

January 14, 2021
MINUTES OF THE PLANNING AND ZONING COMMISSION
Springfield, Missouri

The Planning and Zoning Commission met in regular session and Zoom video conferencing in the City Council Chambers.

Roll Call - Present: Randall Doennig (Chairman), King Coltrin (Vice-Chairman), Dee Ogilvy, Britton Jobe, Natalie Broekhoven, Bill Knuckles, Bruce Colony, and Kuleya Bruce. Absent: None. Staff in attendance: Bob Hosmer, Planning Manager, Kyle Tolbert, Assistant City Attorney, and Mary Lilly Smith, Planning Director.

MINUTES: The minutes of December 17, 2020 were approved.

COMMUNICATIONS: Bob Hosmer reported on City Council meeting actions.

CONSENT ITEMS:

PUBLIC HEARINGS:

Z-1-2021 w/COD #195
1720 West Grand Street
Applicant: College of the Ozarks

Mr. Hosmer stated that the applicant requests this application be tabled to February 11, 2021.

COMMISSION ACTION:

Mr. Coltrin motioned to **table** item Z-1-2021 w/COD #195 (1720 West Grand Street). Ms. Ogilvy seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Jobe, Broekhoven, Knuckles, Colony, and Bruce. Nays: None. Abstain: None. Absent: None.

Z-2-2021 w/COD #194
2832 East Sunshine Street
Applicant: 2832 E. Sunshine Street, LLC

Mr. Hosmer stated that this is a request to rezone approximately 1.27 acres of property generally located at 2832 East Sunshine Street from R-SF, Residential Single-family to O-1, Office with Conditional Overlay District No. 194. The Growth Management and Land Use Plan Element of the Comprehensive Plan designates this property as appropriate for low density housing. The Transportation Plan classifies Sunshine Street, as a primary arterial roadway, and Woodward Avenue, as a collector roadway. A Traffic Impact Study is not required as it did not increase trips generates more than 100 vehicles in the a.m./p.m. peak or 1,000 vehicles daily. The property is not located in a FEMA designated floodplain or a stream buffer area. On-site stormwater detention is required. Staff is aware of a restrictive covenant limiting the use of the property. Private covenants and restrictions are a civil matter. A bufferyard Type C will be required along the south property (15 feet). Max height of 35 ft (45-degree bulk plane).

The COD will:

1. Not allow narrow lot exemption.
2. Dedicate ROW for Sunshine and Woodward.
3. 30x30 sight triangle at intersection, sidewalk and allow one access to Sunshine.

Staff recommends approval.

Ms. Bruce asked if adjacent residential properties are located.

Mr. Hosmer noted that there are to the south.

Mr. Doennig opened the public hearing.

Mr. Curtis Jared, developer and here to answer any questions.

Mr. Jerry Reynolds, citizen noted the protective covenant and does not oppose the rezoning, however the architectural blend needs to part of the existing neighborhood. Feels that the water retention off of Sunshine needs to be kept clear due to it being clogged up throughout the years and possibly under-estimated and noted that a previous owner had kept an area where the water was easily absorbed (flower garden) and not just flowing into his property.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Coltrin motioned to **approve** item Z-2-2021 w/COD #194 (2832 East Sunshine Street). Ms. Ogilvy seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Jobe, Broekhoven, Knuckles, Colony, and Bruce. Nays: None. Abstain: None. Absent: None.

Conditional Use Permit 447

1650 East Sunshine Street

Applicant: JRW Family Prop, LLC
c/o J Randolph Wilson

Mr. Hosmer stated that the applicant requests this application be tabled to February 11, 2021.

COMMISSION ACTION:

Ms. Broekhoven motioned to **table** item Conditional Use Permit 447 (1650 East Sunshine Street). Mr. Jobe seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Jobe, Broekhoven, Knuckles, Colony, and Bruce. Nays: None. Abstain: None. Absent: None.

Preliminary Plat at Grand Phase 2

1720 West Grand Street

Applicant: College of the Ozarks

Mr. Hosmer stated that this is a request for a one lot commercial/ multifamily subdivision on 12.91 acres of property located at 1720 West Grand Street. The Growth Management Land Use Plan identifies this as an appropriate area for Low Density Housing. The Transportation Plan classifies Grand Street as a primary arterial and Kansas Expressway as an expressway which supports the proposed land use. The property is not located in a FEMA designated floodplain or a stream buffer area. A fee in lieu of on-site stormwater detention will be allowed. If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Derek Lee, representative and here to answer any questions.

