### SUMMARY OF REQUEST:

Request to rezone approximately 1.37 acres of property from R-SF, Single-Family Residential District, to R-LD, Low-Density Multi-Family Residential District, and establishing Conditional Overlay District No. 178.

### FINDINGS FOR STAFF RECOMMENDATION:

1. The Growth Management and Land Use Plan element of the Comprehensive Plan identifies this as an appropriate area for Medium to High Density Housing and Low-Density Housing. With its proximity to GR to the north, High-Density Multi-Family Residential zoning to the east and R-SF to the south, the subject property is an appropriate location for a step-down zoning like R-LD, Low-Density Multi-Family District.

2. The R-LD district is intended to accommodate multifamily developments and is intended to serve as a transition between lower density and higher density residential districts.

3. Approval of this application will allow for development of this property and promote infill development where investments have already been made in public services and infrastructure.

4. The Conditional Overlay District will limit residential density, require platting or certification of the property and require a turnaround prior at the time of development.
### 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>GR</td>
<td>R-SF</td>
<td>R-HD</td>
<td>R-SF</td>
</tr>
<tr>
<td>LAND USE</td>
<td>Former grocery store</td>
<td>Single-family residential uses</td>
<td>Multi-family uses</td>
<td>Vacant/undeveloped</td>
</tr>
</tbody>
</table>
SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):

GOOGLE MAPS STREET VIEW:
GROWTH MANAGEMENT AND LAND USE PLAN:
**PROPERTY HISTORY:**

The subject property is currently zoned R-SF, Single-Family Residential District and has been since the Citywide remapping in 1995.

**COMPATIBILITY WITH THE ZONING ORDINANCE:**

<table>
<thead>
<tr>
<th>CODE ITEM</th>
<th>REQUIREMENTS FOR R-LD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use Limitations</td>
<td>Single-family detached dwellings are not permitted unless they exist at the time the district is mapped.</td>
</tr>
<tr>
<td>Maximum Structure Height</td>
<td>1. When side yards are less than 15 feet in width: 35 feet or two and one-half stories above the finished grade.</td>
</tr>
<tr>
<td></td>
<td>2. When side yards are 15 feet in width or greater: 45 feet or three stories above the finished grade.</td>
</tr>
<tr>
<td></td>
<td>3. No portion of a multifamily dwelling shall be higher than allowed by a 45-degree bulk plane where the property adjoins an R-SF district.</td>
</tr>
<tr>
<td>Front Yard Setback</td>
<td>25 feet along a street classified as a collector or higher or 15 feet along a street classified as a local street</td>
</tr>
<tr>
<td>Side and Rear Setbacks</td>
<td><em>Side yard:</em> Six feet or as required by section 36-453, supplemental open space and yard regulations, and the bufferyard requirements in subsection (8) <em>Rear yard:</em> Ten percent of the lot depth but may not be less than ten feet nor will more than 20 feet be required.</td>
</tr>
<tr>
<td>Open Space Requirement</td>
<td>20%</td>
</tr>
<tr>
<td>Design Requirements</td>
<td>Standard per code</td>
</tr>
</tbody>
</table>

**BULK PLANE**

- Bufferyard Type “B” when adjacent to R-SF

**LANDSCAPING**

- Bufferyard Type “S1” when across public street from R-SF

**COMPATIBILITY WITH COMPREHENSIVE PLAN:**

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for Medium to High Density Housing and Low-Density Housing. With its proximity to GR to the north, High-Density Multi-Family Residential zoning to the east and R-SF to the south, the subject property is an appropriate location for a step-
down zoning like R-LD, Low-Density Multi-Family District. The Medium or High-Density Housing category which encourages townhouses and all various forms of apartment buildings are included in this category. These uses are typically located where there is good traffic access between Low-Density Housing and non-residential land uses and at high-amenity locations such as the greenways or parkways.

STAFF COMMENTS:

1. The applicant is proposing to rezone approximately 1.37 acres of property from R-SF, Single-Family Residential District, to R-LD, Low-Density Multi-Family Residential District, and establishing Conditional Overlay District No. 178. The applicant has no plans to develop this property at this time. The property is being concurrently platted into a proposed Kansas at Grand Subdivision (Lot 3). This property will be included in the second phase of the preliminary plat.

