AN ORDINANCE

Section 1 – City Council adopts the City staff’s specific findings of fact on the proposed conditional use as set forth in “Exhibit D – Attachment 3.” “Exhibit D” is attached hereto and incorporated herein by this reference in its entirety. Conditional Use Permit No. 464 is hereby granted in accordance with and subject to the provisions of Section 36-363 of the Land Development Code. Conditional Use Permit No. 464 is granted for the purpose of permitting a self-service storage facility to operate as a conditional use within the GR – General Retail District, with Conditional Overlay District
Section 2 – Building permits, certificates of occupancy, and any other required permits or approvals may be issued by the duly authorized officials of the City provided that such issuance is consistent with Section 36-363 of the Land Development Code, any other applicable City regulation or ordinance, and the “Requirements for Conditional Use Permit 464” described in “Exhibit A,” which is attached hereto and incorporated herein by this reference. Additionally, the provisions contained in “Exhibit A” and “Exhibit D – Attachment 2” shall govern and control the use and development of the land described in “Exhibit B,” in a manner consistent with the attached site plan and elevations depicted on “Exhibit D – Attachments 5 and 6.”

Section 3 – Any violation of the provisions of this Ordinance shall be grounds for the revocation of the Conditional Use Permit granted by the adoption of this Ordinance.

Section 4 – This Ordinance shall be in full force and effect from and after passage only so long as the Property and any improvements thereon conform to the conditions and requirements described in Section 36-363 of the Land Development Code, other applicable City regulations or Ordinances, and this Ordinance.

Passed at meeting: ____________________________

______________________________ Mayor

Attest: ________________________________, City Clerk

Filed as Ordinance: ____________________________

Approved as to form: ________________________________, Assistant City Attorney

Approved for Council action: ________________________________, City Manager
EXPLANATION TO COUNCIL BILL 2022-

FILED: 08-02-22

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To permit a self-service storage facility with a Conditional Use Permit in a GR, General Retail District, with Conditional Overlay District No. 146 generally located at 2960 East Allen Place. (Planning and Zoning Commission recommends denial and staff recommends approval).

BACKGROUND INFORMATION:

CONDITIONAL USE PERMIT NUMBER 464

The applicant is requesting approval of a Conditional Use Permit on approximately 0.55 acre in a GR, General Retail District, for a new two story, climate-controlled self-service storage facility with approximately 200 units of various sizes.

CONDITIONS:

1. The regulations and standards listed on Exhibit D - Attachments 2 and 3 shall govern and control the use and development of the land within Conditional Use Permit No. 464 in a manner consistent with the attached site plan and elevations (Exhibit D - Attachment 5 & 6).

FINDINGS FOR STAFF RECOMMENDATION:

1. This application meets the approval standards for a Conditional Use Permit.

2. The Growth Management and Land Use Plan of the Comprehensive Plan designates this area as appropriate for Low Density Housing; however, the property was recently rezoned to GR with a CUP for single-story self-service storage facilities in 2018 (Attachment 9). The adjacent property to the south and west is zoned Planned Development 351 which also allows self-service storage facilities (Attachment 10).

3. The subject property was rezoned to GR and a CUP for self-service storage facilities was approved in 2018; however, since construction was never started or the building permit was never issued, the CUP expired after 18 months. The self-storage facilities approved in 2018 were typical single-story automobile accessible units most likely with a primary metal exterior. Additionally, the adjacent Planned Development 351 for Quarry Town allows for self-storage units in the northeast corner adjacent to this property. The applicant is proposing a new two story, climate-controlled self-service storage facility with approximately 200 units of various sizes.
4. The subject property is located at the end of a short local street, Allen Place, which is planned to be extended to the east and reclassified as a collector roadway. This area has recently experienced a resurgence of redevelopment and reinvestment of multi-family and mixed-use developments that have affected the character of this area.

5. The Galloway Redevelopment Area recommendations were accepted by City Council in 2019. These are development policies for the area and are to be used in reviewing applications for rezoning and subdivisions. These items have been addressed by the applicant in the development of this project (Attachment 4).

6. The proposed zoning and uses will not have a substantial impact on the public street system, public utilities, pedestrian traffic, or impact vehicular traffic safety in the vicinity.

REMARKS: The Planning and Zoning Commission held a public hearing on July 14, 2022, and recommended denial, by a vote of 3 to 2 of the proposed Conditional Use Permit (see the attached "Exhibit C," Record of Proceedings).

The Planning and Development staff recommends the application be approved with the conditions (see attached Exhibit A).

Submitted by:

Daniel Neal, Senior Planner

Recommended by: Approved by:

Susan Istenes, AICP Jason Gage, City Manager
Director

EXHIBITS:
Exhibit A, Requirements for Conditional Use Permit
Exhibit B, Legal Description
Exhibit C, Record of Proceedings
Exhibit D, Development Review Staff Report
ATTACHMENTS:
  Attachment 1, Department Comments
  Attachment 2, Requirements for Conditional Use Permit
  Attachment 3, Standards and Responses for Conditional Use Permits
  Attachment 4, Galloway Recommendations
  Attachment 5, Proposed CUP Site Plan
  Attachment 6, Elevations
  Attachment 7, Affidavit of Neighborhood Notification and Meeting Summary
  Attachment 8, Neighborhood Correspondence
  Attachment 9, Approved 2018 CUP Site Plan
  Attachment 10, Approved PD 351 Quarry Town Preliminary Development Plan
1. A self-service storage facility, as defined in Section 36-363 of the Zoning Ordinance, is permitted in conformance with Attachment 5 (site plan) and Attachment 6 (elevations).

2. Self-service storage facilities, as defined in Section 36-363 of the Zoning Ordinance, shall comply with all the standards listed in Attachment 3.

3. The standard right-of-way width is 30-feet from the centerline for E. Allen Place. To meet these requirements, it appears an additional 10-ft of right-of-way is needed along E. Allen Place. A survey is recommended to determine the exact amount of existing right-of-way as nothing can be constructed within the required right of way.

4. E. Allen Place is required to be extended to the eastern property line and must be constructed to Collector roadway standards as set forth in the City of Springfield Design Standards for Public Improvements. Access will be allowed based on existing spacing standards set forth in Chapter 98 of City Code.

5. An emergency vehicle turnaround is required to be constructed at the end of E. Allen Place or a driveway constructed to Public Works standards and dedicated as an emergency turnaround easement shall be provided.

6. Sidewalk is required to be constructed along the property frontage of E. Allen Place at the time of the platting/development of this property or an application made to the ARC for approval to pay a fee in lieu of construction of sidewalk. If the applicant chooses to seek approval for a fee in lieu of and the request is approved, the fee must be paid prior to approval of the plat/building permit.

7. Encourage design elements compatible with historic development pattern and existing structures. Appropriate design elements include articulation of building faces and compatible ratios of glass in windows, doors, and walls. Restrict glazing ratios to no more than 40% of exterior surface.

8. Limit size, illumination, placement, and number of signs, and prohibit digital signage in order to maintain the village aesthetic.

