

January 13, 2021
MINUTES OF THE PLANNING AND ZONING COMMISSION
Springfield, Missouri

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

Roll Call - Present: Randall Doennig (Chairman), King Coltrin (Vice-Chairman), Dee Ogilvy, Bill Knuckles, Bruce Colony, Kuleya Bruce, Britton Jobe, and Christopher Lebeck. Absent: Natalie Broekhoven. Staff in attendance: Bob Hosmer, Planning Manager, Jill Burris, Assistant City Attorney, and Brendan Griesemer, Acting Planning Director.

MINUTES: The minutes of December 16, 2021 were approved.

COMMUNICATIONS: Bob Hosmer reported on City Council meeting actions.

CONSENT ITEMS:

Change of Use 535
2420 & 2600 South Lone Pine Avenue
Applicant: Springfield-Greene County Park Board

COMMISSION ACTION:

Mr. Jobe motioned to **approve** Change of Use 535 (2420 & 2600 South Lone Pine Avenue). Mr. Coltrin seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Knuckles, Colony, Bruce, Jobe, and Lebeck. Nays: None. Abstain: None. Absent: Broekhoven.

UNFINISHED BUSINESS:

Z-20-2021 w/COD #204
309 & 327 West Lakewood Street
Applicant: Project Collective, LLC

Mr. Hosmer stated that this is a request to rezone approximately 1.5 acres of property from R-MD, Medium Density Multi-Family Residential District with Conditional Overlay District No. 199 to R-MD, Medium Density Multi-Family Residential District and establishing new Conditional Overlay District No. 204. The Comprehensive Plan identifies this area as High Intensity Retail, office or Housing. On June 14, 2021 the applicant rezoned the property for multi-family use with a site plan that meets the code. The Transportation Plan classifies Lakewood as a Collector roadway. A Traffic Impact Study is not required. The property is not located in a FEMA designated floodplain, sinkhole or stream buffer area. A fee in lieu of stormwater detention will not be allowed. On November 2, 2021, the Board of Adjustment approved a zoning variance request for off-street parking in the front yard, however the BOA does not have authority to approve site plans and the applicant is requesting to revise the COD site plan with off-street parking in the front yard. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Jared Davis, 3213 S. West Bypass, here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Colony motioned to recommend **approval** for Z-20-2021 w/COD #204 (309 & 327 West Lakewood Street). Mr. Knuckles seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Knuckles, Colony, Bruce, Jobe, and Lebeck. Nays: None. Abstain: None. Absent: Broekhoven.

PUBLIC HEARINGS:

Planned Development 23 Amended

1461 East Seminole Street

Applicant: CL Smith Properties, LLC

Mr. Hosmer stated that this is a request to rezone approximately 0.46 acres of property generally located at 1461 E. Seminole Street from Planned Development No. 23 to Planned Development 23 Amended. The Comprehensive Plan designates this area as appropriate for Low-Density Housing; however, this property was rezoned to Planned Development No. 23 in 1983 for adult day care and the applicant wants to include both adult and child day care to the PD. The Transportation Plan classifies Seminole Street as a Secondary Arterial roadway. A Traffic Impact Study was not required. The property is not located in a FEMA designated floodplain or sinkhole area. On-site stormwater detention is already provided. The proposed PD changes from the current PD 23 are:

- The permitted uses section has added the Child Day Care Center use with developmental skill services. Including meeting room, administrative office, cooking and eating facility all part of principal use. Such use shall not include overnight sleeping accommodations.
- Use limitations for noise and odor have been added,
- Intensity of development and bulk, area and height requirements and off-street parking are the same,
- Signage requirements have been modified to fit the existing sign height and dimensions: One (1) free-standing identification sign, a maximum of twenty (20) feet in height and a total effective area of 25 feet,
- Perimeter landscaping or bufferyards have been modified slightly to include 5-foot-wide buffer area along with the existing requirement for a six-foot solid fence.

Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Cedric Smith, 4604 E. Kentbrook here to answer any questions.

Mr. Knuckles asked if the adult and child daycare would occur at the same time.

Mr. Smith responded that it is for child daycare primarily.

Ms. Bruce asked about the occupancy limit and where will the parking be.

Mr. Smith noted that it would be for 50 for students and 11 staff and working with a neighbor on the parking constraints and will have adequate driving and parking space available.

COMMISSION ACTION:

Mr. Knuckles motioned to recommend **approval** for Planned Development 23 Amended (1461 East Seminole Street). Ms. Bruce seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Knuckles, Colony, Bruce, Jobe, and Lebeck. Nays: None. Abstain: None. Absent: Broekhoven.

