Case Number: Preliminary Plat of Troy Acres

Location: 3843 West Mount Vernon Street

Acres: 1.65 acres

Existing Land Use: Single-Family Residential Structure

Applicant: Shirley J. Duke

Staff: Jared Follin, 864-1612

Staff Recommendations: Approve w/Conditions

Proposed Motion: Move to approve preliminary plat as submitted

Summary of Request: The applicant is proposing a preliminary plat for a two-lot subdivision named “Troy Acres”.

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:

<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-SF</td>
<td>R-SF</td>
<td>R-SF</td>
<td>R-SF</td>
</tr>
<tr>
<td>Land Use</td>
<td>Residential</td>
<td>Residential</td>
<td>Residential</td>
<td>Residential</td>
</tr>
</tbody>
</table>
SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):

GOOGLE MAPS STREET VIEW:
PROPERTY HISTORY:
The subject property was annexed into the city in 1968 and is considered un-platted property.

COMPATIBILITY WITH THE ZONING ORDINANCE:

<table>
<thead>
<tr>
<th>CODE ITEM</th>
<th>REQUIREMENTS FOR R-SF</th>
</tr>
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<tbody>
<tr>
<td>Use Limitations</td>
<td>N/A</td>
</tr>
<tr>
<td>Maximum Structure Height</td>
<td>When side yards are less than 15 feet in width – 35 feet or two</td>
</tr>
<tr>
<td></td>
<td>and one-half stories above the finished grade</td>
</tr>
<tr>
<td></td>
<td>When side yards are 15 feet in width or greater – 45 feet or three stories above</td>
</tr>
<tr>
<td></td>
<td>the finished grade.</td>
</tr>
<tr>
<td>Front Yard Setback</td>
<td>25 feet along a collector street or higher</td>
</tr>
<tr>
<td></td>
<td>15 feet along a local street</td>
</tr>
<tr>
<td>Side and Rear Setbacks</td>
<td>Rear: 10% of lot depth</td>
</tr>
<tr>
<td></td>
<td>Side yard: 5 feet</td>
</tr>
<tr>
<td>Open Space Requirement</td>
<td>Not less than 20 percent</td>
</tr>
<tr>
<td>Design Requirements</td>
<td>Standard per code</td>
</tr>
</tbody>
</table>

BULK PLANE

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

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. Single-Family Residential is an appropriate district for this classification. The Major Thoroughfare Plan classifies Troy Avenue as a local street and Mount Vernon Street as a secondary arterial which support the proposed land use.
STAFF COMMENTS:

1. The applicant is proposing to subdivide approximately 1.65 acres into a two-lot subdivision named “Troy Acres”.

2. 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. A one-time extension can be submitted to Planning and Zoning to extend the preliminary plat for another two (2) years.

3. The existing accessory structures must be removed from Lot 1 before the final plat can be approved.

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

PUBLIC NOTIFICATION:

The property was posted 10 days prior to the Planning and Zoning Commission meeting.
ATTACHMENT 1: DEPARTMENT COMMENTS:

CITY UTILITIES:

No issues with prelim plat as shown. CU can provide Elec/Gas/Water services to proposed lot 1. Elec/Gas main extensions will be required if lot 1 is subdivided in the future.

CLEAN WATER SERVICES COMMENTS:

Plat is approvable. Both lots have access to public sewer.

FIRE DEPARTMENT COMMENTS:

No comments.

SEDIMENT EROSION CONTROL COMMENTS:

No objections to the plat.

PUBLIC WORKS - STORMWATER COMMENTS:

Per conversation with the developer, this preliminary plat is to allow the purchase of property separate from residential property. Therefore, detention easement will be required if the development of Lot 1 with future residential houses requires a major subdivision. Otherwise there could be a stormwater fee of $600 for each new lot created.

PUBLIC WORKS - TRAFFIC DIVISION COMMENTS:

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION
City’s Transportation Plan classifies W. Mount Vernon Street as a Secondary Arterial roadway and S. Troy Avenue as a Local roadway. The standard right-of-way widths for both W. Mount Vernon Street and S. Troy Avenue are 35 feet from centerline and 25 feet from centerline, respectively. It appears that approximately 5 feet of additional right-of-way needs to be dedicated along the entire length of the property frontage on W. Mount Vernon Street and approximately 3 feet of additional right-of-way needs to be acquired along the entire length of the property frontage on S. Troy Avenue. A survey is recommended to determine the exact amount of existing right-of-way. W. Mount Vernon Street and S. Troy Avenue are both City-maintained streets.

DRIVEWAY ACCESS
There are currently two driveway access points to the property from S. Troy Avenue. Any new driveways added along S. Troy Avenue, must meet the minimum 30-foot spacing requirement. Direct driveway access will not be permitted to W. Mount Vernon Street.

SIDEWALK
There is existing sidewalk along only a portion of the property on S. Troy Avenue. Sidewalk must be constructed along the remaining portion of the property frontage (on the west side of Troy), 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 is required to be constructed at the time of development.

