CASE:
Recommendations for the Galloway Redevelopment Area (report attached) to guide future development in the area.

LOCATION:
South Lone Pine corridor between Battlefield Road and Republic Road, pursuant to City Council Resolution No. 10408.

STAFF:
Olivia Hough 864-1092

STAFF RECOMMENDATIONS:
Approve

PROPOSED MOTION:
Move to approve the recommendations in the report as a policy guide for future development.

SUMMARY OF REQUEST:
The City of Springfield Planning and Development Department is requesting approval of staff recommendations for the Galloway area that includes the Lone Pine Avenue corridor between Battlefield Street and Republic Street, as shown in Attachment 1, Policy Boundary. The Planning and Zoning Commission is tasked with reviewing the proposed recommendations in the report for conformance with the City’s Comprehensive Plan, Attachment 2.

This request is for Commission to approve the staff recommendations for the Galloway Redevelopment Area and recommend that City Council adopt the report as a policy document to guide future development in the area.
COMPATIBILITY WITH COMPREHENSIVE PLAN:

1. The Growth Management and Land Use Element of the Springfield Greene County Comprehensive Plan designates the future of land located in and around the Galloway Redevelopment Area for low density housing, medium intensity retail, office or housing, and general industry, transportation and utilities. This is a high-amenity area, given its location adjacent to and including residential neighborhoods, the Battlefield and Glenstone Retail Activity Center, the Lone Pine Recycling Center, Sequiota Park, four sizable churches, and transit services on Battlefield. In recent years, portions of the area have been rezoned to allow additional multi-family residential and commercial land uses. These rezonings typically involved rezoning from R-SF, Single Family Residential District, and GM, General Manufacturing District to R-MD, Medium Density Multi Family District; LB, Limited Business District; GR General Retail District; and PD, Planned Development Districts. The quarry remains zoned HM, Heavy Manufacturing District and a 5.6 acres parcel at the southeast corner of South Lone Pine Avenue and East Barton Street remains zoned GM, General Manufacturing District. The recommendations contained in this report are consistent with the comprehensive plan policy of generally increasing the compactness of urban development, where housing may be closely integrated with retail or office space to optimize transportation investments, citizen convenience and investor confidence, as described in the Pattern of Land Use section of the Growth Management and Land Use Plan. The report satisfies these plan recommendations by proposing retail, office, and housing in close proximity to amenities like Sequiota Park and the Greenway trails and near primary arterials, while promoting a safe, walkable and bicycle friendly district with emphasis on preserving the “village character” regarding building scale and site design. Furthermore, the recommendations are compatible with the Community Physical Image and Character Element of the Comprehensive Plan, by helping to ensure high quality development and redevelopment that fits within the existing topography and building vernacular, enhance the pedestrian experience with increased beautification and amenities, protects water quality of Galloway Creek, preserves the tree canopy, and expands connections to the park and trails.

2. The recommendations for the Galloway area contained in the staff report are in conformance with the Comprehensive Plan, which identifies this area as an appropriate location for the continued operation of the quarry, greenway trail, and a mix of residential and low to medium intensity retail and office land uses. The area is located along a secondary arterial, Lone Pine Avenue, and is consistent with the objective to encourage community level commercial areas on arterial streets particularly near intersections of primary and secondary arterials (Lone Pine intersects the primary arterial of Battlefield Street and, also the future primary arterial Republic Street and the secondary arterial Galloway Street).

3. The proposed recommendations also meet the Comprehensive Plan objectives to protect environmental resources and for physical image enhancement. In addition, the recommendations are consistent with the objectives contained in the Parks, Open Space and Greenway Plan Element.
GROWTH MANAGEMENT AND LAND USE PLAN:
The City of Springfield Planning and Development Department is requesting approval of staff recommendations for the Galloway area that includes the Lone Pine Avenue corridor between Battlefield Street and Republic Street, as shown in Attachment 1, Policy Boundary. The Planning and Zoning Commission is tasked with reviewing the proposed recommendations in the report (Attachment 2) for conformance with the City’s Comprehensive Plan.

