Case Number: Planned Development No. 371

Location: 1700 S. Enterprise Avenue

Acres: 0.49 acre

Existing Land Use: Veterinary clinic

Applicant: Skinner Real Estate, LLC

Staff: Daniel Neal, 864-1036

Staff Recommendations: Approve

Proposed Motion: Move to approve rezoning the subject property to Planned Development No. 371

Summary of Request:

Request to rezone approximately 0.49 acres generally located at 1700 S. Enterprise Avenue from Planned Development No. 41, 2nd Amendment to Planned Development No. 371 to allow veterinary clinics, animal hospitals, pet daycare services, pet grooming facilities and kennels.

Findings for Staff Recommendation:

1. The Growth Management and Land Use Plan element of the Comprehensive Plan identifies this property as an appropriate area for Medium-Intensity Retail, Office or Housing and Low-Density Housing; however, the existing PD already allows for commercial and industrial uses such as office, retail, restaurant, self-service storage, automotive repair and light industrial uses. The subject property is located along Enterprise Avenue and near the Sunshine and Enterprise intersection which currently has more intense land uses and development.

2. Approval of this application will facilitate redevelopment of this property and promote infill development 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>PD 332</td>
<td>PD 41, 2nd Am.</td>
<td>PD 41, 2nd</td>
</tr>
<tr>
<td>LAND USE</td>
<td>Pet daycare and kenneling</td>
<td>Child daycare</td>
<td>Manufacturing uses</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Office uses</td>
</tr>
</tbody>
</table>
SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):
GOOGLE MAPS STREET VIEW:

View from Enterprise, looking east
GROWTH MANAGEMENT AND LAND USE PLAN:

Legend:
- 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 originally zoned Planned Development District 41. PD 41 was later amended.

COMPATIBILITY WITH THE ZONING ORDINANCE:

<table>
<thead>
<tr>
<th>CODE ITEM</th>
<th>REQUIREMENTS FOR PD 371</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Structure Height</td>
<td>No structure shall exceed a 45-degree bulk plane as measured from the adjacent property lines.</td>
</tr>
<tr>
<td>Front Yard Setback</td>
<td>A minimum of 25 feet for front yards adjacent to streets classified as collector or higher and 15 feet for front yards adjacent to local streets (same as GR District).</td>
</tr>
<tr>
<td>Side setbacks</td>
<td>N/A</td>
</tr>
<tr>
<td>Open Space Requirement</td>
<td>20%</td>
</tr>
<tr>
<td>Design Requirements</td>
<td>N/A</td>
</tr>
</tbody>
</table>

BULK PLANE

No structure shall exceed a 45-degree bulk plane as measured from the adjacent property lines.

![Diagram of 45-degree bulk plane]

LANDSCAPING

COMPATIBILITY WITH COMPREHENSIVE PLAN:
The Growth Management and Land Use Plan element of the Comprehensive Plan identifies this property as an appropriate area for Medium-Intensity Retail, Office or Housing and Low-Density Housing; however, the existing PD already allows for commercial and industrial uses such as office, retail, restaurant, self-service storage, automotive repair and light industrial uses. The subject property is located along Enterprise Avenue and near the Sunshine and Enterprise intersection which currently has more intense land uses and development.

STAFF COMMENTS:

1. The applicant is proposing to rezone approximately 0.49 acres generally located at 1700 S. Enterprise Avenue from Planned Development No. 41, 2nd Amendment to Planned Development No. 371 to allow veterinary clinics, animal hospitals, pet daycare services, pet grooming facilities and kennels. The applicant
Development Review Staff Report

has an existing veterinary clinic at this location but wanted to expand services to include pet daycare and kenneling which are not currently permitted.

