To rezone approximately 2.27 acres of property generally located at 3411 South Kansas Avenue from a R-LD, Low Density Multi-Family District COD No 162 to a R-MD, Medium Density Multi-Family Residential District and establishing Conditional Overlay District No. 179 to increase the residential density from 18 to 20 dwelling units per acre and minor revisions to the site plan to accommodate the additional density.

**FINDINGS FOR STAFF RECOMMENDATION:**

1. The Growth Management and Land Use Plan element of the Comprehensive Plan identifies this as an appropriate area for Low-Density Housing. The Plan encourages a variety of housing types that would enable developers to compete more effectively and provide a greater housing choice for residents. Appropriate design standards as required by the Multi-Family Location and Design Guidelines can assure compatibility of different housing types and densities within existing neighborhoods. The Plan also states that “the land use plan map should not be taken too literally but should be used in conjunction with…policies of this plan and good judgement.” The Transportation Plan classifies Walnut Lawn as a secondary arterial roadway and Kansas Avenue is classified as collector roadway. Secondary arterial and collector roadways both support the proposed land use.

2. This application meets the intent of R-MD district to accommodate multifamily developments at densities up to approximately 29 units per acre. This district is intended to serve as a transition between major streets or commercial areas and lower density residential areas. This district is intended for areas that have access for vehicular traffic from collector or higher classification streets without traversing minor streets in adjoining residential neighborhoods. In response to public comments and concerns during a past rezoning, access to Kansas Avenue will be prohibited. The proposed R-MD district meets this criteria of being a transition between major streets to the north and lower density housing to the south and east of the subject property.

3. According to the Multi-Family Development Location and Design Guidelines, the proposed development has attained 10 points, which would allow up to 17 dwelling units per acre. However, the COD requirement that restricts access to Kansas Avenue causes one additional point (and 3 additional du/ac) to be lost. The applicant
Development Review Staff Report

has requested a density of 20 dwelling units per acre. Staff believes that the additional point should be rewarded which allows the 18-20 du/ac as originally assigned prior to the driveway to Kansas Avenue being prohibited.

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>PD 157</td>
<td>R-SF</td>
<td>R-SF</td>
<td>R-LD</td>
</tr>
<tr>
<td>LAND USE</td>
<td>Multi-family uses</td>
<td>Single-family Residence</td>
<td>Single-family Residence</td>
<td>Multi-family uses</td>
</tr>
</tbody>
</table>
SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):
PROPERTY HISTORY:
The subject property was zoned to R-SF in a community-wide rezoning to the current Zoning Ordinance regulations in March 1995 (G.O. 4494). The subject property was rezoned to R-LD, Residential Low Density Multi-Family District with Conditional Overlay District No. 145 on March 26, 2018. After revisions to their site plan, the subject property was rezoned to R-LD, Residential Low Density Multi-Family District with Conditional Overlay District No. 162 on March 11, 2019.

ZONING ORDINANCE REQUIREMENTS:

<table>
<thead>
<tr>
<th>CODE ITEM</th>
<th>REQUIREMENTS FOR R-MD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Structure Height</td>
<td>Two (2) stories as restricted by Site Plan. Ordinance normally allows 45 feet or three (3) stories.</td>
</tr>
<tr>
<td>Minimum open space</td>
<td>Not less than 20 percent</td>
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<tr>
<td>Maximum impervious area</td>
<td>Shall not exceed 80 percent of total lot area</td>
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<tr>
<td>Building Setbacks</td>
<td>25 feet from Kansas Avenue</td>
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</tbody>
</table>

BULK PLANE

45 degrees where property adjoins an R-SF district. This bulk plan would be required on the south of the development.

BUFFERYARD AND LANDSCAPING

Type “C” bufferyard is required along south property line.