The purpose of the report is to address unique challenges in the area per City Council Resolution 10408 which directed staff to complete a review development issues in the area, take public input, and prepare for City Council’s consideration a report regarding any recommended actions. While the report does not propose any rezoning, it does make general recommendations for future development based on extensive public input and guided by professional design expertise. Recommendations have been made for the following categories:

1. The City’s highest priority must be **public safety** for pedestrians, cyclists, and motorists in the area. Many of these recommendations are for transportation improvements, which may be both publicly and privately funded, but all public improvements receive City approval prior to construction.

2. **Environmental protection** is another key priority for the City and the public. Protection of the natural environment will require City regulations and use of best practices in public and private improvements. The Galloway area has several unique features such as its dense forestation, rocky sloped topography, and historic mixed-use development pattern.

3. Our **image enhancement** recommendations help guide public improvements and private developments to preserve the defining characteristics of the area while allowing for continued growth of the area.

4. We conclude the report with **general recommendations** that have multiple responsible parties for implementation and rely heavily on community participation.

If adopted by City Council, this document will serve as the policy for development in the area and will be used in reviewing applications for rezoning and subdivisions.

**STAFF COMMENTS:**

1. The proposed recommendations will allow future development to occur that is sensitive to the needs of the community and the natural environment.

2. Individual applicants will be required to submit evidence that their projects are in conformance with the recommendations in the policy.

3. Conditional Overlay Districts will be used in conjunction with rezoning cases to protect the village character including limitations on incompatible uses, sign regulations, building façade design elements, parking lot placement, and retaining wall restrictions.

4. The report demonstrates the results of community input collected over a seven-month period in 2019, and the expertise of design professionals and City staff.

5. The recommendations in the report are is consistent with City policy which encourages reinvestment and new development in the Urban Service Area.

6. The location of the Galloway Redevelopment Area offers adjacent residents and the southeast Springfield community convenient access to retail, restaurants, and recreation in a beautiful natural setting. The area is also served by sidewalks, the Galloway Creek Greenway Trail, Sequiota Park, and is located one mile from 65 Highway and less than two miles from the Battlefield Mall.
The Departments of Public Works, Environmental Services, and Parks and Recreation provided input used in the development of these recommendations. Sapp Design architects were consulted along with a seven month long public engagement effort. The report has been posted on the City’s website for public comment since July 9, 2019. The property owners within the boundary, Galloway Village Neighborhood Association, and relevant City departments were notified of this report, opportunity for comment and public hearing dates.
POLICY BOUNDARY:

ATTACHMENT 1
Galloway Redevelopment Area
Staff Recommendations for Development
and Summary of Public Engagement

Planning & Development Department
840 Boonville Avenue
Springfield, MO 65802

Photo Credit: Kaitlyn McConnell, Ozarks Alive
Executive Summary

This report contains staff recommendations for the South Lone Pine Avenue corridor between Battlefield Road and Republic Road, pursuant to City Council Resolution No. 10408. This Resolution put a 270-day administrative delay on rezonings and lot combinations in order to allow time for study and public engagement to inform this staff report.

While staff recognizes the unique character of the Galloway area, many of the issues identified are city-wide issues which are best addressed in the Comprehensive Planning process that is currently underway. With that in mind, staff has prepared the following recommendations based on extensive public input and guided by professional expertise from Sapp Design. Recommendations have been made for the following categories:

The City’s highest priority must be public safety for pedestrians, cyclists, and motorists in the area. Many of these recommendations are for transportation improvements, which may be both publicly and privately funded, but all public improvements receive City approval prior to construction.

Environmental protection is another key priority for the City and the public. Protection of the natural environment will require City regulations and use of best practices in public and private improvements.

The Galloway area has several unique features such as its extensive tree canopy, rocky sloped topography, and historic mixed-use development pattern. Our image enhancement recommendations help guide public improvements and private developments to preserve the defining characteristics of the area while allowing for continued growth of the area.

