SUMMARY OF REQUEST:

Request to rezone approximately 3 acres of property generally located in the 833, 911 and 921 East Division Street, 1500 Block of North Sherman Avenue and 824 and 826 East Locust Street from R-SF, Single-Family Residential and R-TH, Residential Townhouse and LB, Limited Business to GI, Government and Institutional Use District.

FINDINGS FOR STAFF RECOMMENDATION:

1. This application is consistent with the Mid-Town Neighborhood Plan which recommends managing the expansion of institutional uses without negatively affecting the future of the residential portions of the neighborhood. The proposed elementary utilizes land already owned by the school district and is located along Division Street, a major corridor within the neighborhood. By utilizing the land of former Berry Elementary, the expansion of school property minimizes any adverse effects the school may have on neighboring properties and the Mid-Town neighborhood. The Plan, adopted in 2001, mentions that the school district was investigating the possibility of combining Boyd and Berry elementary school campuses.

2. Approval of this application will allow for continued public use 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></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>LB, PD 152</td>
<td>R-TH</td>
<td>LB, R-SF</td>
</tr>
<tr>
<td>LAND USE</td>
<td>Single-family Residences</td>
<td>Restaurant, Multi-family dwelling and Assisted Living facility</td>
<td>Single-family Residences</td>
<td>Single-family Residences, Commercial/Retail uses</td>
</tr>
</tbody>
</table>
SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):

GOOGLE MAPS STREET VIEW:
GROWTH MANAGEMENT AND LAND USE PLAN:

[Map showing different land use categories such as 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]

Planning and Zoning Commission Page 3 of 23
PROPERTY HISTORY:
The subject property was originally zoned R-SF, R-TH and LB in the city-wide remapping in 1995.

ZONING ORDINANCE REQUIREMENTS:

<table>
<thead>
<tr>
<th>CODE ITEM</th>
<th>REQUIREMENTS FOR GI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Structure Height</td>
<td>None, except that all structures shall remain below a 30-degree bulk plane as measured from the boundary of any R-SF or R-TH district.</td>
</tr>
<tr>
<td>Minimum open space</td>
<td>20 percent</td>
</tr>
<tr>
<td>Maximum impervious area</td>
<td>Shall not exceed 80 percent of total lot area</td>
</tr>
</tbody>
</table>

BULK PLANE

BUFFERYARD AND LANDSCAPING

A bufferyard type D is required adjacent to R-SF and R-TH zoned property.

COMPATIBILITY WITH COMPREHENSIVE PLAN:
The Growth Management and Land Use Plan element of the Comprehensive Plan identifies the subject property as appropriate for low-density housing. However, the Plan states that the land use plan map “should not be taken too literally but should be used in conjunction with the guidelines from previously-prepared neighborhood plans, the growth management and community physical character policies of this plan and good judgement.”

The Mid-Town Neighborhood Plan, adopted as an element of the Master Plan in March 2001, identified an objective to “manage the expansion of institutional uses without negatively affecting the future of the residential portions of the neighborhood.” The Plan also states that the school district “is looking at the possibility of...combining Boyd/Berry Elementary campuses. The Plan identifies neighborhood areas that are recommended to retain their residential character.

The Major Thoroughfare Plan classifies Division Street as a Primary Arterial, Sherman Avenue as a Collector and Locust Street as a Local roadway.

STAFF COMMENTS:

1. The applicant, Springfield Public Schools, is proposing to rezone approximately 3 acres of property generally located in the 833, 911 and 921 East Division Street, 1500 Block of North Sherman Avenue and 824 and 826 East Locust Street from R-SF, Single-Family Residential and R-TH, Residential Townhouse and LB, Limited Business to GI, Government and Institutional Use District. The applicant intends to construct an elementary school on the subject property.
2. Approximately 2.5 acres of the 3 acres of property is zoned R-SF and R-TH which allows elementary schools by right. The LB district does not allow elementary schools. This application will consolidate the three zoning districts into one district and allow for the development of the proposed elementary school.

3. This application is consistent with the Mid-Town Neighborhood Plan which recommends managing the expansion of institutional uses without negatively affecting the future of the residential portions of the neighborhood. The proposed elementary utilizes land already owned by the school district and is located along Division Street, a major corridor within the neighborhood. By utilizing the land of former Berry Elementary, the expansion of the school property will minimize any adverse effects the school may have on neighboring properties and the Mid-Town neighborhood.