Conditional Use Permit 459

1240 East Battlefield Road

Applicant: National Retail Property, LP

Mr. Hosmer states that this is a request to permit an automobile washing business as a Conditional Use Permit within a GR, General Retail District generally located at 1240 East Battlefield Road. The Comprehensive Plan identifies the property as High-Intensity Retail, Office or Housing. The Transportation Plan classifies Battlefield as a Primary Arterial roadway and a Traffic Impact Study is not required. The property is not located in a FEMA designated floodplain, stream buffer or sinkhole area. Fee in lieu of on-site stormwater detention is not applicable since the site is already built. The existing car wash has been in operation on the subject property prior to 1995 but has not been approved for a Conditional Use Permit (CUP). The

redevelopment of the car wash requires approval of a CUP. The application meets the approval standards for the conditional use permit. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Mark Arnold, 1240 E. Battlefield Road, representative for the car wash and here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Colony motioned to recommend **approval** for Conditional Use Permit 459 (1240 East Battlefield Road). Mr. Knuckles seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Knuckles, Colony, Bruce, Jobe, and Lebeck. Nays: None. Abstain: None. Absent: Broekhoven.

Conditional Use Permit 460
1423 West Atlantic Street

Applicant: Springfield Public Schools

Mr. Hosmer states that this is a request to permit an adaptive reuse of nonresidential structure in a R-SF, Residential Single-Family District to allow professional and business offices, limited retail establishments and a school and studio for art, dancing, drama, music, photography, interior decorating, or similar courses of study generally located at 1423 West Atlantic Street. The Comprehensive Plan identifies the property as Community Public (schools, public uses). The Transportation Plan classifies Atlantic as a Collector and Lee, Newton and Nettleton as a Local roadways and a Traffic Impact Study is not required. The property is not located in a FEMA designated floodplain, stream buffer or sinkhole area and on-site stormwater detention will be required. This is the abandoned Doling Elementary School and the purpose of the adaptive use section is to allow for the productive use of nonresidential structures built in residential districts that could otherwise be a blight on the neighborhood if left vacant and are not maintained and the R-SF Zoning District will not change. Review by P&Z and City Council determines that the proposed use would not have significant adverse impacts on the surrounding neighborhood. Requirements for approval:

- Allow professional and business offices, limited retail establishments (bakery, books, candy, flowers, gifts, and hobby materials) and a school and studio for art, dancing, drama, music, photography, interior decorating, or similar courses of study,
- Hours are limited to 7AM to 9PM Daily
- Detached sign limited to 20 sf and wall signs 10% of wall facade.

Staff recommends approval.

Mr. Doennig opened the public hearing.

Ms. Kate Baird, 806 S. Weller, plan to use this for studios for artists and other spaces would be offices, light retail, etc. In the future there may be different uses but wanted the Conditional Use Permit (CUP) to get started on the project and here to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Jobe motioned to recommend **approval** for Conditional Use Permit 460 (1423 West Atlantic Street). Mr. Knuckles seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Knuckles, Colony, Bruce, Jobe, and Lebeck. Nays: None. Abstain: None. Absent: Broekhoven.

OTHER BUSINESS:

2022 Capital Improvements Program
Citywide

Applicant: City of Springfield

Mr. Randall Whitman stated that this 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. Projects and Programs Included in the CIP:

- All Projects and Programs are VETTED by City staff
- The CIP INCLUDES of all planned projects and programs
- Inclusion in the CIP DOES NOT GUARANTEE implementation
- The CIP is a PLANNING PROGRAM intended to ENSURE TRANSPARENCY

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| 21 New Projects / Programs added to the 2022 CIP 16 New Projects / Programs will receive funding in 2022 Planned Capital Improvements - 2022 128 Projects / Programs are proposed for funding in 2021 Estimated Cost: \$137,156,188 | Planned Capital Improvements – 2023 to 2027 157 Projects / Programs are proposed for funding Estimated Cost: \$471,285,067 | Completed Capital Improvements – 2021 11 Projects / Programs Cost: \$25,009,620 |
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COMMISSION ACTION:

Mr. Colony motioned to recommend **approval** of the 2022 Capital Improvements Program (Citywide). Mr. Jobe seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Knuckles, Colony, Bruce, Jobe, and Lebeck. Nays: None. Abstain: None. Absent: Broekhoven.

2022 Election of Planning and Zoning Commission Chair and Vice-Chair

COMMISSION ACTION for Chair:

Mr. Jobe motioned to **approve** Randall Doennig for Chair. Mr. Knuckles seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Knuckles, Colony, Bruce, Jobe, and Lebeck. Nays: None. Abstain: None. Absent: Broekhoven.

COMMISSION ACTION for Vice-Chair:

Ms. Ogilvy motioned to **approve** Britton Jobe for Vice-Chair. Ms. Bruce seconded the motion. Ayes: Doennig, Coltrin, Ogilvy, Knuckles, Colony, Bruce, Jobe, and Lebeck. Nays: None. Abstain: None. Absent: Broekhoven.