2. The R-LD district is intended to accommodate multifamily developments and is intended to serve as a transition between lower density and higher density residential districts. The proposed zoning will allow the subject property to be developed as a step-down zoning between the GR to the north and west and the R-SF to the south as recommended.

3. The applicant is restricting the property to 11 dwelling units per acre for a total of 15 dwelling units for the subject property which is comparable to densities in the R-TH, Residential Townhouse District.

4. 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. An approved turnaround is required to be constructed at the current terminus of W. Loren Street. The construction of this turnaround may be deferred until the time of development of Lot 3, at which time the right-of-way for this turnaround can be dedicated. If a turnaround is constructed at this location, all remaining right-of-way for Loren Street should be vacated.

5. The Conditional Overlay District will limit residential density, require platting or certification of the property and require a turnaround along Loren at the time of development. If the R-SF property to the southwest has no other public street access, then the turnaround must be extended to provide the required street frontage.

6. The development of the property will require a bufferyard along the south property line adjacent to the R-SF, Single Family zoning district. The normal bufferyard required between R-LD and single-family zoning would be a Bufferyard “Type B” at least fifteen (15) feet wide. For each one-hundred (100) linear feet of bufferyard, there must be one (1) canopy tree, one (1) understory trees, one (1) evergreen tree and six (6) shrubs. No structures are required as part of this bufferyard.

7. The development of the property will require a bufferyard along the south property line between R-LD and R-SF and the public street right-of-way 70 feet or less (Loren Street) would be a Bufferyard “Type S1” at least fifteen (15) feet wide. Plantings required for a Type S1 bufferyard are for each one-hundred (100) linear feet, there must be at least one (1) canopy tree, one (1) understory trees and three (3) shrubs. No structures are required as part of this bufferyard.

8. 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 23, 2019, regarding the request for rezoning. A summary of the meeting is attached (Attachment 2).
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: 7  Returned: 0
BUILDING DEVELOPMENT SERVICES COMMENTS:

No comments.

CITY UTILITIES:

No issues with proposed re-zoning.

CLEAN WATER SERVICES COMMENTS:

No objection to rezoning however the lot lines shown on the sketch plan may be a problem.

If the 2-foot-wide lot 21 currently exists, it would prevent access to the public sewer in Loren St. This will need to be resolved or public sewer would need to be extended from the east side of proposed tract 2.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION
City's Transportation Plan classifies S. Kansas Expressway and W. Loren Street as an Expressway and Local roadway, respectively. The standard right-of-way widths for Kansas Expressway and Loren Street are 65 feet from centerline and 25 feet from centerline, respectively. It does not appear that additional right-of-way is needed for Kansas Expressway. However, it appears that additional right-of-way will be needed for a turnaround at the end of Loren Street. This turnaround is required as a part of the development of Lot 3. Traffic recommends the vacation of the remaining portions of Loren Street right-of-way, as Loren Street will not be allowed to connect in to Kansas Expressway, along its current alignment – per MODOT. A survey is recommended to determine the exact amount of existing right-of-way. S. Kansas Expressway is a MODOT maintained expressway. Loren Street is City-maintained.

TRAFFIC COUNTS & ON-STREET PARKING
The most recent traffic count on S. Kansas Expressway is 38,097 vehicles per day. There are no current traffic counts for this section of W. Loren Street. On-street parking is not allowed along S. Kansas Expressway, but is allowed along W. Loren Street.

DRIVEWAY ACCESS
There are currently no driveway access points to the property. Access must occur via cross-access easement with the property abutting to the north, unless Loren Street is extended.

SIDEWALK
There is currently no sidewalk along the property frontage. Sidewalk is not required to be constructed along expressways, and will not be required along Loren Street, if vacated.

TRAILS, BUS STOPS, & ADDITIONAL INFORMATION
The Jordan Creek Greenway Trail is one block to the west of the property in question. There are bus stops along W. Grand Street. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area.