2. The major difference between the existing Planned Development No. 41, 2nd Amendment and the proposed Planned Development No. 371 is that veterinary clinics, animal hospitals, pet daycare services, pet grooming facilities and kennels will be permitted. The following differences are being proposed:

a. The veterinary clinics, animal hospitals, pet daycare services, pet grooming facilities and kennels uses are being added to the list of permitted uses.

b. Added language to clarify the proposed uses and use limitations: Veterinary clinics are an establishment licensed to operate a facility for the hospitalization of pets, treatment of pets, boarding of pets, and grooming of pets. Kennels are an establishment licensed to operate a facility housing dogs, cats, or other household pets and where grooming, breeding, boarding, training, or selling of animals is conducted as a business, provided that no outdoor activities are located closer than a three hundred (300) foot radius from a building used for a church, school, hotel, or motel, or from a property zoned residential or a building used for residential purposes, or closer than a one hundred (100) foot radius from a building used for a restaurant.

c. The maximum impervious surface ratio shall not exceed 0.80 and minimum open space ratio shall be at least 0.20. The current PD does not specify.

d. Perimeter landscaping and interior landscaping are required per 36-482 at the time of development. The current PD does not specify.

e. The Final Development Plan can be approved by the Administrative Review Committee (ARC). The intent of Exhibit 2 is to show existing development of this tract in conformance with the requirements of Exhibit 1. There is no final development plan required if the existing development remains as shown on Exhibit 2. If redeveloped, a final development plan shall only be approved if it is in substantial conformance with Exhibit 1 as defined by Subsection 36-405 of the Springfield Zoning Ordinance.

3. 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. As can be seen in Table 1 below, the proposed change in use does not create an increase in trip generation whatsoever. The City does not currently have plans to make any improvements to S. Enterprise Avenue.

4. Sidewalk does not currently exist along the property frontage of 1700 S. Enterprise Avenue. ARC unanimously approved this site to pay a fee in-lieu-of sidewalk construction, which must be paid prior to the change of use occurring.

5. Approval of this application will facilitate redevelopment of this property and promote infill development 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 July 17, 2019. A summary of the meeting is attached (Attachment 2).

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
ATTACHMENT 1
DEPARTMENT COMMENTS
PLANNED DEVELOPMENT 371

BUILDING DEVELOPMENT SERVICES COMMENTS:
No comments.

CLEAN WATER SERVICES COMMENTS:
No objection to Planned Development.

CITY UTILITIES COMMENTS:
No issues with preliminary development plan.

FIRE COMMENTS:
No comments.

TRAFFIC DIVISION COMMENTS:

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION
City’s Transportation Plan classifies S. Enterprise Avenue as a Collector roadway. The standard right-of-way width for S. Enterprise Avenue is 30 feet from the centerline of the roadway. It appears that approximately five feet of additional right-of-way needs to be acquired along the property frontage of S. Enterprise Avenue. However, ARC ruled unanimously to approve a reduction in the amount of right-of-way to be dedicated along the property frontage. Therefore, no additional right-of-way is needed. A survey is recommended to determine the exact amount of existing right-of-way. S. Enterprise Avenue is a City-maintained street.

TRAFFIC COUNTS & ON-STREET PARKING
The most recent traffic count on S. Enterprise Avenue north of E. Sunshine Street is 5,585 vehicles per day. On-street parking is not allowed along this section of S. Enterprise Avenue.

DRIVEWAY ACCESS
There is currently one driveway access point onto the property from S. Enterprise Avenue. Any modifications to the existing driveway must comply with current City Standards.

SIDEWALK
Sidewalk does not currently exist along the property frontage of 1700 S. Enterprise Avenue. ARC unanimously approved this site to pay a fee in-lieu-of sidewalk construction, which must be paid prior to the change of use occurring.

TRAILS, BUS STOPS, & ADDITIONAL INFORMATION
There are no Greenway Trails in the area pertaining to this rezoning. There are bus stops along E. 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. As can be seen in Table 1 below, the proposed change in use does not create an
increase in trip generation whatsoever. The City does not currently have plans to make any improvements to S. Enterprise Avenue.

SITE PLAN
No modifications are anticipated to be made to the site. This is simply a change of use of the existing structure and site.