We conclude the report with general recommendations that have multiple responsible parties for implementation and rely heavily on community participation.

If adopted by City Council, this document will serve as the policy for development in the area and will be used in reviewing applications for rezoning and subdivisions. The boundary for this policy includes gateways into the study area at the intersections of Battlefield Road and Republic Road with Lone Pine Avenue, and approximately 300 feet of frontage along Lone Pine Avenue between Battlefield and Republic.

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Background

The Galloway Village area has nearly 200 years of community history dating back to early farm settlements and its namesake Major Charles Galloway, a Mexican-American War and Civil War veteran who was a well-known merchant. In the 1880’s, Ash Grove Lime Works purchased the quarry and relocated employees to the area and it became a stop on the Chadwick Flyer rail route. Residents and tourists were attracted to the cave, creek, stores and later the fish hatchery in the park. In 1969, the City of Springfield annexed Galloway and it evolved into an antique and craft destination in the 1980’s. In 2014, Springfield City Council adopted a blight study and redevelopment plan for the Galloway area by Special Ordinance No. 26407, covering nearly 75 acres along the 3400 to 4100 blocks of South Lone Pine. Since then, development along the Lone Pine corridor from Battlefield Road to Republic Road has intensified. Recent developments include the Township 28 multi-family development, the mixed-use Quarry Town and Galloway Creek developments, and a variety of new businesses including Acacia Spa and Mostly Serious. These businesses and developments join long-established businesses such as Galloway Village Veterinary, Firehouse Pottery, Galloway Grill, and several smaller retail shops and service providers.

The recent surge in retail and residential multi-family construction in the area has brought to light a variety of development challenges and citizen concerns about current and future impacts on the area’s rich history, natural resources, and historic mixed-use development pattern. The Galloway Village Neighborhood Association was formed in November 2018 in response to concerns over development and new construction in the area.

After meeting with interested parties in Fall 2018, Zone 4 Councilman Matthew Simpson requested a resolution for an administrative delay on rezoning and lot combinations in the Lone Pine corridor so that City staff could gather input and develop recommendations. Resolution No. 10408 was passed November 5, 2018. The 270-day development moratorium expires on Aug. 2, 2019.

Goals of the Administrative Delay

Resolution No. 10408 charged staff with the following goals:

- Review development issues in the area.
- Take public input from area residents, property owners, design professionals, the business and development community, Ozark Greenways, and the City departments of Parks and Recreation, Public Works, Environmental Services, and Planning and Development.
- Prepare for Council’s consideration a report regarding any recommended actions.
Summary of Public Engagement Process

City staff began the public engagement process for the Administrative Delay in January 2019. A Stakeholder Committee made up of area residents, business owners and developers was assembled to work with City staff to help engage the larger community and identify solutions for the future of this area. Public engagement included three public meetings, six Stakeholder Committee meetings, a website dedicated to providing information and collecting feedback, and two online surveys to collect public input. More than 500 community members are estimated to have participated in this process by completing surveys, attending meetings, and submitting comments. The individuals involved represented a cross-section of community interests, such as surrounding residents, businesses, Greenways users, Sequiota Park patrons, and other interested citizens. The public was informed of opportunities for comment through media press releases, direct mail, neighborhood signs, social media, and dispatches from Stakeholder Committee members and the Galloway Village Neighborhood Association. Detailed information from the community engagement activities is available on the City website at https://www.springfieldmo.gov/3867/Our-Galloway.

Common Themes Identified Through Public Engagement

- Preserve the quaint village atmosphere of the Galloway area as it was historically developed.
- Increase pedestrian and cyclist safety in proximity to the street and parking areas while continuing to improve vehicular traffic flow.
- Expand and improve the Greenway trails.
- Preserve and protect the natural environment, specifically the tree canopy, water quality, rocky sloped topography and wildlife habitat.
- Protect and preserve the heavily wooded and peaceful setting in Sequiota Park and expand the park property and amenities, adding picnic areas, new restrooms, and improved connections and access. Restrict development that detracts from the park-like feel in and around the Park.
- Tailor architectural design and land use in the area to ensure quality new development that is compatible with the surroundings; particularly related to building height, density, history, and the natural environment.
- Continue notifying citizens and considering citizen/resident concerns when evaluating development projects in the area.