4. The GI district is established to apply to those lands where federal, state or local government activities are conducted, where governments hold title to such lands, and to major public and private educational and medical facilities.

5. Approval of this application will allow for continued public use 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 June 26, 2019 regarding the rezoning request. A summary of the meeting is attached (Attachment 3)

**PUBLIC NOTIFICATION:**

The public notice was advertised in the Daily Events at least 15 days prior to the public hearing. The property was posted by the applicant at least 10 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within 185 feet.

Notices sent to property owners within 185 feet: Mailed: 33 Returned: 0
DEPARTMENT COMMENTS:

ATTACHMENT 1
DEPARTMENT COMMENTS

BUILDING DEVELOPMENT SERVICES COMMENTS:

No objection to rezoning.

CITY UTILITIES COMMENTS:

No objection to rezoning.

CLEAN WATER SERVICES COMMENTS:

No objection to rezoning. Public sewer is available for this tract.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION
City’s Transportation Plan classifies E. Division Street as a Primary Arterial roadway, N. Sherman Avenue as a Collector roadway, and E. Locust Street as a local roadway. The standard right-of-way widths for Division Street, Sherman Avenue, and Locust Street are 50 feet from centerline, 30 feet from centerline, and 25 feet from centerline, respectively. Given the characteristics of E. Division Street and its developed nature, Traffic does not believe any additional right-of-way is needed along the corridor. Given that the applicant is SPS, an ARC approval is not needed for a reduction in the amount of right-of-way to be dedicated. N. Sherman Avenue is a Collector Street and is proposed to be vacated as a part of this development. No additional right-of-way is needed along E. Locust Street. All requirements for the vacation of Sherman Avenue must be met, as described in the vacation request. A survey is recommended to determine the exact amount of existing right-of-way. All three of the aforementioned street are City-maintained.

TRAFFIC COUNTS & ON-STREET PARKING
The most recent traffic count on Division Street and Sherman Avenue are 12,728 VPD and 785 VPD, respectively. There are no recent traffic counts for Locust St. On-street parking is allowed along Locust Street and Sherman Avenue, but not Division Street.

DRIVEWAY ACCESS
There are currently several driveway access points to the property. However, driveway access to the site is planned to change substantially, but will be subject to the same driveway spacing requirements as currently spelled out in the Public Works Design Standards.

SIDEWALK
There is existing sidewalk along the property frontage of E. Division Street, N. Sherman Avenue, and E. Locust Street. The existing infrastructure meets current City Standards.

TRAILS, BUS STOPS, & ADDITIONAL INFORMATION
There are no Greenway Trails in the area pertaining to this rezoning. There are bus stops along E. Division 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. Although the change in zoning itself exceeds those thresholds spelled out in Chapter 9 of the Public Works Design Standards, Traffic believe that adequate infrastructure currently exists to allow the proposed use (elementary school). In its current zonings, most of the land is already zoned appropriate to accommodate the proposed school, however, at the request of the City, it was proposed to have a uniform zoning of GI. For this reason, a TIS/any improvements are not required. Public Works does not currently have plans to make improvements to this section of Division, Locust, or Sherman. However, Public Works does have plans to make improvements to the Division/Commercial intersection a few blocks to the east. Extent of these improvements and a date of construction is still TBD.
### TRAFFIC - TABLE 1: REZONING DETAILS

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Street Classification</th>
<th>On-Street Parking</th>
<th>Existing Street ROW From Centerline (ft)</th>
<th>Required Street ROW From Centerline (ft)</th>
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</thead>
<tbody>
<tr>
<td>Street 1</td>
<td>E. Division Street</td>
<td>Primary Arterial</td>
<td>No</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>33</td>
<td>50</td>
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<tr>
<td>Street 2</td>
<td>N. Sherman Avenue (to be vacated)</td>
<td>Collector</td>
<td>Yes</td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td>31</td>
<td>30</td>
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<tr>
<td>Street 3</td>
<td>E. Locust Street</td>
<td>Local</td>
<td>Yes</td>
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<td></td>
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<table>
<thead>
<tr>
<th>Existing Trips Generated</th>
<th>AM Peak</th>
<th>PM Peak</th>
<th>Weekday</th>
<th>Weekend</th>
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<td>16.50</td>
<td>35.27</td>
<td>387.28</td>
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<tr>
<td>*Proposed Trips Generated</td>
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<td>1464.00</td>
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<td>Additional Trips Generated</td>
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<td>201.73</td>
<td>1076.72</td>
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*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 North Branch 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 is required according to Chapter 96. A fee in lieu of on-site stormwater detention will not be allowed and detention will be required. If disturbing 1 acre or greater, water quality is required. The property is not located in a stream buffer area.