IMPROVEMENTS
An approved turnaround is required to be constructed at the current terminus of W. Loren Street. The construction of this turnaround may be deferred until the time of development of Lot 3, at which time the right-of-way for this turnaround can be dedicated. If a turnaround is constructed at this location, all remaining right-of-way for Loren Street should be vacated. 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.

### 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</th>
</tr>
</thead>
<tbody>
<tr>
<td>W. Loren Street</td>
<td>Local</td>
<td>Yes</td>
<td>Varies</td>
<td>Vacation</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>5.48</td>
<td>6.85</td>
<td>65.76</td>
<td>N/A</td>
</tr>
<tr>
<td>*Proposed Trips Generated</td>
<td>12.33</td>
<td>15.07</td>
<td>164.4</td>
<td>N/A</td>
</tr>
<tr>
<td>Additional Trips Generated</td>
<td>6.85</td>
<td>8.22</td>
<td>98.64</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 Jordan Creek Lower Branch 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 be allowed. 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>Which Drainage Basin?</td>
<td>Jordan Creek Lower Branch</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>Yes</td>
</tr>
</tbody>
</table>
The requirements of Section 36-382, Low-density multifamily residential district of the Land Development Codes shall be modified as set forth herein for development within this district and the rezoning contemplated by this Ordinance shall not be effective until the occurrence of the following conditions:

1. Residential development occurring within this district shall have a maximum density of 11 dwelling units per acre.

2. A final plat of proposed Lot 3 of Kansas at Grand Subdivision or tract certification in full compliance with the Subdivision Regulations shall be approved and recorded before this rezoning shall become effective. The subject property shall be subdivided along the zoning district boundaries contemplated by this rezoning.

3. At the time of development of proposed Lot 3 of Kansas at Grand Subdivision or tract certification, a vehicle turn-around acceptable to the City Traffic Engineer and constructed in compliance with any applicable City codes and regulations shall be provided at the end of Loren Street.
AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: RSF  to  RLD
   (existing zoning) (proposed zoning)
2. Meeting Date & Time: July 23, 2019 4:00 PM to 6:00 PM
3. Meeting Location: Former Price Cutter Parcel Pickup Awning
4. Number of invitations that were sent: 22
5. How the mailing list was generated: City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 9
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).
   Comments for the change to RLD were positive. Generally speaking everyone was glad to see something happening with the property, and felt that activity on the property would be good for the neighborhood. One neighbor requested that Loren Street not be extended all the way from the east property line to the west property line of the RLD Zoning. In addition, if there was any way to preserve the tree line along the property to the south, that would be appreciated.
   At this time there are no developed plans for this lot.

8. List or attach the written comments and how you plan to address any issues:
   None collected at this time

I, __Dane Seiler____________ (print name), attest that the neighborhood meeting was held on
   7/23/2019 (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

Dane Seiler
Printed name of person completing affidavit
<table>
<thead>
<tr>
<th>Name</th>
<th>Address or Company</th>
<th>Phone</th>
<th>E-mail</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kevin Cash</td>
<td>1721 W. Catalpa St</td>
<td>417-689-6405</td>
<td></td>
</tr>
<tr>
<td>Gayotta Humes</td>
<td>1727 W. Catalpa St</td>
<td>417-527-1803</td>
<td></td>
</tr>
<tr>
<td>Kurt McDonald</td>
<td>College of the Ozarks</td>
<td>417-690-3222</td>
<td></td>
</tr>
<tr>
<td>J. Lenn Kristel</td>
<td>1601 W. Catalpa</td>
<td>417-838-0487</td>
<td></td>
</tr>
<tr>
<td>Bruce Stucky</td>
<td>1706 W. Grand</td>
<td>417-839-725-2846</td>
<td><a href="mailto:brstucky@hotmail.com">brstucky@hotmail.com</a></td>
</tr>
<tr>
<td>Henry Sacks</td>
<td>1717 W. Catalpa</td>
<td>417-831-4346</td>
<td></td>
</tr>
<tr>
<td>David Carlson II</td>
<td>Piggly Wiggly Markets</td>
<td>417-829-9228</td>
<td></td>
</tr>
</tbody>
</table>