### TRAFFIC - TABLE 1: PLANNED DEVELOPMENT/CONDITIONAL USE PERMIT 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>
<th>AM Peak</th>
<th>PM Peak</th>
<th>Weekday</th>
<th>Weekend</th>
</tr>
</thead>
<tbody>
<tr>
<td>S. Enterprise Avenue</td>
<td>Collector</td>
<td>No</td>
<td>25</td>
<td>30</td>
<td>12</td>
<td>12</td>
<td>69</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 Galloway 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 detention is provided for the subdivision. The property is not located in a stream buffer area. Since the project will not be disturbing more than one (1) acre there will not 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. Concentrated points of discharge from these improvements will be required to drain into a certified natural surface-water channel, public right-of-way, or a drainage easement.
3. Water quality will be required if disturbing more than one acre.
4. Please keep in mind that more detailed stormwater calculations must be submitted before any permits can be approved.

<table>
<thead>
<tr>
<th>Public Works Stormwater Division</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Drainage Basin</td>
<td>Galloway 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</td>
</tr>
</tbody>
</table>
AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from ____________________________ (existing zoning) (proposed zoning)

2. Meeting Date & Time: ____________________________

3. Meeting Location: ____________________________

4. Number of invitations that were sent: ____________________________

5. How the mailing list was generated: ____________________________

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).
   No verbal comments to submit because we had zero neighbors in attendance.

8. List or attach the written comments and how you plan to address any issues:
   No written comments to submit because we had zero neighbors in attendance.

____________________ (print name), attest that the neighborhood meeting was held on ____________________________ (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

____________________
Printed name of person completing affidavit
Spring Valley Neighborhood Meeting Sign-In Sheet

Name:

________________________________________

________________________________________

________________________________________

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EXHIBIT 1
Requirements and Standards Applicable
To Planned Development District No. 371

A. APPLICATION

Building or other permits may not be issued for development permitted by this planned development nor can any changes be made to this property until the final development plan has been approved in the manner described at the end of this exhibit.

All requirements of the Springfield Zoning Ordinance shall apply unless modified by the requirements and standards that follow.

B. INTENT

The intent of this Planned Development is to allow for veterinary clinics, animal hospitals, pet daycare services, pet grooming facilities and kennels.

C. DEFINITIONS

The definitions contained in the Zoning Ordinance shall apply to this ordinance.

D. USES PERMITTED

1. Administrative and Professional Offices. Offices of firms or organizations providing professional management or administrative services. Typical uses include abstract services, advertising agencies, data processing services, travel agencies, law offices, architectural and engineering offices, and general business and administrative, corporate offices and artist and photographic studios.

2. Finance, Insurance and Real Estate Services: Establishments primarily engaged in the provision of financial, insurance, real estate, security brokerage and other similar activities. Drive-thru facilities designed to expedite customer service are permitted. Typical uses include banks, insurance agencies, real estate firms, securities brokerage establishments, savings and loan institutions and other similar uses.

3. Medical Offices and Medical Support Activities: Offices for doctors and dentists, medical laboratories, and ambulance services along with incidental administrative activities.

4. Health institutions and clinics offering both outpatient and inpatient services but excluding long-term, inpatient psychiatric care facilities.

5. Retail Uses. For purposes of this ordinance, the following uses shall be classified as retail:

   a. General Retail Sales. Establishments involved in the onsite retail sales of goods and merchandise for personal or household use. Such activities are to be conducted within the confines of an enclosed structure with no permanent outdoor sales or storage. Typical uses include department stores, apparel stores, antiques shops, bicycle shops, bookstores, cosmetic shops, candy stores, confectionery stores, costume rental, dry goods stores, drugstores, florist or flower shops, furniture stores, garden supply shops, hardware stores,
hobby shops, jewelry stores, pet stores, photographic supply stores, radio and television sales, shoe stores, sporting goods stores, stationery stores, toy shops, variety stores, wallpaper stores, wig shops and other similar retail sales.

b. Food and Beverage Retail Sales. Establishments primarily engaged in the retail sale of food and beverages for off-site consumption. Such activities are to be conducted within the confines of an enclosed structure with no permanent outdoor sales or storage except for the sale of gasoline from pumps. Drive-thru facilities designed to expedite customer service are permitted. Typical uses include grocery stores, convenience food stores and liquor stores.