IMPROVEMENTS
Other than sidewalk, no improvements are required. Traffic Impact Studies are not required as a part of the platting process.
### TRAFFIC - TABLE 1: PLATING 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>W. Mount Vernon Street</td>
<td>Secondary Arterial</td>
<td>No</td>
<td>30</td>
</tr>
<tr>
<td>Street 2</td>
<td>S. Troy Avenue</td>
<td>Local</td>
<td>Yes</td>
<td>22</td>
</tr>
</tbody>
</table>
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.
January 23, 2019

RE: PREDEV2019-00010
3843 W MOUNT VERNON ST

Dear: Mace Homes

Thank you for attending the pre-development review meeting regarding your project. Please note that the following City Departments have indicated in the attached review comments critical issues that may significantly impact the development of your project:

- Building Development Services Review
- City Utilities - Developers Services Review
- ES - Cleanwater Services Review
- ES - Sediment Erosion Control Review
- Fire Review
- Planning - DR Review
- Public Works - Stormwater Review
- Public Works - Traffic Review

NOTE: A complete copy of all of the staff comments is attached.

Based upon your application certain specific permits or other approvals will be needed to complete your project. Some of the primary processes that will affect your project were discussed at the meeting. However, there are numerous processes that may require applications or permits for your project. You and your consultants are advised to review the listing of permits on the City’s website at https://www.springfieldmo.gov/3426/All-Permits. It is your responsibility to apply for and obtain permits necessary to complete your project.

I will be serving as your primary contact for the duration of this project. If you have questions concerning any aspect of the project, please contact me and I can guide you to the information you need.

You may contact me at the telephone number or email below for further assistance. I am excited that you have chosen Springfield Missouri to build your project.

Sincerely,

Ime Usukumah, AIA
Project Facilitator
Building Development Services
City of Springfield
Ph: (417) 864-1079
Email: iusukumah@springfieldmo.gov

Attachments: Review Comments from Project Dox

Please tell us about your experience with the predevelopment review process and how we can improve by filling out a brief survey at https://predevelopment.questionpro.com

Disclaimer: The review comments are general in nature and are meant to inform the owners, designers, architects and engineers of issues that may have a critical impact on the proposed project and to guide your team toward the best possible outcome for your project. These comments should not be relied upon as a detailed or the final review. This summary does not relieve you or consultant from the responsibility to comply with all applicable City codes and ordinances.
## PreDevelopment Review Summary

**RE: PREDEV2019-00010**

<table>
<thead>
<tr>
<th>Department</th>
<th>Review Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Development Services Review  IME USUKUMAH <a href="mailto:usukumah@springfieldmo.gov">usukumah@springfieldmo.gov</a></td>
<td>There are no issues splitting the lot.</td>
</tr>
<tr>
<td>City Utilities - Developers Services Review  PAM NELSON <a href="mailto:pam.nelson@cityutilities.net">pam.nelson@cityutilities.net</a></td>
<td><strong>Critical Comments:</strong> An electric extension is required to serve all lots. A natural gas extension is also needed to serve all lots. Extensions to be per CU Extension Policy. <strong>General Comments:</strong> CU water main is in front of all proposed lots and can be tapped for service. Please contact CU Developer Services at 831-8888 if there are any questions.</td>
</tr>
<tr>
<td>ES - Cleanwater Services Review  MATT TAYLOR <a href="mailto:mtaylor@springfieldmo.gov">mtaylor@springfieldmo.gov</a></td>
<td>No critical issues.</td>
</tr>
<tr>
<td>ES - Sediment Erosion Control Review  SARAH DAVIS</td>
<td>The subdivision appears to be very close to 1 acre, the threshold for a City Land Disturbance Permit. If the total area of disturbance will be 1 acre or greater, you will need to secure a City Land Disturbance Permit. You will need to submit a Stormwater Pollution Prevention Plan (SWPPP), including narrative, site plan and attachments. 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:</td>
</tr>
<tr>
<td>Fire Review  BEN BASHAM  <a href="mailto:bbasham@springfieldmo.gov">bbasham@springfieldmo.gov</a></td>
<td>No critical issues noted.</td>
</tr>
<tr>
<td>Planning - DR Review  KYLE MCGINNIS <a href="mailto:kmcginnis@springfieldmo.gov">kmcginnis@springfieldmo.gov</a></td>
<td>This project will need to go through the Administrative Subdivision process. Associate Planner Jared Follin will assist you through this process.</td>
</tr>
<tr>
<td>Department</td>
<td>Review Comments</td>
</tr>
<tr>
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| Public Works - Stormwater Review  JULIE HAWKINS jhawkins@springfieldmo.gov | 1. Lots drain south and detention will be required for those lots. The detention needs to be placed in a detention easement.  
2. Water quality will be required if disturbing more than one acre. As-builts will be required if providing detention or if your water quality is an open storage type system.  
3. Stormwater improvements must be built, inspected, and approved prior to release of the building permit. If this is not possible submit a temporary stormwater plan with your plan submittal. If it is an above ground basin then as-builts will be required. The as-builts must be submitted and approved prior to release of the certificate of occupancy.  
4. Operation and maintenance agreements are required - see link below for more details: https://www.springfieldmo.gov/2120/Resources.  
5. 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. |
| Public Works - Traffic Review  DERRICK ESTELL destell@springfieldmo.gov | CRITICAL COMMENTS: 1. Sidewalk is required to be constructed along the property frontage - likely along the west side of Troy Avenue - to tie into existing sidewalk on each side. Or, sidewalk may be constructed along the entire length of the property frontage on the east side of Troy Avenue. 2. It appears approximately five feet of additional right-of-way needs to be acquired along the property frontage of both Troy Avenue and W. Mount Vernon Street. GENERAL COMMENTS: 3. Each new lot created will be permitted its own access to/from S. Troy Avenue. Driveway approaches must comply with current City Standard ST-8. |