Vision Statement Developed by Stakeholder Committee

The Lone Pine corridor will be welcoming for living and commerce. It will emphasize use of human-scale design components typically embodied in a village environment. This includes high-quality development with distinctive architectural features that respect the area’s historic context, sensitive to the surrounding developments, in harmony with nature, built into the topography, beautifully landscaped, colorful and offering many common areas for recreation and socializing.

The corridor will continue to be a pedestrian-friendly environment where people can easily walk, bicycle, and drive.

Private development will emphasize diverse small retail and service businesses, while employing best practices to protect the area’s natural resources and amenities, particularly Galloway Creek, Sequiota Park, and the tree canopy.
Policy Boundary
Staff Recommendations – PUBLIC SAFETY

A. **Improve traffic flow and safety** in the area. Springfield citizens have identified the Galloway Street corridor and the intersection at Battlefield and Lone Pine as top priorities for safety and capacity improvements to accommodate increased vehicular, pedestrian, and bicycle traffic and reduce potential conflicts.¹
   i. Funding has been approved for these projects through the 2019 ¼-Cent Capital Improvement Sales Tax renewal.
   ii. **Improve safety for street-edge parking** by clearly delineating parking areas along the street edge from the street surface. Visual contrast between the two areas can be created by material choice, color, or painting a boundary line between the two areas.

B. Install a **physical barrier or fencing between the trail and roadway**, where feasible, to improve safety and visibility and denote separation. This is especially needed along Lone Pine, where there is less than ten feet of separation between the trail and street.
   i. Parking on the Galloway Trail, especially during construction, has been another safety concern. The City has installed “No Parking” signs adjacent to the trail in response to citizen concerns about this practice. In addition, businesses hosting special events in the area should arrange for and identify adequate parking for their customers and explore shared parking, as needed.

C. **Flooding is a major concern** in the area, identified in the Blight Study for the Galloway Redevelopment Area and through public input, creating potential safety concerns as well as property damage. The City should explore cost-effective solutions to maintain safe passage on Lone Pine during times of flooding.
   i. Due to its location in the flood plain, Lone Pine Avenue floods on a routine basis and has for many years. In fact, 1978 flood insurance rate maps show a similar floodplain as current maps. In some locations along Lone Pine, between Republic Road to Sequiota Park, the road is three to four feet below the base flood elevation. Further study is needed to determine the most effective way to address this issue.

D. Continue to **maintain and enhance the safety and quality of the Galloway Trail**, which is the oldest and most heavily used trail in the Ozarks Greenways system and is in need of repair.
   i. Grant funding has already been secured by the City for replacement of the Galloway Trail surface from Sequiota Park to Republic Road.

¹¼ Cent Capital Improvement and 1/8 Cent Transportation Sales Tax Surveys in 2016 and reaffirmed by voters in the 2019 ¼-Cent Capital Improvement Sales Tax renewal.
Staff Recommendations – NATURAL ENVIRONMENT PROTECTION

A. Water quality protection and stormwater management for new development should follow all local, state and federal laws and employ on-site controls as per City Code\(^2\) to retain Galloway Creek’s rating as one of the healthiest streams in the city and minimize increased flooding risk.
   i. Innovative stormwater management techniques such as maximizing open space, green roofs, rain water collection systems, rain gardens, and berms are encouraged and should be integrated in public improvements and private developments, when feasible.
   
   ii. Volunteer groups have undertaken multiple stream cleanup efforts which should be applauded and continued.