c. Convenience Sales and Personal Services. Establishments primarily engaged in the provision of frequently needed goods and services. Such activities are to be conducted within the confines of an enclosed structure with no permanent outdoor sales or storage except for the sale of gasoline from pumps. Drive-thru facilities designed to expedite customer service are permitted. Typical uses include barber shops, beauty shops, bakeries, convenience food stores, delicatessens. Pharmacies, cleaning and laundry establishments, self-service laundries, newsstands, repair shops and other similar uses.

d. Eating and Drinking Establishments: Establishments or places of business primarily engaged in the sale of prepared foods and/or beverages for oil-premise consumption. Curb services facilities are prohibited. Drive-thru facilities designed to expedite customer services are permitted. Typical uses include restaurants, cafeterias, coffee shops, bars and taverns.

e. Commercial Entertainment and Recreation Facilities. Establishments providing entertainment and/or recreational activities open to the general public on a commercial basis. Such activities shall be entirely conducted within an enclosed structure. Typical uses include movie theaters, bowling alleys, skating rinks, billiard parlors, indoor tennis and racketball facilities, athletic clubs, health spas and other similar activities.

f. Business Support Services: Establishments primarily engaged in the provision of services of a clerical, employment, protective or processing nature to firms and individuals and where the storage of goods or equipment other than as samples or as necessary for daily operation is prohibited. Such activities are to be conducted within the confines of an enclosed structure with no outdoor sales or storage. Typical uses include secretarial services, telephone answering services, copying and blueprint services, drafting services, office supply stores, and computer sales and services.

6. Educational and religious institutions and facilities offering academic or vocational training or providing facilities for religious activity. Typical uses include schools, colleges, universities, nursing schools, vocational training schools and churches, and uses normally considered accessory to and clearly incidental to these typical uses.

7. Community Service Facilities such as day care centers, community centers, museums and libraries.

8. Funeral homes. Facilities for the preparation of the deceased for burial, for the viewing of the deceased and for funerals but shall not include cemeteries or facilities for cremation.

9. Automotive Service Stations and Service Centers: Establishments primarily engaged in onsite sale of petroleum products, tires, batteries and other automotive replacement and accessory items, and in the provision of services and minor repairs such as lubrication, tune-ups, the installation of replacement parts and the washing of cars and those trucks with a capacity of one ton or less. Typical uses include automobile service stations, service centers and car washes but do not include truck stops, truck terminals, automobile sales either new or used, auto storage, or major
automotive repair defined as any body repair or painting or major disassembly or dismantling of the engine, transmission or other drive components.

10. Self-Service Storage Facilities. Facilities (including their rental office and caretaker's apartment) providing for the rental of enclosed storage units to the general public. Open outside storage for boats, recreation vehicles, automobiles and other similar personal vehicles shall be incidental to the provision of enclosed storage space and which outside space shall be substituted for an equal square footage of permitted enclosed space. No business activities other than the rental of storage units shall be conducted within the area used for the storage facility. Garage sales, the maintenance and repair of vehicles and equipment, the manufacture or assembly of any goods or materials, and similar activities are prohibited within the area used for the storage facility. Typical uses include mini-storage facilities.

11. Warehouse and Wholesale Activities: Establishments providing warehousing services and wholesale services with administrative offices provide all activities and storage are contained within an enclosed structure.

12. Light Industrial Activities: General commercial and industrial uses provided: (a) all activities are contained within an enclosed structure; (b) noise, glare, vibrations, odor, etc. from the industrial activities do not extend beyond property boundaries; and (c) wastewater and air emissions are no greater than that produced by normal office and commercial activity. Specific uses proposed to be included are truck and auto storage, automotive repair, automotive sales (new and used), builder's supply, contractor's equipment sales and service, equipment repairs, building materials storage, cabinet or carpentry shops, and similar uses.