9. All other standards of the Zoning Ordinance and other applicable ordinances shall be adhered to.
EXHIBIT B

LEGAL DESCRIPTION
CONDITIONAL USE PERMIT 464

A TRACT OF LAND AS DESCRIBED IN THE GREENE COUNTY, MISSOURI RECORDER'S OFFICE LYING IN LOTS 10 AND 11 OF GALLOWAY HEIGHTS, A SUBDIVISION IN SPRINGFIELD, GREENE COUNTY MISSOURI IN PLAT BOOK S, PAGE 80 AND ALSO IN DESCRIBED IN BOOK 2020, PAGE 010624-20 AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 11 OF GALLOWAY HEIGHTS, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF ALLEN DRIVE, THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES, NORTH 86°47'30" EAST, 77.16 FEET; THENCE 102.17 FEET ALONG A 40.00 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 73°25'33" EAST FOR 76.58 FEET TO THE NORTHEAST CORNER OF LOT 10; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE EAST LINE OF LOT 10 SOUTH 00°57'36" WEST, 187.65 FEET TO A POINT ON THE SOUTH LINE OF GALLOWAY HEIGHTS; THENCE ALONG SAID SOUTH LINE SOUTH 89°26'35" WEST, 149.94 FEET TO THE SOUTHWEST CORNER OF LOT 11; THENCE ALONG THE WEST LINE OF LOT 11 NORTH 00°55'58" EAST, 162.94 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 28 NORTH, RANGE 21 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

CONTAINING 0.55 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.
EXHIBIT C

RECORD OF PROCEEDINGS
Planning and Zoning Commission – July 14, 2022

Conditional Use Permit 464
2960 East Allen Place
**Applicant:** Township 28, LLC

Mr. Hosmer states that this is a request to allow self-service storage facilities with a Conditional Use Permit in a GR, General Retail District with Conditional Overlay District No. 146 generally located at 2960 E. Allen Place. The property is currently zoned GR, General Retail. General Retail District allows self-service storage facilities only with a Conditional Use Permit. A site plan is required for a CUP. The Transportation Plan classifies Allen Place as a local roadway. A Traffic Impact Study is not required as the trips generated by the use do not exceed the thresholds. The property is not located in a FEMA designated floodplain, sinkhole or stream buffer area. A fee in lieu of stormwater detention is allowed. In 2018, the subject property was rezoned to GR with a CUP for self-service storage facilities. The CUP expired after 18 months. This self-storage was a typical single-story automobile accessible facility; most likely with a primary metal exterior. Planned Development 351 Quarry Town (2016) to the south allows self-storage. The Galloway Redevelopment Area recommendations were accepted by City Council in 2019. These development policies are be used in reviewing applications for rezoning and subdivisions. The Galloway plan states that self-storage uses shall be limited but not prohibited in the area. The applicant is preserving the village feel through complimentary architectural styles among other elements of the GRA. The CUP will require the following:

- Dedication of right of way for 30 from center of Allen.
- No digital signage, restricting glazing ratios no more than 40%, limiting building height 2 stories, and bufferyards.
- Developed per site plan using complimentary architectural styles. The application meets approval standards for the conditional use permit and the Galloway Redevelopment Area recommendations. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Harlan Hill, 3811 S. Weller, representing the owner and shows the elevation and to be carried through all sides facing Quarry Town and clarifies the rendering that is being shown and keep with the architecture of the area. Noted the Galloway Association and they will vote on it on July 19, 2022 and will be making a presentation at the meeting. Believes that they have been successful in meeting the associations concerns.

Ms. Jamie Thomas, 1428 N. Benton, Director of Operations of Quarry Town and opposed to the development and went over the Galloway guidelines and believes the parcel can be put to better use.
Mr. Colony asked about the existing PD 351 and show allowing storage units and wants clarification and in the meantime the Galloway guidelines were completed.

Ms. Thomas says that Quarry Town is not opposed to storage units but believes the parcel can be put to a better use and wants to protect the area.

Ms. Meagan Burns, 210 E. Commercial Street, property manager for Quarry Town and strongly oppose the project and does not feel that this is a good fit and noted the surrounding uses next to it. She also noted the possible light pollution and causes concerns to the neighbor and the neighbors do not want this type of development in their community. The neighborhood association has reached out to the Quarry Town people and said that they were not aware that storage units were listed as allowable, and they may not approve of the conditional use permit.

Mr. Doennig closed the public hearing.

Mr. Randall Doennig asked about self-storage and Mr. Hosmer noted that it is approved to be built and the earlier conditional use permit has expired.

Ms. Natalie Broekhoven asked if the guidelines were approved prior to the request and Mr. Hosmer gave out the timeline.

Mr. Bruce Colony asked about Allen Drive and Mr. Hosmer said it is slated to be a collector with the Major Thoroughfare Plan and possible moving Allen Drive to the north.

Ms. Dawne Gardner said that Allen Drive is to continue east, and they will do a review of the Major Throughfare Plan.

Mr. Bruce Colony noted that it is an odd location and ask Mr. Hill why to build there.

Mr. Hill said that it is being developed for Township 28 as they do not have any current storage and are for the residents in local area. He also noted the village feel and, but historical maps show it was industrial and was a dumping ground and have taken steps to preserve the feel of the village.

Mr. Eric Pauly asked about the scale and mapping and Mr. Hill showed a hand model the current structure and proposed storage facility and went over the specifications/layout.

Mr. Bruce Colony commented on the neighborhood association and the developer and should we wait for their comments.

Mr. Eric Pauly went over the information presented in the packet and stated that the neighborhood association will not approve it and the other responses are negative.
Mr. Britton Jobe asked when this was posted, and Mr. Hosmer noted that it was previously postponed to this date.

Mr. Doennig closed the public hearing.

**COMMISSION ACTION:**
Mr. Jobe motioned to **approve** Conditional Use Permit 464 (2960 East Allen Place). Ms. Broekhoven seconded the motion. Ayes: Doennig and Jobe. Nays: Broekhoven, Colony, and Pauly. Abstain: None. Absent: Bruce, Knuckles, and Lebeck. **Motion Failed**

______________________________
Bob Hosmer, AICP
Planning Manager
This is a request to allow self-service storage facilities with a Conditional Use Permit in a GR, General Retail District with Conditional Overlay District No. 146 generally located at 2960 E. Allen Place.

1. This application meets the approval standards for a Conditional Use Permit.

2. The Growth Management and Land Use Plan of the Comprehensive Plan designates this area as appropriate for Low Density Housing; however, the property was recently rezoned to GR with a CUP for single-story self-service storage facilities in 2018 (Attachment 9). The adjacent property to the south and west is zoned Planned Development 351 which also allows self-service storage facilities (Attachment 10).

3. The subject property was rezoned to GR and a CUP for self-service storage facilities was approved in 2018; however, since construction was never started or the building permit was never issued, the CUP expired after 18 months. The self-storage facilities approved in 2018 were typical single-story automobile accessible units most likely with a primary metal exterior. Additionally, the adjacent Planned Development 351 for Quarry Town allows for self-storage units in the northeast corner adjacent to this property. The applicant is proposing a new two story, climate-controlled self-service storage facility with approximately 200 units of various sizes.

4. The subject property is located at the end of a short local street, Allen Place, which is planned to be extended to the east as and reclassified as a collector roadway. This area has recently experienced a resurgence of redevelopment and reinvestment of multi-family and mixed-use developments that have affected the character of this area.
5. The Galloway Redevelopment Area recommendations were accepted by City Council in 2019. These are development policies for the area and are be used in reviewing applications for rezoning and subdivisions. These items have been addressed by the applicant in the development of this project (Attachment 4).

6. The proposed zoning and uses will not have a substantial impact on the public street system, public utilities, pedestrian traffic or impact vehicular traffic safety in the vicinity.

