved, this application will consolidate the applicant’s steel fabrication business under one zoning district and allow multiple properties to be combined into one lot.

3. This application is consistent with the Growth Management and Land Use Plan element of the Comprehensive Plan which identifies the subject property as appropriate for General Industry, Transportation and Utilities. This category includes industry that involves railroad service, heavy truck traffic, extensive outdoor storage, noise or odors, and the handling of raw materials. It also includes railroad yards, power plants and the airports.

4. The HM district is consistent with other zoning districts in this area. The properties to the south, west and portion of the east are zoned HM.

5. The HM district is intended for heavy industrial uses and other uses not otherwise provided for in the other industrial districts. The intensity of uses permitted in this district makes it necessary to separate it from all residential districts wherever possible with good accessibility provided to major rail, air facilities and highways. The subject property is adjacent to a railroad on the south and is within one (1) mile driving distance of the West Bypass and Interstate 44 intersection.

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 June 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: 22 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 N. Golden Avenue as a Secondary Arterial roadway. The standard right-of-way width for N. Golden Avenue is 35 feet from the centerline. It appears approximately 8 feet of additional right-of-way needs to be acquired along the entire length of the property frontage on N. Golden Avenue. A survey is recommended to determine the exact amount of existing right-of-way. N. Golden Avenue is a City-maintained street.

TRAFFIC COUNTS & ON-Street PARKING
There are no recent traffic counts for this section of N. Golden Avenue. On-street parking is not allowed along N. Golden Avenue.

DRIVEWAY ACCESS
There is currently four driveway access points to/from the property from N. Golden Avenue. Driveway spacing along a Secondary Arterial is 150 feet. It appears that a couple sets of these driveways do not meet this minimum spacing requirement. This may require one or two of the driveways to be closed. This will be further analyzed upon submission of construction plans.

SIDEWALK
Sidewalk does not currently exist along the property frontage of N. Golden Avenue. Sidewalk is required to be constructed along the entire length of the property frontage, 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. This sidewalk may be allowed to be escrowed until the necessary structures are relocated/removed.

TRAILS, BUS STOPS, & ADDITIONAL INFORMATION
The Frisco Highline Trail is a few blocks to the northwest of the property in question. There are bus stops along N. Golden Avenue. 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. Given that N. Golden Avenue is a Secondary Arterial, sidewalk is required on both sides of the street, hence the requirement for sidewalk along the property frontage of the subject property. The City recognizes the need for a sidewalk on the east side of Golden also and is considering options for construction.
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</td>
<td>N. Golden Avenue</td>
<td>Secondary Arterial</td>
<td>No</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>27</td>
<td>35</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>175</td>
<td>175</td>
<td>1300</td>
<td>N/A</td>
</tr>
<tr>
<td>Proposed Trips Generated</td>
<td>175</td>
<td>200</td>
<td>975</td>
<td>N/A</td>
</tr>
<tr>
<td>Additional Trips Generated</td>
<td>0</td>
<td>25</td>
<td>-325</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

STORMWATER COMMENTS:

The property is in the Spring Beach 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 detention is already provided. 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>Spring Beach</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 – detention already provided</td>
</tr>
</tbody>
</table>

FIRE DEPARTMENT COMMENTS:

No objections to rezoning
AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: _____ LT _____ to _____ HM _____

2. Meeting Date & Time: _____ TUES. 6-18-19 4:00-6:30 _____

3. Meeting Location: _____ 2125 N GOLDEN _____

4. Number of invitations that were sent: _____ 25 _____

5. How the mailing list was generated: _____ BY STAFF _____

6. Number of neighbors in attendance (attach a sign-in sheet): _____ 3 _____

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

1. _____ DAVID BODEEN _____ (print name), attest that the neighborhood meeting was held on
   _____ JUNE 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

_____ DAVID BODEEN _____
Printed name of person completing affidavit
Doing Steel Neighborhood Meeting Summary:

Tuesday June 18th, 2019  4:00 – 6:30 PM

Attendees:
-Jerry & Bonnie Fry
-Missouri Neon representative
-Tim Doing, Owner

-I explained to the attendees that the purpose of the rezone was so that the owner could combine the multiple lots into a single lot so that future improvements could be made. To combine the lots, the lots would have to have a single zoning designation, and the HM zoning designation was recommended by the City.

QUESTIONS BY THE ATTENDEES:

1. Mr. Fry asked what the plan for the vacant land was?
   
   I responded that there is no current plan, and Mr. Tim Doing indicated that it was just to grow the business.

2. Mr. Fry asked if there were plans for a smelter?

   Mr. Doing responded NO, that any plan for the additional land would match what goes on at the existing facility, and that all of there material is shipped in.

3. The Missouri Neon representative asked why we were pursing HM?

   I responded that was the zoning designation recommended by the City of Springfield staff.

4. The Missouri Neon representative asked if we knew what the zoning designation of HM does to the accessed evaluation of the property or if it has a negative effect on adjacent properties.

   I responded that I did not know the answer to that question.

5. The Missouri Neon representative asked if the owner could do anything differently on HM than we can do on LI designated zoning.

   I responded that all of the current activities on the site are allowed under both LI, and HM, but the City recommended the HM designation for the lot combination.