13. Commercial Nurseries and Greenhouses: Establishments involving the cultivation and/or storage of plant materials for sale along with goods, materials, etc. normally associated with landscaping and gardening. Such activities may be located outside provided: (a) noise, glare, vibrations, odor, etc. from these activities do not extend beyond the property boundaries, and; (b) wastewater and air emissions are no greater than that produced by normal office and commercial activities. Typical uses include nurseries, commercial greenhouses and other similar uses.

14. Hotels and Motels: Establishments providing lodging available to the public on a daily basis. Typical uses include hotels and motels and activities normally accessory thereto such as incidental retail sales, offices, restaurants, bars, night clubs, recreation facilities intended for the convenience of guests, but shall not include accommodations for travel vehicles, recreational vehicles, tents, etc.

15. Veterinary clinics, animal hospitals, pet daycare services, pet grooming facilities and kennels. Veterinary clinics are an establishment licensed to operate a facility for the hospitalization of pets, treatment of pets, boarding of pets, and grooming of pets. Kennels are an establishment licensed to operate a facility housing dogs, cats, or other household pets and where grooming, breeding, boarding, training, or selling of animals is conducted as a business, provided that no outdoor activities are located closer than a three hundred (300) foot radius from a building used for a church, elementary or secondary school, hotel, or motel, or from a property zoned residential or a building used for residential purposes, or closer than a one hundred (100) foot radius from a building used for a restaurant.

E. USE LIMITATIONS

1. All uses shall operate in accordance with the noise standards contained in Section 36-485 of the Springfield Zoning Ordinance.

2. No use shall emit an odor that creates a nuisance as determined by Chapter 2, Article X, Springfield City Code.
F. INTENSITY OF DEVELOPMENT

Development shall adhere to the following standards.

1. The maximum floor area ratio for all permitted office, finance, insurance, real estate, medical support, health clinic, educational and religious institutions, and community service uses shall not exceed 0.35.

2. The maximum floor area ratio for retail uses shall not exceed 0.25.

3. No floor area ratio shall apply to: (a) self-service storage facilities, (b) warehouse and wholesale activities, (c) light industrial activities, nor (d) mixed office-warehouse or retail-warehouse uses where less than fifty percent (50%) of the gross floor space is designated for office or commercial use.

G. BULK, AREA AND HEIGHT REQUIREMENTS

Development shall adhere to the following standards.

1. No structure shall exceed a 45-degree bulk plane as measured from the adjacent property lines.

2. All other setbacks shall be as required or equivalent to the GR, General Retail, District or as otherwise specified on the recorded plat of Enterprise Park.

3. Storage buildings within self-service storage facilities shall be separated by a driveway not less than twenty-five (25) feet in width.

4. The maximum impervious surface ratio shall not exceed 0.80.

5. The minimum open space ratio shall be at least 0.20.

H. OPEN SPACE, LANDSCaping & SCREENING

The landscaping and screening provisions are intended to improve the physical appearance of the District; to improve the environmental performance by contributing to the abatement of heat, glare and noise, and by promoting natural percolation of storm water and improvement of air quality; to buffer potentially incompatible land uses from one another; and to conserve the value of adjoining property and neighborhoods.

1. Perimeter landscaping and interior landscaping are required per 36-482 at the time of development.

2. Waste cans, dumpster units, or other forms of litter control and refuse disposal devices shall be placed within the district where they are least visible from a public street or adjoining properties. Screening of these devices, in the form of a sight-proof fence or wall, shall be provided. These devices may not occupy parking spaces required by this exhibit.

3. All other areas not shown as buildings or other form of impervious surface on final development plan and which are not designated as a buffer yard shall be required to be maintained with a living ground cover.

4. A landscape plan, showing conformance with these requirements, shall be submitted with the final development plan.
I. EXTERIOR LIGHTING

The requirements and standards of Section 36-484 of the Springfield Zoning Ordinance, in effect at the time of development shall apply.

J. ACCESS TO PUBLIC THOROUGHFARES

Access to the public street system as shown on Exhibit 2, shall be governed by the existing standards of the City of Springfield for the applicable street classification at the time of development.