COMPATIBILITY WITH COMPREHENSIVE PLAN:
The Growth Management and Land Use Plan element of the Comprehensive Plan identifies this as an appropriate area for Low-Density Housing. The Plan encourages a variety of housing types that would enable developers to compete more effectively and provide a greater housing choice for residents. Appropriate design standards as required by the Multi-Family Location and Design Guidelines can assure compatibility of different housing types and densities within existing neighborhoods. The Plan also states that “the land use plan map should not be taken too literally but should be used in conjunction with…policies of this plan and good judgement.”

The property is located at the intersection of Walnut Lawn Street and Kansas Avenue. The Transportation Plan classifies Walnut Lawn as a secondary arterial roadway and Kansas Avenue is classified as collector roadway. Secondary arterial and collector roadways both support the proposed land use.
STAFF COMMENTS:

1. The applicant is proposing to rezone from a R-LD, Low Density Multi-Family District COD No. 162 to a R-MD, Medium Density Multi-Family Residential District and establishing Conditional Overlay District No. 179 to increase the residential density from 18 to 20 dwelling units per acre and minor revisions to the site plan to accommodate the additional density. In addition to increasing the density, the site plan has been modified to accommodate parking for the five additional dwelling units. The proposed rezoning will facilitate the development for a multi-family apartment complex. The Conditional Overlay District will limit the density to 20 dwelling units per acre and require the development to conform to the approved site plan (Attachment 5). The conditional overlay district restricts the development from accessing Kansas Avenue. The development will only have access to Walnut Lawn.

2. The Growth Management and Land Use Plan element of the Comprehensive Plan identifies this as an appropriate area for Low-Density Housing. The Plan encourages a variety of housing types that would enable developers to compete more effectively and provide a greater housing choice for residents. Appropriate design standards as required by the Multi-Family Location and Design Guidelines can assure compatibility of different housing types and densities within existing neighborhoods. The Plan also states that “the land use plan map should not be taken too literally but should be used in conjunction with…policies of this plan and good judgement”. City Council approved the rezoning to R-LD with a Conditional Overlay District No 162.

3. The R-MD District is intended to accommodate multi-family developments at densities up to approximately twenty-nine (29) dwelling units per acre (the applicant is requesting 20 du/ac or less). According to the Multi-Family Development Location and Design Guidelines, the proposed development has attained 10 points, which would allow up to 17 dwelling units per acre. However, the COD requirement that restricts access to Kansas Avenue causes one additional point (and 3 additional du/ac) to be lost. The applicant has requested a density of 20 dwelling units per acre. Staff is not penalizing the applicant for the restricted access to Kansas Avenue which would reduce the allowed density. Staff believes that the additional point should be rewarded which allows the 18-20 du/ac as originally assigned prior to the driveway to Kansas Avenue being prohibited. Further analysis of the proposed development under the Revised Multi-Family Development Location and Design Guidelines is attached (Attachment 3). The development must be in substantial conformance to the attached site plan (Attachment 5).

4. This application meets the intent of R-MD district to accommodate multifamily developments at densities up to approximately 29 units per acre. This district is intended to serve as a transition between major streets or commercial areas and lower density residential areas. This district is intended for areas that have access for vehicular traffic from collector or higher classification streets without traversing minor streets in adjoining residential neighborhoods. In response to public comments and concerns during a past rezoning, access to Kansas Avenue will be prohibited. The proposed R-MD district meets this criteria of being a transition between major streets to the north and lower density housing to the south and east of the subject property.

5. The proposed rezoning will increase the plantings within the bufferyard area that is adjacent to the R-SF district to the south. The Bufferyard Type C is required adjacent to R-SF (see above in Zoning Ordinance Requirements).

6. 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.

7. The proposed rezoning was reviewed by City departments and comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on November 7, 2019 regarding the rezoning request. A summary of the meeting is attached (Attachment 4).
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: 13 Returned: 0

DEPARTMENT COMMENTS:

ATTACHMENT 1
DEPARTMENT COMMENTS

BUILDING DEVELOPMENT SERVICES COMMENTS:
No comments.

CITY UTILITIES COMMENTS:
No issues with proposed zoning.

CLEAN WATER SERVICES COMMENTS:
No objection to zoning amendment. Public sewer is available.