B. Obtain stream buffer easements for all new developments along natural channels in the area in accordance with the Water Quality Protection Manual. (For example, Galloway Creek requires a 100-foot easement on each side of the stream bank.) Exceptions to the buffer requirements should be discouraged.
   i. The stream buffer requirements apply to streams shown on the stream buffer map (http://maps.springfieldmo.gov/mapgallery/) that meet the definition of a natural channel as defined in Sections 1.0 and 2.1 of Chapter 8 of the Flood Control and Water Quality Protection Manual. Buffer distances vary based on the size of the stream’s contributing drainage area.

C. Protect the tree canopy of the Galloway area, which is one of its defining characteristics. This was continually identified as a top priority during public engagement.
   i. The Stakeholder Committee expressed an interest in the City developing a tree preservation ordinance, which would be beneficial for protection and reforestation of tree canopy throughout the City. If such an ordinance is considered, Galloway could serve as a pilot area for the program.

   ii. The City should aggressively pursue tree planting and preservation measures on public property in the area, including park property and right-of-way for roads and trails. Private developers should preserve mature, healthy trees whenever possible and install high-quality landscaping to enhance the area.

\(^2\)The City of Springfield Flood Control and Water Quality Protection Manual was adopted in December 2017 and updated in April 2018.
Staff Recommendations – IMAGE ENHANCEMENT

A. Park and Trail Amenities
   i. **Improve and expand amenities in Sequiota Park**, such as restroom facilities, drinking fountains and seating areas.

   ii. **Plant trees** along the Galloway Trail and in Sequiota Park to add shade and rejuvenate the tree canopy in the area. Public Works and Parks staff estimates that up to 200 trees could be planted in these areas. We recommend coordination with community groups, such as Tree City USA and Rotary that have tree-planting as an identified priority, as well as community groups and interested citizens who wish to contribute to the wooded environment of the area.

   iii. **Develop “pocket parks”** along the trail for resting and picnicking.

B. Preserve and enhance the “village feel” of the area.
   i. Based on public input, important elements of this “village character” are small businesses (retail, food and beverage, and services), reuse of existing structures, a mix of architectural styles that complement each other, a walkable feel, and opportunities for neighborly interactions in private establishments and public spaces.

   ii. **Promote a high-quality streetscape experience that is welcoming and encourages walkability.** This item may be achieved by individual property and business owners or through more coordinated efforts of the Neighborhood Association or the proposed Community Improvement District (CID) for the area.
      - Components identified to achieve this recommendation include planters and window boxes, brightly colored doors or building accents, eye-catching retail entrances, attractive landscaping and plantings, public art, fountains, dog watering stations, outdoor seating, street trees, decorative lighting, signage that is appropriately placed and visually pleasing, and clean, maintained sidewalks, parking areas, trails and public spaces.

   iii. **Encourage a continued mix of uses that preserves the village character of the area.**
      The study area has historically been home to retail and food/beverage uses; in recent years it has evolved to include offices, service businesses, and multi-family housing.
iv. **Use Conditional Overlay Districts in conjunction with rezoning cases to protect the village character including:**
   
i. **Limit uses** that are incompatible with the village character of the area, such as storage units, gas stations, drive-through restaurants or other drive-through businesses, car washes, cell towers, and uses requiring new manufacturing zoning.
   
i. **Limit size, illumination, placement and number of signs, and prohibit digital signage** in order to maintain the village aesthetic. Encourage colorful and creative signage.
   
iii. Encourage design elements compatible with historic development pattern and existing structures. **Appropriate design elements include** articulation of building faces and compatible ratios of glass in windows, doors, and walls. **Restrict glazing ratios** to no more than 40% of exterior surface.
   
iv. Limit the **building height** through bulk plane regulations. Exceptions to bulk plane requirements are discouraged.
   
v. Require **parking lot placement** behind buildings where feasible and require attractive landscaping and tree canopy preservation.
   
vi. **Limit excessive grading or rock blasting** to preserve the rocky, sloped topography which defines the Galloway area, by **limiting retaining walls in height and requiring a minimum distance between tiers**. Staff recommends no more than eight feet in wall height and a minimum of six feet between tiers.
   