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 1 acre or greater, 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. A land disturbance permit will be required if disturbing 1 acre or greater.

<table>
<thead>
<tr>
<th>Public Works Stormwater Division</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Drainage Basin</td>
<td>Jordan Creek North 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>No</td>
</tr>
</tbody>
</table>
FIRE DEPARTMENT COMMENTS:

No objections to rezoning
AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: R-SF, RTH, LB (existing zoning) to GI (proposed zoning)
2. Meeting Date & Time: June 26, 2019; 4-6:30 pm
3. Meeting Location: Berry Alternative Elementary, 911 E. Division St., Springfield, MO 65803
4. Number of invitations that were sent: 200
5. How the mailing list was generated: City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): 18
7. List the verbal comments and how you plan to address any issues:
   (City Council does not expect all the issues to be resolved to the neighborhood’s satisfaction; however, the developer must explain why the issues cannot be resolved).
   
   See attached neighborhood summary letter

8. List or attach the written comments and how you plan to address any issues:
   See attached

I, _____________________________ (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
Lee Engineering hosted a neighborhood meeting at Berry Alternative Elementary, located at 911 E. Division St., between 4:00 and 6:30 PM, on Wednesday, June 26, 2019. Lee Engineering had two people present to answer questions, Derek Lee and Tambra Lee. The Springfield School District also had two people present to answer questions, Travis Shaw and Brian Saunders.

The issue being discussed was to allow a rezone to government/institutional from individual tracts and combine all tracts into one piece of property. The intent is to construct a new school and the existing lots have three different zoning classifications. In general, everybody supported removing the housing and constructing a new school.

Below are issues that were communicated by the neighborhood, verbally and written, with our responses in bold italic:

1) People were concerned about the extra traffic that would be generated by the new school. Several people were specifically concerned about Locust St., which they considered to be too narrow.

*The traffic that would be generated by the school does not warrant widening the adjacent streets. Since schools let out in the early afternoon, the peak school traffic does not occur at the same time as the peak traffic on the surrounding roads. The school will be relatively small and only have four buses.*

2) People were concerned about constructing the school over Sherman Avenue because there is a light at Sherman and Division.

*There are multiple other streets that connect to Division that would allow full access that are not signalized. There are signalized intersections at Washington Ave., which is less than 1,000 feet to the West, and Glenstone, which is less than 2,000 feet to the East.*
3) People were concerned about the school not providing adequate space for pick up and drop off for students. The specific concern was the school traffic would back up into the surrounding streets.

The school will provide adequate drop off and pick up areas for the students without blocking the adjoining streets. The school stated they were only projecting a maximum of four buses would be utilized for the school. Representatives for the School District will design and submit site plans which will include drop off and pick up areas. These site plans will be reviewed by the Traffic Department of the City of Springfield to ensure adequate space for cars and buses is provided by the School District.

The attendees were offered comment sheets to express their concerns to the city council. All comments from the neighborhood are attached. If you have any questions, please feel free to contact our office.

Thank you,

Derek A. Lee, PE.
DEAR PROPERTY OWNER,

You have received a notice of a “Neighborhood Meeting” since all development applications involving an advertised public hearing require that a developer hold a neighborhood meeting and invite the property owners within 500 feet of the property and the officers of any neighborhood associations on file with the City of Springfield.

The applicant or representative below has filed an application with the City of Springfield for a change in land use, zoning or street vacation in your neighborhood.

