Summary of Request:

To rezone approximately 6.30 acres of property generally located at 3615 & 3697 North State Highway H/Glenstone Avenue from County R-1, Suburban Residence District and C-2, General Commercial District to GR, General Retail and establish Conditional Overlay District No. 182.

Findings for Staff Recommendation:

1. This application is consistent with the Growth Management and Land Use Plan element of the Comprehensive Plan which identifies the south portion of the subject property as appropriate for Medium-Intensity Retail, Office or Housing and north portion of the subject property as appropriate for low-density housing. The Plan recommends the GR district for the Medium-Intensity Retail, Office or Housing land use category. The property to the north is zoned County C-1, Neighborhood Commercial District.

2. The GR district is consistent with the Plan which encourages commercial development to be located at the intersection of major streets. Glenstone Avenue is classified as a primary arterial and Valley Water Mill is a secondary arterial.

3. The GR district is consistent with the other properties located at the Glenstone and Valley Water Mill intersection. The Southeast corner of the intersection is zoned GR and the Northeast and Southwest corners are zoned Planned Development No. 303 and Planned 80 amendment 1, respectively, which allow for commercial and retail uses.

Surrounding Zoning and Land Uses:

<table>
<thead>
<tr>
<th>NORTH</th>
<th>SOUTH</th>
<th>EAST</th>
<th>WEST</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZONING</td>
<td>C-1</td>
<td>PD 80 amd 1</td>
<td>PD 303, County PAD 1801</td>
</tr>
<tr>
<td>LAND USE</td>
<td>Adult daycare</td>
<td>Bank, Church</td>
<td>Undeveloped land, Church</td>
</tr>
</tbody>
</table>
SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):

GOOGLE MAPS STREET VIEW:
GROWTH MANAGEMENT AND LAND USE PLAN:
PROPERTY HISTORY:
The subject property is currently located outside City limits. The rezoning is being processed concurrently with an annexation and will have a public hearing at the same City Council meetings.

ZONING ORDINANCE REQUIREMENTS:

<table>
<thead>
<tr>
<th>CODE ITEM</th>
<th>REQUIREMENTS FOR GR</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>Not less than 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

30-degree bulk plane is required adjacent to R-SF zoning.

A bufferyard type F required along the west property line adjacent to County R-1 zoning.

COMPATIBILITY WITH COMPREHENSIVE PLAN:
The Growth Management and Land Use Plan element of the Comprehensive Plan identifies the south portion of the subject property as appropriate for Medium Intensity Retail, Office or Housing and north portion of the subject property as appropriate for low-density housing. The Plan encourages commercial development to be located at the intersection of major streets. Glenstone Avenue is classified as a primary arterial and Valley Water Mill is a secondary arterial.

STAFF COMMENTS:

1. The applicant is proposing to rezone approximately 6.30 acres of property generally located at 3615 & 3697 North State Highway H/Glenstone Avenue from County R-1, Suburban Residence District and C-2, General Commercial District to GR, General Retail and establish Conditional Overlay District No. 182. The rezoning is being processed concurrently with an annexation and will have a public hearing at the same City Council meeting.

2. This application is consistent with the Growth Management and Land Use Plan element of the Comprehensive Plan which identifies the south portion of the subject property as appropriate for Medium-Intensity Retail, Office or Housing and north portion of the subject property as appropriate for low-density housing. The Plan recommends the GR district for the Medium-Intensity Retail, Office or Housing land use category. The property to the north is zoned County C-1, Neighborhood Commercial District.
3. The GR district is consistent with the Plan which encourages commercial development to be located at the intersection of major streets. Glenstone Avenue is classified as a primary arterial and Valley Water Mill is a secondary arterial.

4. The GR district is consistent with the other properties located at the Glenstone and Valley Water Mill intersection. The Southeast corner of the intersection is zoned GR and the Northeast and Southwest corners are zoned Planned Development No. 303 and Planned 80 amendment 1, respectively, which allow for commercial and retail uses.

5. The GR district is intended for uses that provide community-wide personal and business services, shopping centers and specialty shops. Commercial uses permitted in this district are generally required to conduct business activities indoors. The need for community-wide accessibility dictates that this district be located along or at the intersection of two or more arterial or higher classification streets.

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 November 21, 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: 10 Returned: 0
DEPARTMENT COMMENTS:

ATTACHMENT 1
DEPARTMENT COMMENTS

BUILDING DEVELOPMENT SERVICES COMMENTS:
No objection to rezoning.

CITY UTILITIES COMMENT:
No objection to rezoning.

CLEAN WATER SERVICES COMMENTS:
No objection to rezoning however we have the following Critical issues:

1. Public sewer is not available to these tracts. Public sewer will need to be extended which will require public improvement plans. The sanitary sewer public improvements would have to be completed and accepted prior to issuance of building permit. Engineering and inspection fees of 5.34% of the approved contract amount would be required to file the approved plans.

2. Escrow of offsite sewer would not be allowed because the offsite sewer extension which may include a road bore.

3. The properties are in the county and would have to annex or file a consent to annexation before connecting to public sewer.