v. **Encourage appropriate density of multi-family development using the Revised Multi-Family Design Guidelines and Location Criteria** \(^3\) (“multi-family matrix”) in order to comply with adopted City policies encouraging greater access for all citizens to public amenities such as parks and trails, and support inclusive and equitable development of the area.

   i. Note: Permitted density of existing multi-family developments in the area is as follows: Township 28 is zoned to allow up to 20 dwelling units (du)/acre (COD 17). Quarrytown is zoned to allow up to 12 du/acre (PD 351). Galloway Creek Lofts is zoned GR, General Retail District, which allows up to 40 du/acre but is constructed at 32 du/acre.

C. **Protect the natural features of the area.**

   i. **Increase landscaping requirements.** Encourage the use of canopy trees and high quality plantings in landscaping. Inspect projects during and after construction to ensure compliance with landscaping requirements.

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\(^3\) Adopted by City Council Resolution No. 9668, March 23, 2009.
Staff Recommendations – GENERAL

A. **Continue to build relationships and improve communication** between area stakeholders (the Neighborhood Association, residents, business and property owners, and the proposed CID), the development community, and the City to further the vision for this area and raise awareness of public input opportunities as new projects are in the planning stages. Encourage two-way information sharing between developers and residents for activities that may impact the area.

B. **Emphasize the history and character** of the area, particularly Sequiota Park, Ozark rock structures, and other significant points of cultural interest. Use signage, place naming, artwork, or other creative means to keep the history of the area alive. The goal is to create a sense of pride for established businesses and residents, enhance the visitor experience, and encourage new developments to be mindful of how they fit into the greater context. Interested property owners may want to consider working with a qualified architectural historian or historic preservation professional to conduct a historic resource survey to research and document important historic places and to determine if certain structures or places may be eligible for listing on the local or national historic registers.

C. **Enhance landscaping and beautification in future public improvements.** Use of native plantings and materials such as limestone, creek gravel, or salvaged stone is recommended. Gateway signage or landscaping could be installed at roundabouts or at key intersections and maintained by one of the neighborhood or community groups. Economic impacts and feasibility to bury the overhead utilities should be discussed with City Utilities as public improvement projects move from concept to construction.
Acknowledgments

City Council Members
- Ken McClure, Mayor
- Phyllis Ferguson - Zone 1
- Abe McGull - Zone 2
- Mike Schilling - Zone 3
- Matthew Simpson - Zone 4
- Jan Fisk - General Seat A
- Craig Hosmer - General Seat B
- Andrew Lear - General Seat C
- Richard Ollis - General Seat D

Stakeholder Committee Members
- Randall Doennig, Planning and Zoning Commission
- Wendy Huscher, About Faces Photography
- Betsey Johnson, Galloway Village Neighborhood Association Board Member
- Jarad Johnson, Mostly Serious
- Mary Kromrey, Ozark Greenways
- Marci Kirkup, Galloway Village Neighborhood Board Member
- Jessica Pearson, Green Circle Projects
- Amie Vandamme, Firehouse Pottery

Project Consultant
- John McNabb, Sapp Design Architects

City Staff
- Olivia Hough, Project Lead/Senior Planner
- Mary Lilly Smith, Planning and Development Director
- Brendan Griesemer, Planning and Development Assistant Director
- Sarah Kerner, Economic Development Director
- Cora Scott, Public Information and Civic Engagement Director
- Melissa Haase, Public Information and Civic Engagement Assistant Director
- Ron Petering, Environmental Services Assistant Director
- Miles Park, Parks Assistant Director
- Eric Claussen, Public Works Traffic Engineer

Special Thanks to…

All Saints Anglican Church and The Venues for hosting the public meetings and to all the residents, business owners, and interested citizens who provided input for the future.
Thank you for the clarification.
As long as we are not included in the cid.