<table>
<thead>
<tr>
<th>SURROUNDING ZONING AND LAND USES:</th>
<th>NORTH</th>
<th>SOUTH</th>
<th>EAST</th>
<th>WEST</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZONING</td>
<td>R-SF</td>
<td>PD 351</td>
<td>PD 276</td>
<td>PD 351</td>
</tr>
<tr>
<td>LAND USE</td>
<td>Single-family uses</td>
<td>Multi-family and commercial uses</td>
<td>Manufactured home community</td>
<td>Multi-family and commercial uses</td>
</tr>
</tbody>
</table>
SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):

GOOGLE MAPS STREET VIEW:
GROWTH MANAGEMENT AND LAND USE PLAN:

[Map showing various land use types and categories, with legends indicating Low-Density Housing, Medium or High Density Housing, Medium Intensity Retail, Office or Housing, High Intensity Retail, Office or Housing, Greater Downtown, Business Park, Light Industrial, Office and Office-Warehouse, General Industry, Transportation and Utilities, Park, School, Golf, Community-Public, Urban Reserve Area, and Rural Area.]
PROPERTY HISTORY:

The subject property was annexed into the City in 1969 and was zoned R-SF until 2018 when it was rezoned to GR, General Retail District with a Conditional Use Permit for self-service storage facilities. The CUP for self-storage facilities expired after 18 months of inactivity. The subject property, which is all of Lots 10 & 11 of Galloway Heights Subdivision, was approved and recorded by Greene County in 1959. Additionally, the adjacent Planned Development 351 for Quarry Town allows for self-storage units in the northeast corner adjacent to this property.

ZONING ORDINANCE REQUIREMENTS:

Sec. 36-363. - Conditional Use Permit

(1) Purpose. The conditional use permit procedure is designed to provide the planning and zoning commission and the city council with an opportunity for discretionary review of requests to establish or construct uses or structures which may be necessary or desirable in a zoning district, but which may also have the potential for a deleterious impact upon the health, safety and welfare of the public. The purpose of the review is to determine whether the proposed location of the use or structure is appropriate and whether it will be designed and located so as to avoid, minimize, or mitigate any potentially adverse effects upon the community or other properties in its vicinity. The discretionary conditional use permit procedure is designed to enable the planning and zoning commission and the city council to impose conditions upon such uses and structures that are designed to avoid, minimize or mitigate potentially adverse effects upon the community or other properties in the vicinity of the proposed use or structure, and to deny requests for a conditional use permit when it is apparent that a proposed use or structure will or may cause harm to the community or injury to the value, lawful use and reasonable enjoyment of other properties in the vicinity of the proposed use or structure.

(8) Period of validity.

(a) No conditional use permit shall be valid for a period longer than 18 months from the date on which the city council grants the conditional use permit, unless within such 18-month period:

1. A building permit is obtained and the erection or alteration of a structure is started; or
2. An occupancy permit is obtained and the conditional use commenced.

The city council may grant one additional extension not exceeding 18 months, upon written application, without notice or hearing provided such grant is approved by city council prior to the expiration of the original 18-month period. No additional extension shall be granted without complying with the notice and hearing requirements for an initial application for a conditional use permit. This additional extension shall be considered to have begun on the date of expiration of the original conditional use permit regardless of when this additional extension is granted by city council.

(b) When a conditional use is discontinued or abandoned for a period of 12 consecutive months (regardless of any reservation of an intent not to abandon or to resume such use), such use shall not thereafter be reestablished or resumed unless a new conditional use permit is granted by city council consistent with this section. The burden of proof shall be on the property owner to show that the conditional use has not been discontinued or abandoned for a period of 12 consecutive months or longer.

c. Damage or destruction. In the event that the principal building or structure on the property is damaged or destroyed, by any means, to the extent of more than 75 percent of the replacement cost of the building or structure at the time such damage occurred, such building or structure shall not be restored unless it shall thereafter conform to the regulations for the zoning district in which it is located and the property shall not continue to be used for the uses permitted by the provisions of this section.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The Growth Management and Land Use Plan of the Comprehensive Plan designates this area as appropriate for Low Density Housing; however, the property was recently rezoned to General Retail District with a Conditional Use Permit for self-service storage facilities in 2018.
Development Review Staff Report

STAFF COMMENTS:

1. The applicant is requesting approval of a Conditional Use Permit to allow self-service storage facilities with a Conditional Use Permit in a GR, General Retail District generally located at 2960 E. Allen Place. The applicant is proposing a new two story, climate-controlled self-service storage facility with approximately 200 units of various sizes.

2. Staff has reviewed the applicant’s request for a Conditional Use Permit and has determined that it satisfies the standards for Conditional Use Permits outlined in Section 36-363 (10) (Attachment 3) of the Zoning Ordinance. Any development of this property must also follow the GR, General Retail District requirements.

3. The Galloway Redevelopment Area recommendations were accepted by City Council in 2019. These are development policies for the area and are used in reviewing applications for rezoning and subdivisions. The plan states that self-storage uses shall be limited but not prohibited in the area. The applicant is preserving the village feel through complimentary architectural styles. They are promoting a high-quality streetscape experience that is supported by the Galloway CID and Multi-Family Development Guidelines by providing brightly colored doors or building accents and attractive landscaping and plantings. The applicant already has a Conditional Overlay District and the applicant is limiting signage types in the CUP, restricting glazing ratios, limiting building height, retaining walls and excessive grading and rock blasting. These items have been addressed by the applicant in the development of this project (Attachment 4).

4. The subject property is located at the end of a short local street, Allen Place, that has recently experienced a resurgence of redevelopment and reinvestment of multi-family and mixed-use developments that have affected the character of this area. Allen Place is currently on the Major Thoroughfare Plan as a Collector roadway that will eventually connect Lone Pine Avenue and Mentor Avenue.

5. A Traffic Impact Study is not required as the trips generated by the conditional use permit do not exceed the threshold of 1,000 trips per day or 100 trips in the a.m. or p.m. peak.

6. Upon development of the property a bufferyard is required along the south and west property line adjacent to the PD 351 zoning district. The minimum bufferyard required between GR and multi-family zoning is a Bufferyard "Type C" at least fifteen (15) feet wide. For each one-hundred (100) linear feet of bufferyard, there must be one (1) canopy tree, two (2) understory trees, two (2) evergreen trees and ten (10) shrubs. Upon development of the property a bufferyard is required along the east property line adjacent to the PD 276 zoning district. The minimum bufferyard required between GR and manufactured home community uses is a Bufferyard "Type E" at least twenty (20) feet wide. For each one-hundred (100) linear feet of bufferyard, there must be three (3) canopy trees, two (2) understory trees, two (2) evergreen trees and sixteen (16) shrubs with a six-foot solid wood fence or solid masonry/brick wall, or six-foot solid evergreen hedge.

7. Based on the property's relatively small dimensions, this development will receive reduced bufferyard widths and plantings along its east, south, and west property lines, as described in Section 36-482 (16). Along the east and west lines, this bufferyard must be at least 10 feet wide and include one understory tree, two evergreen trees, and 10 shrubs for every 100 feet of length. Along the south property line, the bufferyard must be at least 15 feet wide and include one canopy tree, one understory tree, two evergreen trees, and 10 shrubs for every 100 feet of length. Because these bufferyards are narrower and less intense than would be typical of commercial development adjacent to residential areas, a form of approved screening must be included within the east, south, and west bufferyard areas.

8. The property across Allen Place to the north is currently zoned R-SF but is being rezoned to R-MD concurrently with this request. Whether the property is rezoned or not, the normal bufferyard required between GR and R-SF or R-MD with public street right-of-way 70 feet or less would be a Bufferyard "Type S2" at least fifteen (15) feet wide. For each one-hundred (100) linear feet of bufferyard, there must be one (1) canopy tree, two (2) understory trees and four (4) shrubs.
9. There is not existing sidewalk along the property frontage of E. Allen Place. Sidewalk must be constructed at the time of development or a fee in lieu of sidewalk construction applied for, approved by the Administrative Review Committee (ARC) and fees paid prior to issuance of a building permit.

