

January 27, 2021
MINUTES OF THE PLANNING AND ZONING COMMISSION
Springfield, Missouri

The Planning and Zoning Commission met in regular session in the 2nd Floor Conference Room – Busch Building.

Present: Randall Doennig (Chairman), King Coltrin (Vice-Chairman), Dee Ogilvy, Bill Knuckles, Bruce Colony, Kuleya Bruce, Britton Jobe, Natalie Broekhoven, and Christopher Lebeck. Absent: None. Staff in attendance: Bob Hosmer, Planning Manager, Randall Whitman, Principal Planner, Jill Burris, Assistant City Attorney, and Brendan Griesemer, Acting Planning Director.

MINUTES: N/A

COMMUNICATIONS: N/A

CONSENT ITEMS:

UNFINISHED BUSINESS:

PUBLIC HEARINGS:

OTHER BUSINESS:

Progress Report and Update for the Comprehensive Plan
Discussion and Feedback from Commission Members

Applicant: City of Springfield

General guide for the orderly and efficient development and redevelopment of the City of Springfield.

- “Roadmap” for the next 10-20 years
- Policy guide for a broad range of topics; primary focus on the physical development of the city
- NOT regulatory, but informs decisions about zoning, development, etc.
- Common community vision - Consensus
- Aid in review of proposed development
- Guide future – strategic, area, corridor and neighborhood planning
- Guide planning for capital needs and infrastructure expansion
- Plan municipal growth and annexation

Forward SGF – Progress Report

Kickoff - Spring 2019

Community Engagement - November 2019

Community Visioning - January 2020

Focus Group(s) - February – August 2020

Chapter Drafts -December 2021

Community Presentation & Adoption - Spring 2022

Identified Top (10) Priorities or Concerns (Fall of 2019)

- Improve Public Transportation
- Pedestrian, Bicycle, Trail Connectivity / Walkability
- Affordable Housing
- Beautification
- Traffic (Congestion)
- Attract and Retain a Talented Workforce
- Ageing Infrastructure
- Environmental Concerns
- Poor Housing Stock, Property Owner and Landlord Accountability
- Nuisance Properties

City Council Priorities

- Quality of Place
- Legislative Engagement
- Fiscal Sustainability and Accountability
- Economic Vitality
- Public Safety

Specific Priorities

- Internet Sales Tax
- Chronic Nuisance Properties and Dangerous and Unsafe Buildings
- Hotel / Motel Tax
- Statewide Prescription Drug Monitoring Program
- Pay Day Loans
- Municipal Court
 - ✓ FACT Procedure
 - ✓ Municipal Court Warrants

Guiding Principles

- Creating Complete Neighborhoods
- Creating Quality Places
- Creating a Vital Economy

Chapter - Elements

- Housing and Neighborhoods
- Economic Development
- Transportation and Transit
- Infrastructure and Community Facilities
- Parks, Greenways, and Natural Resources
- Land Use and Development

Cross-Cutting Themes

- Community Physical Image
- Arts, Culture, and Historic Preservation
- Health and Well-Being

Parks Master Plan - Area Plans

- Downtown
- Commercial Street
- Boonville Corridor

Subarea Plans

- Glenstone Avenue
- Chestnut Expressway
- East Trafficway
- Lake Springfield

Key Initiatives (Preliminary)

1. Restore SGF – Neighborhood Revitalization
2. Comprehensive development code reform
3. Housing code / nuisance code reform
4. UnGap the Map (closing trail network gaps)
5. Entrepreneurial stewardship
6. Corridor beautification and right of way management
7. Neighborhood and activity center plan development
8. Connecting to Nature
9. Annexation Plan

Conversation - Planning Perspective

- Changing times – Technology, market trends, consumer preferences, etc.
- Brownfields not Greenfields – SGF is in a Redevelopment mode
- SGF Niche – FWD SGF will focus intensely on revitalization
- Implementing the Plan – Alignment with FWD SGF

Land Use Plan

- In 2001 the Vision 2020 Plan envisioned broad land use categories that were generalized and not exact
- We are proposing the same with SGF

City of Springfield Development Review

Districts/Zones/CUP	Number
Zoning Districts	39
Conditional Use Permit	455
Conditional Overlay Districts	203
Planned Developments	378
GRAND TOTAL	1,075

Placetypes:

A Placetype based code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code.... This code addresses the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks.

Five Reason Why:

- Encourages Revitalization
- Promote Affordable Housing (missing middle housing)
- Help Small Businesses (Pickwick and Cherry)
- Promote Walkability
- Preserve or Recapture a Sense of Place

Adoption Process:

- Staff Review of Draft Plan
- Comprehensive Plan Advisory Committee (CPAC) Review
- City Council Review
- Community Presentations and Open House Review (2 evenings 1 daytime)
- Planning and Zoning Public Hearing
- City Council Public Hearing

Live, Work, and Play "Quality of Place"

- Walkability
- Liveability
- Desirability
- Sustainability
- Equitability

Planning and Zoning: Thoughts on Plan

- What top concerns does the Planning and Zoning Commission have with the current Plan?
- What top concerns does the Planning and Zoning Commission have with the current code?
- What would you like to see the City of Springfield achieve with a new development code?
- Other issues or concerns relating to Planning?

COMMISSION ACTION:

No action taken