APPLICANT CONTACT INFORMATION

Applicant/Representative Name: Lee Engineering & Associates LLC
Address: 1200 E. Woodhurst Dr., Suite D200
City, State and Zip: Springfield, MO 65804
Phone Number: (417) 886-9100 E-mail: dlee@leeengineering.biz

PROJECT LOCATION: 911 E. Division St., Springfield, MO

PROPOSED CHANGES: The current zoning is a combination of limited business, single family residential, town house residential and unzoned right of way. The planning work will zone all the individual tracts to government/institutional and combine all the tracts into one piece of property. The intent is to construct a new school with parking and playground areas. These changes affect the following addresses: 824 & 826 E Locust; 833, 911, & 921 E Division; and 1509, 1515, 1517, 1523, 1527, 1533, & 1535 N Sherman.

PUBLIC NEIGHBORHOOD MEETING

Date of Meeting: 6/26/19
Location of Meeting: Berry Alternative Elementary, 911 E. Division St., Springfield, MO 65803
Time of Meeting: 4:00pm to 6:30pm

We look forward to seeing you at this meeting! Thank You!
<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>City</th>
<th>State</th>
<th>Zip1</th>
</tr>
</thead>
<tbody>
<tr>
<td>BEDELL, HERLEY JR III</td>
<td>1034 E DIVISION ST</td>
<td>SPRINGFIELD</td>
<td>MO</td>
<td>65803</td>
</tr>
<tr>
<td>RENSCH, GEORGE</td>
<td>806 E DELMAR ST</td>
<td>SPRINGFIELD</td>
<td>MO</td>
<td>65807</td>
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<tr>
<td>HIGGINS, MIKE G</td>
<td>1000 E DIVISION ST</td>
<td>SPRINGFIELD</td>
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<tr>
<td>GIBRALTAR ENT INC</td>
<td>2733 E BATTLEFIELD ST</td>
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<td>65804</td>
</tr>
<tr>
<td>SHERMAN AVE PROJECT AREA COMMITTEE</td>
<td>1228 N SHERMAN AVE</td>
<td>SPRINGFIELD</td>
<td>MO</td>
<td>65802</td>
</tr>
<tr>
<td>VICE, PHILIP R</td>
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<tr>
<td>WOOLDRIDGE INV LLC</td>
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<tr>
<td>JONES, PAUL S</td>
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<tr>
<td>STH LLC</td>
<td>3720 W BIRCHWOOD CT</td>
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<tr>
<td>KELLE, JAN N</td>
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<tr>
<td>DAVIS, JAMES C</td>
<td>4422 W TARKIO ST</td>
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<td>BORLASE, GARY</td>
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<td>TAYLOR, BETTY</td>
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<tr>
<td>HIGHER GROUND RECOVERY CENTER</td>
<td>2032 E KEARNEY</td>
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<td>SHERMAN AVE PROJECT AREA COMM INC</td>
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<tr>
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<tr>
<td>DIANA DRIVE LLC</td>
<td>244 LAFAYETTE LN</td>
<td>BRANSON</td>
<td>MO</td>
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<td>HINDS, KATHY</td>
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<tr>
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<td>AL TUHAFI, NIAZI SADEK ETAL TRUST</td>
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<tr>
<td>SFS PROPERTIES LLC</td>
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<td>KWON HOLDINGS LLC</td>
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<td>CANIZARES, SERGE O</td>
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<td>JERSEY CITY</td>
<td>NJ</td>
<td>7307</td>
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<tr>
<td>MID-TOWN NEIGHBORHOOD ASSOC INC</td>
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<td>FLETCHALL, MICHAEL L</td>
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<td>BOSSERT, KIRK A ETAL</td>
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<td>ASH GROVE</td>
<td>MO</td>
<td>65604</td>
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<tr>
<td>WEDDLE, BROOKE</td>
<td>28 INDIAN CREEK DR</td>
<td>MARSHFIELD</td>
<td>MO</td>
<td>65706</td>
</tr>
<tr>
<td>UCKELE, ROBERT DALE</td>
<td>3777 W FARM ROAD 72</td>
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JOHNSON, ARVIL L  
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DAVID PITTS PROP LLC  
PO BOX 2792  
SPRINGFIELD MO 65801