10. Approval of this request will provide for the redevelopment of the subject property which is already served with public infrastructure and services and is not expected to adversely impact the surrounding properties.

11. The proposed Conditional Use Permit was reviewed by City departments and comments are contained in Attachment 1.

**NEIGHBORHOOD MEETING:**

The applicant held a neighborhood meeting for this request on April 14, 2022. A summary of the meeting is attached (Attachment 7).

**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: 4 | Returned: 0 |
CITY UTILITIES:

No issues with proposed CUP. Offsite utility improvements may be needed depending on utility services requested.

DEPARTMENT OF BUILDING DEVELOPMENT SERVICES:

No comments.

DEPARTMENT OF ENVIRONMENTAL SERVICES WASTEWATER MANAGEMENT DIVISION:

No objections to CUP. Proposed development has access to public sewer in Allen Place.

DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEERING DIVISION:

The property is in the Galloway Creek drainage basin. The property is not located in a FEMA designated floodplain. Staff is not aware of flooding problems in the area. The city is not aware of a sinkhole at this location. A fee in lieu of on-site stormwater detention would not be allowed outright and will be dependent on analysis of possible downstream improvements. The property is not in a stream buffer area.

PW Stormwater has no concerns about the proposed Rezoning. Please note that development of the property will be subject to the following conditions at the time of development:

1. Any development or redevelopment that increases runoff, through the increase in impervious surface, current detention requirements must be met per Chapter 3 Sec. 2.3.3. Two courses of action (COA) to meet detention requirements in accordance with Springfield City Code are as follows.
   
   a. COA 1 – Detention is designed and built for the development at 2960 E Allen Place according to the Flood Control and Water Quality Protection Manual with available space in the yardage along Allen Place. If the additional impervious surface area detention is minimal, then a fee in lieu of detention may be allowed for the partial remaining detention.
   
   b. COA 2 – Downstream improvements are made as a part of public improvement plans along E Allen Place to convey stormwater to the Galloway Creek according to Springfield Stormwater standards. These downstream improvements would be used in place of a fee in lieu of detention, but the site would have to discharge into the public right of way along E Allen Place.

2. A land disturbance permit will be required with disturbing 1 acre or greater per Chapter 4 Section 5 of the City’s Flood Control and Water Quality Protection Manual.

3. As-builts of the detention and water quality improvements are required before the stormwater permit can be complete.
4. Operation and maintenance agreements are required for any permanent stormwater control measures. O&M will need to be approved during the process and will be reviewed by ES-Water Quality per Chapter 12 Sec. 3.0.

DEPARTMENT OF PUBLIC WORKS TRAFFIC OPERATIONS DIVISION:

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION
City's Transportation Plan classifies E. Allen Place as a Local-Commercial roadway. The standard right-of-way width is 30-feet from the centerline for E. Allen Place. To meet these requirements, it appears an additional 10-ft of right-of-way is needed along E. Allen Place. A survey is recommended to determine the exact amount of existing right-of-way as nothing can be constructed within the required right of way. E. Allen Place is a city-maintained street.

TRAFFIC COUNTS & ON-STREET PARKING
There are no recent traffic counts for E. Allen Place. On-Street parking is allowed on E. Allen Place.

DRIVEWAY ACCESS
There is currently two driveway access point onto the property from E. Allen Place. Access will be allowed based on existing spacing standards set forth in Chapter 98 of City Code.

SIDEWALK
There is not existing sidewalk along the property frontage of E. Allen Place. Sidewalk is required to be constructed along the property frontage of E. Allen Place at the time of the platting/development of this property or an application made to the ARC for approval to pay a fee in lieu of construction of sidewalk. If the applicant chooses to seek approval for a fee in lieu of and the request is approved, the fee must be paid prior to approval of the plat/building permit. The current fee is $31.46 per linear foot.

TRAILS, BUS STOPS, & ADDITIONAL INFORMATION
The Galloway Greenway Trail is in the area of the property pertaining to this zoning. There are no bus stops along the property frontage of this development. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area.

IMPROVEMENTS
E. Allen Place is required to be extended to the eastern property line and must be constructed to Collector roadway standards as set forth in the City of Springfield Design Standards for Public Improvements. An emergency vehicle turnaround is required to be constructed at the end of E. Allen Place or a driveway constructed to Public Works standards and dedicated as an emergency turnaround easement that can only be relinquished with the City’s consent.

<table>
<thead>
<tr>
<th>Street</th>
<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>Street 1</td>
<td>E. Allen Place</td>
<td>Local-Commercial</td>
<td>Yes</td>
<td>20</td>
<td>30</td>
</tr>
</tbody>
</table>

<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</td>
<td>5</td>
<td>5</td>
<td>39</td>
<td></td>
</tr>
<tr>
<td>*Proposed Trips Generated</td>
<td>5</td>
<td>5</td>
<td>39</td>
<td></td>
</tr>
<tr>
<td>Additional Trips Generated</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td></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
FIRE DEPARTMENT:

No comments.
1. A self-service storage facility, as defined in Section 36-363 of the Zoning Ordinance, is permitted in conformance with Attachment 5 (site plan) and Attachment 6 (elevations).

2. Self-service storage facilities, as defined in Section 36-363 of the Zoning Ordinance, shall comply with all the standards listed in Attachment 3.

3. The standard right-of-way width is 30-feet from the centerline for E. Allen Place. To meet these requirements, it appears an additional 10-ft of right-of-way is needed along E. Allen Place. A survey is recommended to determine the exact amount of existing right-of-way as nothing can be constructed within the required right of way.

4. E. Allen Place is required to be extended to the eastern property line and must be constructed to Collector roadway standards as set forth in the City of Springfield Design Standards for Public Improvements. Access will be allowed based on existing spacing standards set forth in Chapter 98 of City Code.

5. An emergency vehicle turnaround is required to be constructed at the end of E. Allen Place or a driveway constructed to Public Works standards and dedicated as an emergency turnaround easement shall be provided.

6. Sidewalk is required to be constructed along the property frontage of E. Allen Place at the time of the platting/development of this property or an application made to the ARC for approval to pay a fee in lieu of construction of sidewalk. If the applicant chooses to seek approval for a fee in lieu of and the request is approved, the fee must be paid prior to approval of the plat/building permit.

7. Encourage design elements compatible with historic development pattern and existing structures. Appropriate design elements include articulation of building faces and compatible ratios of glass in windows, doors, and walls. Restrict glazing ratios to no more than 40% of exterior surface.

8. Limit size, illumination, placement and number of signs, and prohibit digital signage in order to maintain the village aesthetic.