Mr. Colony asked about stormwater modifications.

Mr. Lee stated that there is an existing building and plans to remodel the inside and no improvements or additions to the outside.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Jobe motioned to **approve** item Preliminary Plat at Grand Phase 2 (1720 West Grand Street). Ms. Broekhoven seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Jobe, Broekhoven, Knuckles, Colony, and Bruce. Nays: None. Abstain: None. Absent: None.

Preliminary Plat of Mercy Fremont Acres
4431 South Fremont Avenue

Applicant: Mercy Health Springfield Communities

Mr. Hosmer stated that this is a request for a two-lot office subdivision on 17 acres of property located at 4431 South Fremont Avenue. The Growth Management Land Use Plan identifies this area as an appropriate for Low Density and Community Public land uses. City's Transportation Plan classifies Fremont Avenue as a secondary arterial and Lark Street as a local street which support the proposed land use. The plat will dedicate ROW for Fremont Ave and only allow fire access to Fremont for lot 2 and sidewalks along Fremont. The property is not located in a FEMA designated floodplain or a stream buffer area. A fee in lieu of on-site stormwater detention will be allowed. If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of public streets and easements. An approved preliminary plat is active for two (2) years. Staff recommends approval.

Mr. Knuckles about the lot and if existing two lots and if it will impact the detention area.

Mr. Hosmer stated this is one tract and will be creating two lots and stated that a fee will be in lieu of on-site stormwater detention.

Mr. Doennig opened the public hearing.

Mr. Derek Lee, representative noted that Lark is sized for the development and not changed, and the Fremont water detention will be enlarged with provided water quality.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Coltrin motioned to **approve** item Preliminary Plat of Mercy Fremont Acres (4431 South Fremont Avenue). Ms. Ogilvy seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Jobe, Broekhoven, Knuckles, Colony, and Bruce. Nays: None. Abstain: None. Absent: None.

2021 Capital Improvements Program
Citywide

Applicant: City of Springfield

Mr. Whitman stated that the 2021 Capital Improvements program is a schedule and strategy for funding and planning the construction, maintenance and replacement of the City's infrastructure and public facilities for the next six-years. Capital Improvement Defined:

- Cost \$100,000 or more
- Are significant, permanent, or have a useful life of six-years or more
- Located on City owned property, right of way or easements

Independent projects, such as: construction of new streets, parks, storm water and sanitary sewer facilities, improvements to the landfill, airport and public facilities, grounds and buildings including acquisition.

Comprehensive programs that consolidate numerous smaller individual improvements that do not individually meet the \$100K threshold, such as: sidewalk, storm water and sewer repair, signal enhancement and neighborhood improvement programs.

Does not include funding for equipment, services, supplies, personnel, or dangerous building demolition.

Projects and Programs Included in the CIP:

1. All Projects and Programs are VETTED by City staff
2. The CIP INCLUDES of all planned projects and programs
3. Inclusion in the CIP DOES NOT GUARANTEE implementation
4. The CIP is a PLANNING PROGRAM intended to ENSURE TRANSPARENCY
 - 25 New Projects / Programs added to the 2021 CIP
 - 15 New Projects / Programs will receive funding in 2021
 - Planned Capital Improvements – 2021
 - ✓ 128 projects / Programs are proposed for funding in 2021
 - ✓ Estimated Cost: \$114,047,705
 - Planned Capital Improvements – 2022 to 2026
 - ✓ 157 Projects / Programs are proposed for funding
 - ✓ Estimated Cost: \$456,474,311
 - Completed Capital Improvements – 2020
 - ✓ 29 Projects / Programs
 - ✓ Cost: \$83,742,673

Mr. Doennig opened the public hearing.

No speakers.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Coltrin motioned to **approve** item 2021 Capital Improvements Program (Citywide). Ms. Broekhoven seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Jobe, Broekhoven, Knuckles, Colony, and Bruce. Nays: None. Abstain: None. Absent: None.

2021 Election of Planning and Zoning Commission Chair and Vice Chair

COMMISSION ACTION:

Motion to **approve** Randall Doennig to be Chairman and King Coltrin to be Vice-Chairman. Ayes: Doennig, Coltrin, Ogilvy, Jobe, Broekhoven, Knuckles, Colony, and Bruce. Nays: None. Abstain: None. Absent: None.