CAMPBELL, JOSEPH  
1637 N SHERMAN AVE  
SPRINGFIELD MO 65803

JILES, BRADLEY EUGENE  
820 E PACIFIC ST  
SPRINGFIELD MO 65803

IVY LLC  
644 S SCENIC AVE  
SPRINGFIELD MO 65802

CULBERTSON, DONNA TR  
PO BOX 1412  
SPRINGFIELD MO 65801

MULLIGAN PROPERTIES LLC  
5118 S CHARLESTON SQ  
SPRINGFIELD MO 65804

BATTAGLIA, MATTHEW S  
900 N BENTON AVE  
SPRINGFIELD MO 65802

VARNEY, JUNE C  
1614 N CLAY AVE  
SPRINGFIELD MO 65803

JAMERSON, KARLA P  
1608 N CLAY AVE  
SPRINGFIELD MO 65803

METTS, TONYA  
1109 E DIVISION ST  
SPRINGFIELD MO 65803

SIJS INVESTMENT GROUP LLC  
PO BOX 231  
AVA MO 65608

PICKETT, JEREMY L  
823 E LOCUST ST  
SPRINGFIELD MO 65803

NW PROPERTIES LLC  
1330 E SEMINOLE ST  
SPRINGFIELD MO 65804

DAVIS, SHANNON TIRA  
1603 N SHERMAN AVE  
SPRINGFIELD MO 65803

HODGES, DANNY  
1609 N SHERMAN AVE  
SPRINGFIELD MO 65803

CONLEY, TAMMY L  
PO BOX 1322  
SPRINGFIELD MO 65801

BUSCHO, KYLE L  
6120 STATE HIGHWAY VV  
ROGERSVILLE MO 65742

417 RENTALS LLC  
5759 W US HIGHWAY 60  
BROOKLINE MO 65619

ONE HUNDRED TWO GLENSTONE INC  
453 S PATTON AVE  
SPRINGFIELD MO 65806

DUKE, JAMES C  
2032 E LARK ST  
SPRINGFIELD MO 65804

DUKE, JAMES C JR  
2032 E LARK ST  
SPRINGFIELD MO 65804

SPELLMAN, KENNETH M  
1622 E LARK ST  
SPRINGFIELD MO 65804

SCHULL, TERRY  
1534 N CLAY AVE  
SPRINGFIELD MO 65803

JOHNSON, LARRY E  
1022 E LOCUST ST  
SPRINGFIELD MO 65803

SARTIN, HAROLD LYNDON  
1016 E LOCUST ST  
SPRINGFIELD MO 65803

GARDNER, TIFFANY N  
1008 E LOCUST ST  
SPRINGFIELD MO 65803

HODGES, LAURIE A  
1000 E LOCUST ST  
SPRINGFIELD MO 65803

SHEPHARD, ELIZABETH  
930 E LOCUST ST  
SPRINGFIELD MO 65803

HAMILTON, DONALD R  
922 E LOCUST ST  
SPRINGFIELD MO 65803

WARNHOLTZ, PENELLOPE BUTLER ETAL  
916 E LOCUST ST  
SPRINGFIELD MO 65803

SEEBY, CHARLOTTE ANN ETAL  
705 S MARLAN AVE  
SPRINGFIELD MO 65802

OAKWIRE RENTAL PROP LLC  
2550 N CLIFTON AVE  
SPRINGFIELD MO 65803

SHERMAN AVENUE PROJECT AREA  
PO BOX 6317  
SPRINGFIELD MO 65801

BLACKARD RENTALS LLC  
PO BOX 2292  
SPRINGFIELD MO 65801

GRAY, MICHELLE  
933 E DIVISION ST  
SPRINGFIELD MO 65803

SELEMENT, GEORGE J  
PO BOX 5045  
SPRINGFIELD MO 65801

PHILLIPS, LARRY O ETAL TR  
1026 E PACIFIC ST  
SPRINGFIELD MO 65803

BBT HOLDINGS LLC  
PO BOX 1158  
OZARK MO 65721

ARMOUR, ELIJAH J  
1016 E PACIFIC ST  
SPRINGFIELD MO 65803

WANDERING LANE 101 TR  
1010 E PACIFIC ST  
SPRINGFIELD MO 65803

STONE, DEAN A  
217 FILMORE ST  
GALENA KS 66739

PHILLIPS RENTALS LLC  
11102 N FARM ROAD 199  
FAIR GROVE MO 65648

PARKER, MICHAEL  
1006 E PACIFIC ST  
SPRINGFIELD MO 65803

CHILCUTT, CHARLES  
337 E FARM ROAD 96  
SPRINGFIELD MO 65803

SHADDY, JERRY  
1855 E CHERRY ST  
SPRINGFIELD MO 65803

BAKER, RANDY LOYD  
912 E PACIFIC ST  
SPRINGFIELD MO 65803

GREATER OZARK REAL ESTATE HOLDINGS LP  
1414 E PRIMROSE ST  
SPRINGFIELD MO 65804

DBL PROPERTY INV LLC  
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WILSON, BARRY S  
3705 N CROSSELW AVE  
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MOUDRY, RICHARD  
1616 N SHERMAN AVE  
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DALTON, KEVIN
1610 N SHERMAN AVE
SPRINGFIELD MO 65803

LYNCH, JUANITA L
903 E LOCUST ST
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ICGI LLC
2446 S BRENTWOOD BLVD
SPRINGFIELD MO 65804

STEFKA, ARTHUR D
923 E LOCUST ST
SPRINGFIELD MO 65803

SPRINGTOWN PROPERTIES 1 LLC
3938 S LONE PINE
SPRINGFIELD MO 65804

WILLIAMS, STEVEN E
1007 E LOCUST
SPRINGFIELD MO 65803