9. All other standards of the Zoning Ordinance and other applicable ordinances shall be adhered to.
### STANDARDS FOR CONDITIONAL USE PERMIT

**36-363 (10) Standards.** An application for a conditional use permit shall be granted only if evidence is presented at the public hearing which establishes the following:

<table>
<thead>
<tr>
<th></th>
<th>Applicant’s Response:</th>
<th>Staff response:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>The proposed conditional use will be consistent with the adopted policies in the Springfield Comprehensive Plan.</td>
<td>The proposed Conditional Use Permit appears to be consistent with the adopted policies in the Springfield Comprehensive Plan.</td>
</tr>
<tr>
<td>2.</td>
<td>The proposed conditional use will not adversely affect the safety of the motoring public and of pedestrians using the facility and the area immediately surrounding the site.</td>
<td>The proposed 3-level Storage building will not adversely affect motoring public and pedestrian. This is because the proposed building is sited to take advantage of all the setbacks to allow for the future expansion of E. Allen Street.</td>
</tr>
<tr>
<td>3.</td>
<td>The proposed conditional use will adequately provide for safety from fire hazards and have effective measures of fire control.</td>
<td>The proposed Conditional Use Permit for the new storage building poses no fire hazard because it is located on its own lot observing all the requirements for a GR zoning district and adequate provisions have been made for the fire trucks to reach the building with fire apparatus. Proposed design adheres to the requirements of the City adopted building code and fire code.</td>
</tr>
<tr>
<td>4.</td>
<td>The proposed conditional use will not increase the hazard to adjacent property from flood or water damage.</td>
<td>Proper setbacks are maintained from adjacent property and additional runoff generated as a result of this Conditional Use Permit will be piped to the area detention basin and will not impact adjacent property.</td>
</tr>
<tr>
<td>5.</td>
<td>The proposed conditional use will not have noise characteristics that exceed the sound levels that are typical of uses permitted as a matter of right in the district.</td>
<td>The activities at self-storage building proposed for this Conditional Use Permit generate low noise and the sound levels will not exceed what are typical for this type of use.</td>
</tr>
<tr>
<td>6.</td>
<td>The glare of vehicular and stationary lights will not affect the established character of the neighborhood, and to</td>
<td>The use of bufferyard and fence screening will be employed to mitigate glare resulting from</td>
</tr>
</tbody>
</table>
### Development Review Staff Report

#### 36-363 (10) Standards

An application for a conditional use permit shall be granted only if evidence is presented at the public hearing which establishes the following:

<table>
<thead>
<tr>
<th>Applicant’s Response:</th>
<th>Staff response:</th>
</tr>
</thead>
<tbody>
<tr>
<td>the extent such lights will be visible from any residential district, measures to shield or direct such lights to eliminate or mitigate such glare are proposed.</td>
<td>from residential uses following Zoning Ordinance requirements.</td>
</tr>
</tbody>
</table>

7. The location, lighting, and type of signs and the relationship of signs to traffic control is appropriate for the site.

- The exterior lighting for the development will be designed to meet the lighting standards as adopted by the City of Springfield and will be equipped with shields and cut-off devices to limit glare from crossing the property line. A photometric analysis will be submitted during the permitting review process showing compliance. Any sign used on the building shall comply with Section 36-454 of the City Signs Ordinance.

- The development will be subject to the signage requirements of the Zoning Ordinance.

8. Such signs will not have an adverse effect on any adjacent properties.

- Signs used on the property will not have adverse effect on the adjacent properties.

- The development will be subject to the signage standards on the Zoning Ordinance and is not expected to have an adverse effect on any adjacent properties.

9. The street right-of-way and pavement width in the vicinity is or will be adequate for traffic reasonably expected to be generated by the proposed use.

- The street right-of-way pavement width is adequate, and the traffic generated as a result of the new development will not impact traffic in the vicinity. Public improvements are planned for Allen Place as directed by the Dept. of Public Works and Traffic Division.

- Public Works Traffic Division has reviewed the application and has determined that the existing infrastructure is adequate; however, sidewalk is required to be constructed along the property frontage on W. Plainview Rd. to current City Standards as a part of this development/rezoning or an application to the ARC to pay a fee in lieu of. If approved, the fee must be paid prior to issuance of a building permit.

10. The proposed conditional use will not have any substantial or undue adverse effect upon, or will lack amenity or will be incompatible with, the use or enjoyment of adjacent and surrounding property, the character of the neighborhood, traffic conditions, parking utility facilities, and other matters affecting the public health, safety and general welfare.

- The proposed Conditional Use Permit will not impact the health, safety and welfare of the general public nor the adjacent properties. The design and use of the facility will be compatible and complimentary to the existing multi-family developments in the area and providing an essential support service to neighboring residents.

- It is not anticipated that the proposed self-storage facility will have an adverse effect or be incompatible with the adjacent and surrounding properties. A bufferyard is required along the east, south and west property boundaries.

11. The proposed conditional use will be constructed, arranged and operated so as not to dominate the immediate

- The structure for the Conditional Use Permit will be designed and constructed to be in scale with the

- The standards of the Zoning Ordinance adequately address these issues. A narrow lot
<table>
<thead>
<tr>
<th>Standards</th>
</tr>
</thead>
<tbody>
<tr>
<td>An application for a conditional use permit shall be granted only if evidence is presented at the public hearing which establishes the following:</td>
</tr>
<tr>
<td>Applicant’s Response:</td>
</tr>
<tr>
<td>Staff response:</td>
</tr>
<tr>
<td>vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations. In determining whether the proposed conditional use will so dominate the immediate neighborhood, consideration shall be given to:</td>
</tr>
<tr>
<td>surrounding structures. In addition, bufferyards will be used along the property lines between the adjacent zoning districts to separate the proposed development. Furthermore, landscaping and screening as required for the GR Zoning district shall be utilized to further mitigate the impact of this development to the surrounding property</td>
</tr>
<tr>
<td>bufferyard is required along the east property boundary. A solid fence is also required to provide screening.</td>
</tr>
<tr>
<td>12. The proposed conditional use, as shown by the application, will not destroy, damage, detrimentally modify or interfere with the enjoyment and function of any significant natural topographic or physical features of the site.</td>
</tr>
<tr>
<td>There are no physical features at or around the current site for the Conditional Use Permit that will be adversely impacted.</td>
</tr>
<tr>
<td>The applicant’s response adequately addresses this standard.</td>
</tr>
<tr>
<td>13. The proposed conditional use will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance.</td>
</tr>
<tr>
<td>The proposed Conditional use will not result in the loss, damage or destruction of any natural or scenic feature of historic significance.</td>
</tr>
<tr>
<td>The applicant’s response adequately addresses this standard.</td>
</tr>
<tr>
<td>14. The proposed conditional use otherwise complies with all applicable regulations of the Article, including lot size requirements, bulk regulations, use limitations and performance standards.</td>
</tr>
<tr>
<td>The design of the Conditional use appears to comply with all applicable regulations regarding lot size, bulk regulations, use limitations and performance standards.</td>
</tr>
<tr>
<td>The proposed use appears to comply with applicable regulations.</td>
</tr>
<tr>
<td>15. The proposed conditional use at the specified location will contribute to or promote the welfare or convenience of the public.</td>
</tr>
<tr>
<td>The proposed Conditional use at the location will promote the welfare and or convenience of the public by providing an essential support service to the adjacent residents.</td>
</tr>
<tr>
<td>The applicant’s response adequately addresses this condition.</td>
</tr>
<tr>
<td>16. Off-street parking and loading areas will be provided in accordance with the standards set out in 36-455, 36-456 and 36-483 of this Article, and such areas will be screened from any adjoining residential uses and located so as to protect such residential uses from any injurious effect.</td>
</tr>
<tr>
<td>Off-street parking and loading areas will be designed to comply with the design standards of Sections 36-455, 36-456 and 36-483, and this areas will be screened from the adjoining residential uses from any injurious effect.</td>
</tr>
<tr>
<td>The applicant appears to meet the off-street parking requirements and provide bicycle parking.</td>
</tr>
<tr>
<td>17. Adequate access roads or entrance or exit drives will be provided and will be designed so as to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.</td>
</tr>
<tr>
<td>The proposed Conditional use is provided with adequate ingress and egress to and from the site without additional burden to the existing traffic. As mentioned</td>
</tr>
<tr>
<td>Public Works Traffic Division has reviewed the proposed site plan and has determined that it meets this standard.</td>
</tr>
<tr>
<td><strong>36-363 (10) Standards</strong></td>
</tr>
<tr>
<td>--------------------------</td>
</tr>
<tr>
<td>An application for a conditional use permit shall be granted only if evidence is presented at the public hearing which establishes the following:</td>
</tr>
<tr>
<td>18. The vehicular circulation elements of the proposed application will not create hazards to the safety of vehicular or pedestrian traffic on or off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian travel.</td>
</tr>
<tr>
<td>19. The proposed use, as shown by the application, will not interfere with any easements, roadways, rail lines, utilities and public or private rights-of-way.</td>
</tr>
<tr>
<td>20. In the case of existing structures proposed to be converted to uses requiring a conditional use permit, the structures meet all fire, health, building, plumbing and electrical requirements of the City of Springfield.</td>
</tr>
<tr>
<td>21. The proposed conditional use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services.</td>
</tr>
</tbody>
</table>
The Galloway Area Recommendations, passed October 21, 2019, provides staff recommendations that apply to developers, city staff, and residents when pursuing future developments within the specified area. This checklist refers to the recommendations that apply specifically to the applicant/developer for a project. This is to be used only as a reference for those recommendations. The original Galloway Recommendations document must still be reviewed as this is only a supplemental visual to what is outlined in that document. This checklist also references The Galloway Community Improvement District, which was approved by City Council on August 12, 2019. Link to the recommendations: https://www.springfieldmo.gov/DocumentCenter/View/44509/Galloway-Recommendations-July-2019