DC. Info@gallowaygrill.com

On Mon, Aug 5, 2019, 10:52 AM Hough, Olivia <ohough@springfieldmo.gov> wrote:

greetings Mr. Carter,  

I appreciate you reaching out to me with your concerns. You are correct that your property located on the corner of Lone Pine and Republic is included in the recommended policy boundary and was not included in the blight designation or previous boundaries. The current policy boundary is based on input received throughout the most recent public engagement process for Galloway in which this intersection was identified as a gateway into the corridor where future design and land uses could impact the “village feel” the Galloway community has determined they would like to protect.

I should note that businesses such as Galloway Grill are exactly the kinds of amenities people said they like and want to protected in the area.

The recommendations would NOT impact your properties based on the current uses as a restaurant and parking. These recommendations would only apply to you or a future owner if you were to apply for a rezoning. I would hope that once you review the recommendations you would agree that these are all reasonable and in keeping with the spirit of the Galloway area including the Lone Pine and Republic intersection. You can review the recommendations at: https://www.springfieldmo.gov/ourgalloway

Please let me know if you have any additional comments or suggestions.

Sincerely,

Olivia Hough
Senior Planner/Brownfields Coordinator
Hi Olivia,

I just received our Galloway Area Policy Recommendations letter. Somehow our properties are in the shaded area now. We are not in the blight area and have never been in any of the Galloway corridor maps. As far as I know I have seen every map to date that has to do with the boundaries of all the developments..Blight..CID..and they all use Republic road as the Southern boundary. Hopefully the shaded area on the mailer is a boundary shading error. The addresses that My wife and I own are....

4211 South Lone Pine(4205 S. Lone Pine) And GG Parking across the street.

4231 S. Middleton Ave.

We have no development plans and if we were included in error I wanted to bring it to your attention..Since we opted out of the Blight area and do not benefit from the
Property Tax Benefits we would like to be removed from this new map.

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Thank You,

Dan Carter
Galloway Grill
info@gallowaygrill.com
WWW.GALLOWAYGRILL.COM

Cell - 417-860-0287
Phone - 417-882-5300
Fax - 417-882-5301
As a property owner in this affected area, I do not agree with delaying any development. Although it has increased traffic and my drive is a little harder to get out of, I can adapt and overcome. I also feel the retail/living buildings, including the apartments, was tastefully done and enhanced the area considerably! I will never understand the mentality of these residence that think they should be able to dictate what a property owner can do with their property. So far, every thing that has been done South of me along Lone Pine has increased property value. The only thing that has been done that I don't like, is the allowed parking lot where they have to back out into traffic on the East side of the retail development. That was a bone head decision. I also don't feel my land or the Carson's land should even be part of Galloway association! I am 100% sure Mrs. Carson feels the same way. I also feel if these residents want to live in a stagnate town that has zero interest in growth or improvement, then they should probably move to Rockaway Beach or similar town.

Sincerely,

David Scott
3051 S. Lone Pine Ave.
RE: Galloway Area Policy Recommendations

Dear Property Owner,

The City of Springfield has prepared a report which contains staff recommendations for the South Lone Pine Avenue corridor between Battlefield Road and Republic Road, pursuant to City Council Resolution No. 10408. This Resolution put a 270-day administrative delay on rezonings and lot combinations in order to allow time for study and public engagement to inform the staff report. Recommendations included in the report will apply to property contained within the attached Policy Boundary map shaded in green. The recommendations in the report do include property that you own.

Staff will present a report to the Planning and Zoning Commission at an open Public Hearing on August 15, 2019 at 6:30PM, and City Council will hold a Public Hearing on August 26, 2019 at 6:30PM. Both meetings will be held in City Council Chambers, third floor of Historic City Hall, 830 N Boonville. You are welcome to attend these meetings and to speak if you would like.

As a property owner, you may want to review the report which is posted on the website at: www.springfieldmo.gov/ourgalloway and express your views, by sending an email to ourgalloway@springfieldmo.gov. If you provide written comments via email by 5:00pm on Tuesday August 20, 2019, your comments will be provided to City Council.

Sincerely,

Olivia Hough
Senior Planner

Enclosure: Policy Boundary