BRAMER, SHAWN P
1011 E LOCUST ST
SPRINGFIELD MO 65803

LEWIS-SOMMER, CLARISSA
1029 E LOCUST ST
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FISCHER, AUSTIN G
1033 E LOCUST ST
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BOWERS, CARISSA M ETAL
931 W 2ND ST
ALLIANCE NE 69301

GARRISON, LISA LEE
1339 S AIRWOOD DR
SPRINGFIELD MO 65804

HOOPER, JOE W ETAL TR
1045 E DIVISION ST
SPRINGFIELD MO 65803

SELEMENT, GEORGE
PO BOX 5045
SPRINGFIELD MO 65801

CURRENT RESIDENT/BUSINESS OWNER
732 E LOCUST ST
SPRINGFIELD MO 65802

CURRENT RESIDENT/BUSINESS OWNER
726 E LOCUST ST
SPRINGFIELD MO 65802

CURRENT RESIDENT/BUSINESS OWNER
722 E LOCUST ST
SPRINGFIELD MO 65802

CURRENT RESIDENT/BUSINESS OWNER
721 E DIVISION ST
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CURRENT RESIDENT/BUSINESS OWNER
1521 N CLAY AVE
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CURRENT RESIDENT/BUSINESS OWNER
812 E PACIFIC ST
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CURRENT RESIDENT/BUSINESS OWNER
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SIGN IN SHEET

Neighborhood Meeting

Wednesday, June 26, 2019

Re: Proposed Rezone – Berry Alternative Elementary
911 E. Division St.
Springfield, Missouri

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<tr>
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<th>ADDRESS</th>
<th>PHONE</th>
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<tbody>
<tr>
<td>Barry Wilson</td>
<td>1622 N. Sherman</td>
<td>417-400-0796</td>
</tr>
<tr>
<td>Terry Schull</td>
<td>1534 N. Clay Ave</td>
<td>(417) 894-6160</td>
</tr>
<tr>
<td>Jamie Duke</td>
<td>1515 &amp; 1523 N Clay Ave</td>
<td>417-886-5673</td>
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<tr>
<td>Laurie Hedges</td>
<td>1000 E. Locust ST</td>
<td>417-343-0956</td>
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<tr>
<td>Jane Hanes</td>
<td>930 E. Locust</td>
<td>417-799-4108</td>
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<tr>
<td>Youngho Hee</td>
<td>912 E. Court</td>
<td>417-370-1932</td>
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<tr>
<td>John Trubby</td>
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<tr>
<td>Michelle Young</td>
<td>933 E. Dakota</td>
<td>417-844-3012</td>
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<tr>
<td>John Bailey</td>
<td>912 E. Locust</td>
<td>416-990-1008</td>
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<tr>
<td>George Ekelman</td>
<td>P.O. Box 5045</td>
<td>417-560-4015</td>
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<tr>
<td>Betty Taylor</td>
<td>1451 N. Texas</td>
<td>417-839-9384</td>
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<tr>
<td>Don Hampton</td>
<td>922 E. Locust St.</td>
<td>417-705-9221</td>
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<tr>
<td>David Bate</td>
<td>1016 E. Pres. St.</td>
<td>417-785-7959</td>
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<td>Susie Eke</td>
<td>834 E. Division</td>
<td>417-509-2399</td>
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<tr>
<td>Ralph Plants</td>
<td>1357 N. Washington</td>
<td>417-865-7981</td>
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<tr>
<td>Kenneth Murphy</td>
<td>65802</td>
<td>417-459-3368</td>
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<tr>
<td>Tammy Carnahan</td>
<td>65803</td>
<td>417-428-6810</td>
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</tbody>
</table>
COMMENT SHEET