Staff has reviewed the applicant’s attached exhibits (1-12) for compliance to the Galloway Recommendations as outlined below.

A. Public Safety (1/1)
1 out of 1 recommendation was addressed. Recommendation #1 is not applicable to the proposed development since it is not adjacent to Galloway Trail.

1) Clearly delineate parking areas along the street edge from the street surface.
2) Install physical barrier or fencing between trail and roadway where feasible.

B. Environmental Protection (3/3)
2 out of 2 recommendations were addressed. Recommendation #2 does not apply since there is not a stream buffer on the property.

1) Water quality protection and stormwater management for new developments. Innovative techniques are welcomed and encouraged. (Examples include: Maximizing open space, green roofs, rain water collection systems, rain gardens, and berms.)
2) Establish stream buffer easements for all new developments.
3) Protect the tree canopy through preservation of healthy trees and installing high quality landscaping where possible.

C. Image Enhancement (4/5)
5 out of 5 recommendations were addressed. Recommendations #1 & #2 are not applicable to the proposed development since it is not adjacent to Galloway Trail. Recommendation #5 is not applicable because this is not a mixed-use development.

1) Plant trees along the Galloway Trail.
2) Develop pocket parks along the Galloway Trail.
3) Preserve village feel through:
   a. Small businesses (retail, food and beverage and services)
   b. Reuse of existing structures
   c. Complimentary architectural styles
4) Promote a high-quality streetscape experience that is supported by the Galloway CID and Multi-Family Development Guidelines; Examples include:
   a. Planters and window boxes
   b. Brightly colored doors or building accents
   c. Attractive landscaping and plantings
   d. Public art
e. Fountains
f. Dog watering stations
g. Outdoor seating
h. Street trees
i. Decorative lighting

5) Developments with a mix of uses

6) Use Conditional Overlay Districts; Examples include:
   a. Limit uses (e.g. storage units, gas stations, drive-thru businesses, car washes, cell towers, etc.)
   b. Limit signage types (e.g. size, illumination, placement, number, prohibition of digital)
   c. Restrict glazing ratios to no more than 40% of exterior surface
   d. Limit building height through bulk plan regulations (exceptions to this are discouraged)
   e. Require parking lots be located behind buildings where feasible
   f. Require tree canopy preservation
   g. Limit excessive grading or rock blasting
   h. Restrictions on retaining walls (limit height and require minimum distance between tiers)

7) Increase landscaping requirements. Encourage canopy trees and high-quality plantings in landscaping.

D. General Recommendations (2/2)

2 out of 2 recommendations were addressed (applicant met with neighborhood and is naming the site Sequiota Storage).

1) Proactively communicate with area stakeholders and the City.
2) Emphasize the history of the area/site through artwork, signage, place-naming, and historic designations and preservation.
Under Article III, Division 6, Section 36-482, Exception 16, where lot dimensions are greater than 100’ to 150’ wide the buffer yard may be 10’-0” - With 0 canopy trees, 1 understory tree, 2 evergreen trees & 10 shrubs per 100’

Under Article III, Division 6, Section 36-482, Exception 16, where lot dimensions are greater than 150’ to 200’ wide the buffer yard may be 15’-0” - With 1 canopy tree, 1 understory tree, 2 evergreen trees & 10 shrubs per 100’

SITE STATISTICS

TOTAL LAND AREA = 24,448 sq. ft. (100%)
BUILDING COVERAGE = 9,000 sq. ft. (37%)
PAVED SURFACE = 6,240 sq. ft. (26%)
DEVELOPED AREA = 9,208 sq. ft. (37%)
GREEN SPACE = 6,000 sq. ft. (25%)

BUILDING SQ.FT. (2 FLOORS) = 18,000 sq. ft.
FLOOR AREA RATIO= 0.74

APPLICABLE CODES

SITE STATISTICS

TOTAL LAND AREA = 24,448 sq. ft. (100%)
BUILDING COVERAGE = 9,000 sq. ft. (37%)
PAVED SURFACE = 6,240 sq. ft. (26%)
DEVELOPED AREA = 9,208 sq. ft. (37%)
GREEN SPACE = 6,000 sq. ft. (25%)

BUILDING SQ.FT. (2 FLOORS) = 18,000 sq. ft.
FLOOR AREA RATIO= 0.74
AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Conditional Use Permit for: 2960 E Allen Place for a Self-Storage Facility

2. Meeting Date & Time: April 14 4:00 pm to 6:30 pm

3. Meeting Location: 3900 S Lone Pine Township 28 Clubhouse

4. Number of invitations that were sent: 21 City Staff to confirm mailing

5. How was the mailing list generated: City Staff

6. Number of neighbors in attendance (attach a sign-in sheet): 15

7. List the verbal comments and how you plan to address any issues:
   (City Council does not expect all of the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved.)

   See attached

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

   No written comment cards received at time of Neighborhood meeting. Additional cards were made available during the meeting. None returned to date.

   Harlan Hill __________________________ (print name), attest that the neighborhood meeting was held on
   4/14/2022 ______________________ (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."

   Harlan Hill
   Signature of person completing affidavit

   Harlan Hill
   Printed name of person completing affidavit

City of Springfield, Missouri - Development Review Office - 840 Boonville, Springfield, MO 65802 - 417.864.1611 Phone / 417.864.1882 Fax
Neighborhood Meeting Record: Rezoning and CUP Combined
Regarding Properties at 2955, 2957 and 2960 E. Allen Place, Springfield MO

April 14, 2022
4:00 PM
Hosted at Township 28. Clubhouse, 3900 S. Lone Pine, Springfield, MO

Meeting Notes:

Harlan Hill, Managing Corporate Architect and Owner’s Representative introduced himself and welcomed the citizens to the meeting. Mr. Hill gave an overview of the two projects and stated that he is requesting to rezone the property at 2955 and 2957 E. Allen Place, currently zoned as R-SF (Residential-Single) to R-MD (Residential-Medium Density) to build two multifamily buildings to expand the existing Township 28 development. In addition, Mr. Hill stated that Ownership is seeking to build a 3-story interior climate-controlled storage facility on the lot at 2960 E. Allen Place, currently zoned as GR (General Retail).

Q: Are two projects opposite each other?
A: No, the driveways are not aligned, and the storage building is sited a little further east from the apartment buildings.

Q: How far is the apartment building from the east property line?
A: The apartment building is setback as required by the City Ordinance to allow for a bufferyard between R-MD and R-SF zoning districts.