FIRE COMMENTS:
No comments.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION
City’s Transportation Plan classifies W. Walnut Lawn Street as a Secondary Arterial roadway and S. Kansas Avenue as a Collector roadway. The standard right-of-way width for W. Walnut Lawn Street is 35 feet from the centerline. The standard right-of-way width for S. Kansas Avenue is 30 feet from the centerline. It appears additional right-of-way is not needed along W. Walnut Lawn Avenue. It appears approximately 14 feet of additional right-of-way is needed along S. Kansas Avenue. In addition, a 30-foot by 30-foot right-of-way sight triangle is needed at the intersection of W. Walnut Lawn Street and S. Kansas Avenue. A survey is recommended to determine the exact amount of existing right-of-way. W. Walnut Lawn Street and S. Kansas Avenue are both city-maintained streets.

TRAFFIC COUNTS & ON-STREET PARKING
The most recent traffic count on W. Walnut Lawn Street east of S. Kansas Expressway is 10,281 vehicles per day. The most recent traffic count on S. Kansas Avenue south of W. Walnut Lawn Street is 4,312 vehicles per day. On-street parking is not allowed along W. Walnut Lawn Street or S. Kansas Avenue.

DRIVEWAY ACCESS
There is currently one driveway access point onto the property from S. Kansas Avenue that will need to be closed or moved, as it does not meet the minimum spacing requirements from the intersection of Walnut Lawn and Kansas Avenue. Any new proposed driveway approaches must meet the minimum spacing requirements (150’ Approach/100’ Exit). Driveway access is limited to W. Walnut Lawn Street only. Only one access is permitted onto W. Walnut Lawn Street. No access is permitted onto S. Kansas Avenue.
SIDEWALK
There is existing sidewalk along the property frontage of W. Walnut Lawn Street. The existing infrastructure meets current City Standards. There is not currently sidewalk along the property frontage of S. Kansas Avenue. Sidewalk is required to be constructed along S. Kansas Avenue to current City Standards as a part of this development/rezoning.

TRAILS, BUS STOPS, & ADDITIONAL INFORMATION
There are a few various Greenway Trails in the area surrounding the property pertaining to this zoning. There are bus stops along W. Walnut Lawn 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. The City of Springfield has plans to widen S. Kansas Avenue to at least a three-lane section in the future. There is not currently a timeline for when these street improvements will take place. In addition, at 3581 S. Kansas Avenue, a northbound left-turn lane is being added to S. Kansas Avenue, into the property. The City of Springfield and MODOT also have plans to make improvements to the Kansas Expressway/ Walnut Lawn intersection soon. Timeline for these improvements are still to-be-determined.

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>
</tr>
</thead>
<tbody>
<tr>
<td>Street 1 W. Walnut Lawn Street</td>
<td>Secondary Arterial</td>
<td>No</td>
<td>54</td>
<td>35</td>
</tr>
<tr>
<td>Street 2 S. Kansas Avenue</td>
<td>Collector</td>
<td>No</td>
<td>16</td>
<td>30</td>
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</tbody>
</table>

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<tr>
<th></th>
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<th>PM Peak</th>
<th>Weekday</th>
<th>Weekend</th>
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<tbody>
<tr>
<td>Existing Trips Generated</td>
<td>24.48</td>
<td>29.92</td>
<td>326.4</td>
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<td>*Proposed Trips Generated</td>
<td>24.48</td>
<td>29.92</td>
<td>326.4</td>
<td>N/A</td>
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<tr>
<td>Additional Trips Generated</td>
<td>0</td>
<td>0</td>
<td>0</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 Inman Creek 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 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 located in a stream buffer area with a requirement of 30 ft on each side from the top of bank.