Neighborhood Meeting

Wednesday, June 26, 2019

Re: Proposed Rezone – Berry Alternative Elementary
    911 E. Division St.
    Springfield, Missouri

<table>
<thead>
<tr>
<th>NAME</th>
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<tbody>
<tr>
<td>Tammy Carabao</td>
<td>1427 N. Sherman</td>
<td>417-429-6810</td>
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</tbody>
</table>

COMMENTS:

My main concern is my car getting hit because I park in the street. I have no other place to park, I have no driveway. I cannot park in my back yard because I don't trust the alley and I could also get stuck back there in the winter. I also would like to build a fence at sometime in my backyard, so there would be no room to park back there.
COMMENT SHEET

Neighborhood Meeting

Wednesday, June 26, 2019

Re: Proposed Rezone – Berry Alternative Elementary
911 E. Division St.
Springfield, Missouri

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
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</thead>
<tbody>
<tr>
<td>Susan Schell</td>
<td>1534 N Clay Ave</td>
<td>(417) 894-6103</td>
</tr>
</tbody>
</table>

COMMENTS:

- Traffic flow on Clay and Locust already backs up without school traffic.
- Streets to narrow

- Children jumping fence for cut through (from school to Clay.)
COMMENT SHEET

Neighborhood Meeting

Wednesday, June 26, 2019

Re: Proposed Rezone – Berry Alternative Elementary
911 E. Division St.
Springfield, Missouri

<table>
<thead>
<tr>
<th>NAME</th>
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<tbody>
<tr>
<td>Don Hampton</td>
<td>928 E. Locust St. 65803</td>
<td>417-705-9321</td>
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</tbody>
</table>

COMMENTS:

The Alley to the East of the School is being partially vacated. It needs to be totally closed to traffic and to undesirable individuals (prostitutes, drug users etc) have been known to use this area.

Allowing buses and parents’ vehicles to use Locust Street as a parking lot is ludicrous.
COMMENT SHEET

Neighborhood Meeting

Wednesday, June 26, 2019

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911 E. Division St.
Springfield, Missouri

<table>
<thead>
<tr>
<th>NAME</th>
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<tbody>
<tr>
<td>Jean Duke</td>
<td>2032 E. Locust St, Springfield, Mo. 65804</td>
<td>417-830-6113</td>
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</table>

COMMENTS:

Concern about the traffic lights being removed from Division & Sherman. Please consider a stop light at Clay and Division. Also widen Locust
COMMENT SHEET

Neighborhood Meeting

Wednesday, June 26, 2019

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   911 E. Division St.
   Springfield, Missouri

<table>
<thead>
<tr>
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<tr>
<td>Betty Taylor</td>
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</tbody>
</table>

COMMENTS: I would like to know in plain English exactly how this rezoning will affect 1451 N. Texas and exactly when they are going to finish what they started on the Sherman Project House next door North of 1451. It's a rat hole mosquito infected piece of Hell it's been that way for over a year. It's also a danger to kids. Check it out. Would you want it in your neighborhood?
COMMENT SHEET

Neighborhood Meeting

Wednesday, June 26, 2019

Re: Proposed Rezone – Berry Alternative Elementary
911 E. Division St.
Springfield, Missouri

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>PHONE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Youland Harris</td>
<td>912 E Court</td>
<td>417-970-1927</td>
</tr>
</tbody>
</table>

COMMENTS:

There needs to be a stoplight at Clay & Division. This is a huge safety concern. The city should look at the safety for all children & adults. something of this magnitude should be communicated better to the public. It seems that if you are on the North side your concerns are not as valuable as those who live on the South side.