Q: Will Lone Pine be widened and how will the new development handle runoff?
A: No. Both developments will drain to the existing stormwater drainage system. Existing capacity will be verified by Civil Engineer and improved as required to meet City Standards as necessary to carry any additional increase in stormwater runoff.

Q: Are the apartments to be used as transitional homes?
A: No, the apartments will not be used as transitional homes. They are high-end apartments and will be like the existing Township 28 development.

Q: What is the height of the storage building and how many units are in the building?
A: The Storage building is 3-story high and contains 200 units of various sizes. All storage will be inside in a climate-controlled environment. Building will comply with height and bulk plane requirements set forth by the Zoning Ordinance.

Q: Are the lots for the two projects designated as blighted?
A: Yes, the two lots are in the Galloway Redevelopment area and are designated as blighted.

Q: Who will use the storage building?
A: The storage building will be available to the residents of Township 28 and the public in the surrounding area.
Q: Will Allen Place be widened?
A: Yes, The City Department of Public Works is requiring additional Right of Way and improvements to Allen Place.

Q: Would it be possible to make the exterior of the storage facility look like the existing Township 28 apartments and blend with surrounding architecture?
A: That is a possibility that will be taken into consideration and presented to ownership.

Q: What is the number of added apartments in the new development?
A: A total of 30 apartments will be added in compliance with the Multi-family Matrix results conducted by City staff.

Q: Are there plans for additional development phases?
A: No. Adjacent properties are not under the developer’s ownership. The two lots and proposed developments are the final phase to the existing development.

Q: What are the plans for Barton Street?
A: We are unaware of plans for improvement of Barton Street. That question will have to be addressed by City staff.

Q: How was the need for storage determined?
A: A formal market study was not conducted. Residents have expressed a need for additional storage, and it has been observed that self-service storage facilities are not conveniently located near Township 28 and adjacent multi-family developments.

Q: Will there be installation of security cameras?
A: Yes. Exterior and interior cameras will be installed. Controlled access system will be installed allowing only authorized personnel and lease holders to enter the building. Installation of a perimeter fence with a drive access-controlled gate is being considered.

Q: What is the current zoning of the lots?
A: 2955 and 2957 E. Allen Place is zoned Residential Single Family (RSF). An application has been submitted to the City requesting to rezone these lots to Residential Medium Density (RMD) to match zoning of existing Township 28. The Allen Place Storage development at 2960 E. Allen Place is zoned General Retail (GR). A Conditional Use Permit is required for self-service storage facilities.

Q: Are proposed development properties designated as blighted and eligible for tax abatement?
A: Yes.
# Combined Neighborhood Meeting

**April 14, 2022**

- **Z-10-2022 COD #212**
  - 2955 and 2957 E Allen Place
  - Springfield, Missouri 65804

- **Conditional Use Permit 464**
  - 2960 E Allen Place
  - Springfield, Missouri 65804

## Please Sign-In

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jay Bartell</td>
<td>KY3</td>
</tr>
<tr>
<td>Joyce Tollever</td>
<td>3231 E. Manitou Ct.</td>
</tr>
<tr>
<td>Tamara Ellis</td>
<td>3149 E. Pers. Ct.</td>
</tr>
<tr>
<td>Wendy Huescher</td>
<td>3475 S. Lone Pine</td>
</tr>
<tr>
<td>Melanie Bach</td>
<td>5734 S. Elmview</td>
</tr>
<tr>
<td>Scott Gustavson</td>
<td>2640 E. Republic Rd.</td>
</tr>
<tr>
<td>Randy Black</td>
<td>2717 E. Galbrah Ave.</td>
</tr>
<tr>
<td>Bradie Cichon Jones</td>
<td>3131 E. Cardinal Ct. 04</td>
</tr>
<tr>
<td>Jon Boles</td>
<td>3/19 E. Cardinal Ct. 65804</td>
</tr>
<tr>
<td>Chuck &amp; Helen Hernandez</td>
<td>3545 S. Barbell Ave.</td>
</tr>
<tr>
<td>Jacque Thummel</td>
<td>2907 E. IIrk</td>
</tr>
<tr>
<td>Sue Sisco</td>
<td>3635 S. Oak</td>
</tr>
<tr>
<td>Duane Johnson</td>
<td>3760 S. Bradley</td>
</tr>
<tr>
<td>Dayna Aust</td>
<td>3420 S. Elmview Ave.</td>
</tr>
<tr>
<td>Gregory Harrison</td>
<td>3900 S. Lone Pine F102</td>
</tr>
<tr>
<td>L Brandon Stine</td>
<td>3510 S. Horshoe Ave.</td>
</tr>
</tbody>
</table>

**Adjourned 6:32**
2960 E Allen Place
Case Number: Conditional Use Permit 464

Zoning

Parcel 881909307015 is zoned General Retail. Under General Retail zoning, storage facilities are not permitted by right.

Self-service storage is listed under Conditional Use: “A use permitted in a particular zoning district only upon showing that such use in a specific location will comply with all the conditions and standards for the location or operation of such use as specified in this article and authorized by the city council.” Article III, Sec. 36.321.

Self-service storage does NOT comply with the conditions and standards and therefore should not be allowed.

While a self storage conditional use permit was originally granted in 2018, since that time the Galloway Recommendations were adopted and specifically discourage storage facilities.

Galloway Recommendations

In November 2018, a resolution was passed for an administrative delay for the area north of East Lacuna Street and south to East Republic Road along South Lone Pine, including parcel 881909307015. This administrative delay had the intent of gathering input and developing recommendations with the Stakeholder Committee.

This committee met over the course of 5 months with city officials to develop the Galloway Guidelines, which were later approved by the Planning and Zoning Commission and City Council. The Guidelines were adopted at the end of 2019.

In the Galloway Recommendations under IMAGE ENHANCEMENT - B. Preserve and enhance the “village feel” of the area, subsection 4.1 clearly states: “Limit uses that are incompatible with the village character of the area, such as storage units, gas stations, drive-through restaurants or other drive-through businesses, car washed, cell towers, and uses requiring new manufacturing zoning.” (Galloway Recommendations attached)

Approving this project to move forward would disregard all the work and time city staff, the stakeholder commission members, planning and zoning commission, and city council put into it and would open the door for more projects that do not meet the Galloway Guidelines to move forward.
Use Compatibility

The above mentioned parcel is fully surrounded by residential development: to the north is Colony Cove Mobile Home Park, to the south and east Quarry Town Apartments, and to the west Township 28. Nowhere else in Springfield, a project of these characteristics (multi-story self-storage facility) surrounded by residential use on all sides can be found given the incompatibility of use.

The only other multi-story storage unit in town that we were able to find, was Sixty 5 Self Storage (2107 S Eastgate Ave). Unlike the proposed project, this self-storage business is located along a major highway, Highway 65, and surrounded by commercial/office uses. The amount of light pollution and scale of the building if not compatible with the intent for the Galloway Neighborhood.

Sixty 5 Self-Storage - Comparable Project along Hwy 65
**CAUTION** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.
------------------------------------------------------------------------------------------------------------------

Daniel,

It was brought to our attention by a member of the GVNA after we sent our email in support of the Allen Place zoning matters set for hearing this Thursday 6/16 that storage units are specifically prohibited by the Our Galloway guidelines. We are disappointed this plan was even recommended for approval by the Planning Department without having been checked for compliance with the guidelines. We had assumed that the City would be responsible for checking compliance rather than relying on the neighborhood to ensure the guidelines are enforced. This oversight will undoubtedly cause Harlan Hill considerable time, expense, and frustration. We had such a positive experience in our interactions with Harlan, and wanted to be able to support a plan we had all compromised to achieve, but we cannot support a plan that violates the Our Galloway guidelines. We still support the expansion of Township 28 for the two new apartment buildings and the vacation of Allen Place, but we withdraw our support of the storage facility due to it not being consistent with the Our Galloway guidelines. In the future, we expect the Planning Department to ensure any plan complies with the Our Galloway guidelines before reaching the stage of the neighborhood meeting.