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>Inman 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>Yes</td>
</tr>
<tr>
<td>Is stormwater fee in lieu an option?</td>
<td>No</td>
</tr>
</tbody>
</table>
The applicant is requesting approval of multi-family apartments on 2.27 acres of property. According to the Multi-Family Location and Design Assessment Matrix, the proposed development has attained 10 points, which would allow up to 17 dwelling units per acre. However, the COD requirement that restricts access to Kansas Avenue causes one additional point (and 3 additional du/ac) to be lost. The applicant has requested a density of 20 dwelling units per acre. Staff believes that the additional point should be rewarded which allows the 18-20 du/ac as originally assigned prior to the driveway to Kansas Avenue being prohibited. Below is an analysis of the four categories used to calculate the Matrix score.

A. Land Use Accessibility (1/3 points)
   One point was given for land use accessibility. There is neighborhood retail mix within a ¼ mile and a supermarket located within a ½ mile.

B. Connectivity Analysis (2/5 points)
   Two out of a maximum of five points were given for connectivity. The proposed development received scores for its proximity to transit routes.

C. Road Network Evaluation (1/2 points)
   One point was given for the road network evaluation; however, two points would be possible if a driveway access to Kansas Avenue was available.

D. Design Guidelines (6/6 points)
   A maximum of six points were given for design guideline criteria. Below are the design considerations that have been incorporated into the proposed development.
   
   1. Pedestrian Amenities - Pedestrian amenities shall include benches placed near walkways at appropriate locations throughout the development. Pedestrian-scale lighting shall be provided within the development. Lighting sources or luminaries that have a cutoff shall not exceed a maximum of 30 feet in height. All lighting shall be glare-free and shielded from the sky and adjacent residential properties and structures, either through external shields or through optics within the fixture. A site lighting and photometric plan shall be submitted conforming to these requirements for building permits.

   2. Building Scale and Articulation - Street facing walls that are greater than 50 feet in length shall be articulated at least each 25 feet with bays, projections or recesses. Articulation means a difference in the vertical plane of the building at least 18 inches or more. This project shall be in compliance with the attached site plan and elevations.

   3. Building Orientation and Interior Landscaping – All building orientations will address Kansas Avenue and Walnut Lawn Street to receive design points for this element. Landscaping and open spaces shown shall be provided with approved ground cover and/or plantings per required city ordinances and zoning requirements. Landscaping islands with plantings shall be located throughout the parking lot. A landscaping plan shall be submitted conforming to these requirements for building permits.

   4. Avoidance of Blank Walls along pedestrian circulation areas - Facades that face public streets or connecting pedestrian frontage that are greater than 25 feet in length shall be subdivided and proportioned using at least one or more of the following features: windows, entrances, arcades, arbors,
awning (over windows or doors), distributed along the façade at least once every 25 feet. This project shall be in conformance with the attached site plan and elevations

5. Internal Connectivity – Internal sidewalks shall connect internally and to the public sidewalk system.

6. Useable Recreational Area/Facility – A minimum of 20% usable open space is required.

7. Amenities – The development will have a picnic area with a picnic table and barbeque grill.

8. Preservation of Trees – All existing trees of 6” caliper or greater shall be preserved or replaced with 2-inch caliper trees in accordance with the attached site plan and the city ordinance.

DENSITY: The assessment criteria resulted in a total of 10 points for a maximum density of 17 dwelling units per acre. However, the COD requirement that restricts access to Kansas Avenue causes one additional point (and 3 additional du/ac) to be removed. The applicant has requested a density of 20 dwelling units per acre. Staff believes that the additional point should be rewarded which allows the 18-20 du/ac as originally assigned prior to the driveway to Kansas Avenue being prohibited.

ATTACHMENT 3
CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-21-2019 & CONDITIONAL OVERLAY DISTRICT NO. 179

The requirements of Section 36-383 of the Springfield Zoning Ordinance shall be modified herein for development within this district to include the following.

1. The development shall have a maximum density of 20 dwelling units per acre for a total 45 units.

2. The development shall have no access to Kansas Avenue as shown in the attached site plan (Attachment 5).

3. The development of the subject property shall be in substantial conformance to the Multi-Family Location and Design Guidelines and the attached site plan (Attachment 5).
AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: \underline{COD \#162} (existing zoning) to \underline{COD \#162 Amended} (proposed zoning)

2. Meeting Date & Time: 9/18/19 4-6:30 pm

3. Meeting Location: Library Center

4. Number of invitations that were sent: \underline{105 approx.}

5. How the mailing list was generated: \underline{From the City}

6. Number of neighbors in attendance (attach a sign-in sheet): 1

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.)