K. OFF-STREET PARKING

1. Self-service storage facility uses: (a) a minimum of four (4) parking spaces for patrons, tenants, plus (b) a minimum of one (1) parking space per employee, and (c) one (1) parking space for each one hundred (100) storage units shall be provided. In no event shall more than a total of ten (10) parking spaces shall be required for self-service storage facilities. Such parking spaces shall be located “to service the project office and manager's living unit.

2. For all other permitted uses the City of Springfield’s off-street parking requirements in Section 36-455, 36-456 and 36-483 of the City of Springfield Zoning Ordinance in effect at the time of development shall apply.

L. SIGNS

The requirements and standards of Section 36-454 of the Springfield Zoning Ordinance, in effect at the time of development shall apply.

M. REQUIRED IMPROVEMENTS

Public and private improvements necessary to adequately accommodate the intensity of development proposed in this District shall be constructed prior to or concurrently with the development of the property. If the development of the property is phased, the construction of the improvements may also be phased provided there is a logical relationship between each phase of the development and the construction of the required improvements. Prior to building permits being issued to the applicant, or subsequent owners shall:

1. Construct the required improvements; or

2. Provide assurances satisfactory to the Director of Public Works guaranteeing that all required improvements will be constructed in accordance with the “Design Standards for Public Improvements” of the Public Works Department shall be provided to the City.

No certificate of occupancy shall be issued for any structure within this District, or phase of the development, unless:

1. The required improvements are completed prior to occupancy of the structures; or

2. The Director of Public Works has determined that such required improvements, if not completed, have little or no effect on the occupancy of the facility or conditions beyond the control of the contractor, i.e., strikes, weather, etc., have delayed the completion of the improvements.
If one of these conditions occurs, the Director of Building Development Services may permit occupancy under conditions satisfactory to the Director of Public Works that the required improvements will be completed as required by this ordinance within a reasonable time.

Improvements necessary to adequately accommodate the intensity of development in this District include the following.

1. **Sanitary sewer facilities** – There are no sanitary sewer improvements required for this development.

2. **Storm water management facilities** - Stormwater detention has been provided for this lot.

3. **Street facilities** - There are no public street improvements required for this development. ARC unanimously approved this site to pay a fee in-lieu-of sidewalk construction, which must be paid prior to the change of use occurring.

**N. MAINTENANCE OF COMMON AREAS AND FACILITIES**

The maintenance of common areas and facilities within the District shall remain the responsibility of the developer(s)/owner(s).

**O. PHASING**

Development may be phased if all public improvements directly related to each phase are completed at the time of its development and that improvements serving the District as a whole and the adjoining area are completed in a sequence assuring full utility of the District as a whole and all areas within the District and so that future public improvements required by this ordinance or other applicable ordinances of the City are not compromised or rendered unduly difficult.

**P. FINAL DEVELOPMENT PLAN**

A final development plan, showing conformance with the requirements of this Exhibit, shall be submitted to the Planning and Development Department and approved in the manner described below prior to the issuance of any building permits or prior to the commencement of any of the permitted uses or improvements permitted or required by this exhibit.

1. The intent of Exhibit 2 is to show existing development of this tract in conformance with the requirements of Exhibit 1. There is no final development plan required if the existing development remains as shown on Exhibit 2. If redeveloped, a final development plan shall only be approved if it is in substantial conformance with Exhibit 1 as defined by Subsection 36-405 of the Springfield Zoning Ordinance.

2. The Administrative Review Committee is hereby authorized to, acting jointly, approve the final development plan provided such plan substantially conforms to the provisions of this ordinance. The Administrative Review Committee is hereby authorized, at its discretion, to approve minor adjustments and modifications to the site plan. Such authority shall not, however, be construed to permit:

   a. Any uses within the District other than those specifically prescribed by the ordinance.

   b. Any increase in the intensity of use permitted within the District.
Exhibit 2: Site Plan

SITE PLAN

SCALE: 1" = 20'-0"