TRAFFIC COMMENTS:

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION
City’s Transportation Plan classifies E. Valley Water Mill as a Secondary Arterial roadway. The standard right-of-way width for E. Valley Water Mill is 35 feet from the centerline. It appears approximately three feet of additional right-of-way needs to be acquired along a portion of the property frontage of E. Valley Water Mill. A survey is recommended to determine the exact amount of existing right-of-way. E. Valley Water Mill is currently under Greene County jurisdiction. Only a portion or E. Valley Water Mill is part of this annexation. Highway H (Glenstone Avenue) is currently under MoDOT jurisdiction and will remain under MoDOT jurisdiction.

TRAFFIC COUNTS & ON-STREET PARKING
There are no recent traffic counts for this section of E. Valley Water Mill. On-street parking is not allowed along E. Valley Water Mill.

DRIVEWAY ACCESS
There is currently one driveway access point to the property from E. Valley Water Mill. Any new proposed driveway approaches must meet current minimum spacing requirements.

SIDEWALK
There is not currently sidewalk along the entire length of the property frontage of E. Valley Water Mill. Sidewalk is required to be constructed along the entire length of the property frontage (where it is not currently existing) as a part of this development/rezoning.

TRAILS, BUS STOPS, & ADDITIONAL INFORMATION
There are no bus stops or trails in the area. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area.

IMPROVEMENTS

The property is split into two existing uses. The southern portion is zoned Commercial in the county and the northern portion is zoned Residential-Single Family. The rezoning of both parcels to General Retail in the City will trigger a Traffic Impact Study (TIS). The TIS will determine if any improvements are needed to Highway H (Glenstone) or E. Valley Water Mill. The TIS can be completed prior to staff approval of the rezoning based on the highest most intense use of the property or written into a conditional overlay to defer the TIS until the property develops. The requirement of the TIS is due to an increase of more than 1,000 additional trips during a weekday as well as an increase of more than 100 additional trips in the PM Peak, as can be seen below in Table 1.

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Street Classification</th>
<th>On-Street Parking</th>
<th>Existing Street ROW from Centerline (ft.) (Approx.)</th>
<th>Required Street ROW from Centerline (ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>W. Valley Water Mill</td>
<td>Secondary Arterial</td>
<td>No</td>
<td>32</td>
<td>35</td>
</tr>
</tbody>
</table>

**TRAFFIC - TABLE 1: REZONING DETAILS**

<table>
<thead>
<tr>
<th></th>
<th>AM Peak</th>
<th>PM Peak</th>
<th>Weekday</th>
<th>Weekend</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Trips Generated (Vacant)</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>*Proposed Trips Generated</td>
<td>38</td>
<td>212</td>
<td>2130</td>
<td>N/A</td>
</tr>
<tr>
<td>Additional Trips Generated</td>
<td>38</td>
<td>212</td>
<td>2130</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 South Dry Sac 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 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>South Dry Sac</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.
ATTACHMENT 2
CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-22-2019 & CONDITIONAL OVERLAY DISTRICT NO. 182

The requirements of Section 36-421 of the Springfield Zoning Ordinance shall be modified herein for development within this district to include the following.

1. A traffic impact study shall be prepared at the time of development if the proposed development generates more than one thousand (1,000) daily trip ends or more than 100 trip ends in the AM or PM peak hours. The traffic impact study, if required, must be submitted prior to the issuance of a building permit and any improvements to the public street must be designed and either built or escrowed prior to the issuance of the building permit.
1. Request change to zoning from: R-1 & C-2 (County) (existing zoning) to GR - General Retail (proposed zoning) 

2. Meeting Date & Time: November 21, 2019, 4:00 pm to 6:30 pm 

3. Meeting Location: Praise Assembly Church 

4. Number of invitations that were sent: 55 

5. How the mailing list was generated: City Staff 

6. Number of neighbors in attendance (attach a sign-in sheet): 9 

7. List the verbal comments and how you plan to address any issues: 

Comments were positive. Four people did ask if we would put evergreen trees along the property for added sound barrier.

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

We are not opposed to planting evergreen type trees along the West side of the property. There is an existing tree covered area on the the North, so no need for additional trees there.

I, Michael White (print name), attest that the neighborhood meeting was held on 11/21/19 (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.”

Signature of person completing affidavit

Michael White 
Printed name of person completing affidavit
<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Comments</th>
<th>YES</th>
<th>NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alan Beauchamp</td>
<td>3335 N. Glenstone</td>
<td>&quot;For it!&quot;</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Caleb Brink</td>
<td>3117 E. Wendell St</td>
<td></td>
<td>A</td>
<td></td>
</tr>
<tr>
<td>Elizabeth Arner</td>
<td>1884 E. Burnwood</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dee Smith</td>
<td>3751 N. Delaware</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Jerry Rhodes</td>
<td>3817 N. Shawnee</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Michael D. Moore</td>
<td>1516 E. Arlington</td>
<td>Request thick evergreen tree line for sight and sound barrier. Thanks</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Beverley A. Moore</td>
<td>&quot; &quot; &quot;</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Brad Smith</td>
<td>3751 N. Delaware</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Barbara B. Smith</td>
<td>1480 E. Park Ct</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>