   \underline{NONE}

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

   \underline{NONE}

\underline{Jason Finley} (print name), attest that the neighborhood meeting was held on 9/18/19 (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."

\underline{Signature of person completing affidavit}

\underline{Printed name of person completing affidavit}

City of Springfield, Missouri - Development Review Office - 840 Boonville, Springfield, MO 65802 - 417.864.1611
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: Jason Funky, Project Collective

Address: 2082 Terrill Valley

City, State and Zip: Republic, MO 65733

Phone Number: 766-7843

E-mail: jasonfunkyconstructionc.com

PROJECT LOCATION:

3411 S. Kansas

PROPOSED CHANGES:
Provide details of the existing zoning and proposed zoning (planned development, conditional use permit, conditional overlay district or vacation of roadways).

Change total units from 40 to 45.

PUBLIC NEIGHBORHOOD MEETING:

Date of Meeting: 9/18/19

Location of Meeting: Library Center

Time of Meeting: 4:00 PM to 6:30 PM

We look forward to seeing you at this meeting! Thank You!

ATTACHMENTS: Notice Letter from City with Comment Card attached to this letter.
DEVELOPMENT REVIEW NOTICE/COMMENT CARD

Enclosed you have received a notice of a “Neighborhood Meeting” submitted by the applicant to discuss a change in land use or zoning in your neighborhood. For all development applications involving an advertised public hearing, City Council requires developers to hold a neighborhood meeting and invite the property owners within 500 feet of the property and to the officers of neighborhood association on file with the Department.

A “Neighborhood Meeting” is held early enough to provide adequate time for the developer to negotiate with the neighborhood in order to resolve any issues and provide any proposed changes to City staff to evaluate and include in City staff reports.

If the developer submits an application for a change in land use or zoning, the property will be posted and there will be public notifications in the newspaper and notification by mail to the property owners within 185 feet of the project.

The Land Use or Zoning Change Process:
1. Application
2. Neighborhood Meeting (500 feet notification from subject property)
3. Planning and Zoning Commission Public Hearing (185 feet notification from subject property)
4. 1st City Council Public Hearing (185 feet notification from subject property)
5. 2nd City Council Meeting to decide either to approve or to deny the change in land use or zoning

City staff is available to meet with you or your neighborhood association representative(s) to discuss the proposed change in land use or zoning and answer questions at 417-864-1611.

Staff submits a report with a recommendation one week prior to the date of the public hearing at the Planning and Zoning Commission. You can provide comments on the attached "Comment Card" by mail or by email at zoning@springfieldmo.gov. Please include your name, address and telephone number as well as the address of the project in your correspondence.

Bob Hosmer, AICP Principal Planner
City of Springfield Development Review Office
840 Boonville Ave, Springfield Missouri 65801

Comment Card: mail comments to the address above or email comments to zoning@springfieldmo.gov

<table>
<thead>
<tr>
<th>DATE:</th>
<th>9-18-19</th>
<th>Telephone No.</th>
<th>417 844-7002</th>
</tr>
</thead>
<tbody>
<tr>
<td>YOUR NAME:</td>
<td>Murielle Reed</td>
<td></td>
<td></td>
</tr>
<tr>
<td>YOUR ADDRESS:</td>
<td>1141 W. Maplewood St.</td>
<td></td>
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<tr>
<td>PROJECT ADDRESS:</td>
<td>3411 S. Kansas</td>
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</table>

COMMENTS:
I am satisfied with this adjusted proposal for the 55 and over apartment complex.

City of Springfield, Missouri - Development Review Office - 840 Boonville, Springfield, MO 65802 - 417.864.1611
<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Murielle Reed</td>
<td>1141 W. Maplewood</td>
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