Please attach this communication with our previous email to the record for this agenda item.

Melanie Bach
GVNA President
**CAUTION** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

To Whom it may concern:
We’ve recently become aware of a proposed storage facility adjacent to the Township and Quarrytown apartment complexes. This is a really bad idea on so many levels. As a Quarrytown resident for the past 2 1/2 years, I am very familiar with the traffic flow of the area, and this small access lane most definitely CANNOT handle the type of vehicles or traffic flow for such a business. Allen Place is a narrow and dead end access street for limited use at best. There is not ample room for moving trucks, loading, unloading or additional chaos this would create. Storage may be a good idea somewhere in East Springfield but this residential location is NOT it.
Thank you,
Elizabeth Satterfield

Sent from my iPhone
To the Springfield Planning and Zoning Commission:

I am writing in reference to the proposed zoning change to allow a large storage building to be constructed in the center of a residential area in Galloway Village. There are several issues that are of deep concern to me, and I would appreciate your consideration of these when making your decision.

*This is a quiet residential area with only businesses conducive to this residential feel.

*The property of focus is on the Galloway Trail greenway which attracts adults, children, and pets for walking and biking along the two-lane street and enjoying the nearby parks. There is no room to accommodate the added commercial traffic and it could prove to be very dangerous to their safety.

*Storage units attract criminal activity such as use, manufacture and storage of drugs and stolen goods and weapons and operate at all hours. This is not something we want to attract to this quiet area.

*This large storage facility would be an eyesore to Galloway Village and would require a great deal of added bright lighting and security in extremely close proximity to where people live and sleep. No one wants this huge commercial building mere feet from their windows.

*The construction in Galloway has a village feel and respects the history of this area as a tribute to our Springfield heritage.

*Because of this, a zoning recommendation was previously established that strictly prohibits storage units and other commercial construction that do not preserve and enhance the village feel of the area.

I would greatly appreciate your remaining true to these previously established zoning guidelines and protect this very special area of our city for our citizens now and in the future. Thank you for your consideration.

Melanie Gray
Galloway Village resident
We oppose the construction of an unsightly storage facility in the beautiful unique Galloway Village area. Such buildings belong near major thoroughfares. Even then they are complete eyesores, like the one on Highway 65 near Sunshine Street. They do not belong in lightly traveled areas. Planning and Zoning should work to preserve the character of neighborhoods.

Thank you.

Cathy and Ron Neville
Hello,

Attached please find information on the proposed storage unit facility for the property directly to the east of Quarry Town.

The property is currently zoned General Retail, which requires a Conditional Use Permit in order to allow for a self-storage facility. We are opposed to the applicant's request for a Conditional Use Permit for this property, because the Galloway Guidelines adopted in 2019 specifically state that storage units are a prohibited use.

By allowing a Conditional Use Permit for this property to construct storage units, the city would be disregarding the Galloway Guidelines. We want to protect the Galloway Guidelines, if they are disregarded now, that will set the precedent for the guidelines to be disregarded in future developments.

As a resident of Quarry Town, I do not want the additional traffic, potential light pollution, and the overall misfit of having this commercial storage building in the middle of a bunch of residential development.
West Elevation
Scale 1/8" = 1'-0"

North Elevation
Scale 1/8" = 1'-0"

Regards,
Jeffrey Basnett
(417) 718-4793
We are opposed to the applicants request for this permit for a multitude of reasons. Primarily because the Galloway Guidelines adopted in 2019 specifically prohibit storage units. Additionally, this development would bring a significant amount of light pollution and traffic to our corner of Galloway, not to mention an eye sore for our residents who have patios overlooking the area.

We moved into Quarry Town Apartments May 2019… we love it here it is quiet and peaceful... we share this with the abundance of wildlife. I grew up on Lone Pine and would hate to see ugly storage buildings in this area

Thank you Bill Lemery

Sent from my iPhone

Sent from my iPhone
We live in Quarrytown apartments and we are very opposed to building storage units behind and beside us. Right now our view is of nature including a family of deer. Those would be horrible to look at not to mention the unwanted traffic it would incur. Not to mention if they cut down trees that are so beautiful! Please don’t allow this.
Thanks, Ms. V Lemery

Sent from my iPhone
Hello,

I am a resident at Quarry Town in Galloway. I got wind of a proposal for some storage units going up directly to the east of the apartment building I love in. I can tell you that this will a complete eye sore for the residents of Quarry Town including myself and for those with balconys that face that direction. If storage units are placed here this will completely take away from the "in the nature" vibe as QT is. People are drawn to this place from the greenery that surrounds us. I am a physician at Cox Health and enjoy my evenings after a long day of work watching in to the woods and green that is around and even the occasional wildlife. We are blessed to be able to work so close to town and still have this greenery around us. Please do not allow these storage units to pass. If you need more information please let me know.

Connor Barnes
Good Afternoon!

I just wanted to update the commission that the GVNA has been in communication with Harlan Hill and other representatives of Coryell Collaboratives, and are planning to bring the approval of the Conditional Use Permit to our quarterly meeting for a formal vote on July 19th. Harlan is scheduled to make another presentation at that meeting before the vote. I will update you and City Council on the outcome of that vote, which will represent our formal position on the item. I want to emphasize again how much we appreciate Harlan's sincere desire to earn the approval of the neighborhood and his willingness to offer compromise.

Melanie Bach
GVNA President

On Thu, Jun 16, 2022 at 8:56 AM Galloway Village <gallowayvillage@gmail.com> wrote:
Thank you for letting us know.

On Thu, Jun 16, 2022 at 7:49 AM Hosmer, Bob <bhosmer@springfieldmo.gov> wrote:
This agenda item has been postponed to the July 14 meeting.

Bob Hosmer, AICP
Planning Manager
Development Review Office
City of Springfield, Missouri
Department of Planning and Development
417.864.1834 or 417.864.1611
Zoning Map: http://maps.springfieldmo.gov/zoning/
Zoning Code: https://library.municode.com/mo/springfield
eCity
From: Galloway Village <gallowayvillage@gmail.com>
Sent: Sunday, June 12, 2022 8:40:55 PM
To: Zoning@springfieldmo.gov <Zoning@springfieldmo.gov>
Subject: Additional Comments for Allen Place Matter

**CAUTION** This email originated from outside the organization. Do not open attachments or click links from sources you do not know and trust.

Daniel,

It was brought to our attention by a member of the GVNA after we sent our email in support of the Allen Place zoning matters set for hearing this Thursday 6/16 that storage units are specifically prohibited by the Our Galloway guidelines. We are disappointed this plan was even recommended for approval by the Planning Department without having been checked for compliance with the guidelines. We had assumed that the City would be responsible for checking compliance rather than relying on the neighborhood to ensure the guidelines are enforced. This oversight will undoubtedly cause Harlan Hill considerable time, expense, and frustration. We had such a positive experience in our interactions with Harlan, and wanted to be able to support a plan we had all compromised to achieve, but we cannot support a plan that violates the Our Galloway guidelines. We still support the expansion of Township 28 for the two new apartment buildings and the vacation of Allen Place, but we withdraw our support of the storage facility due to it not being consistent with the Our Galloway guidelines. In the future, we expect the Planning Department to ensure any plan complies with the Our Galloway guidelines before reaching the stage of the neighborhood meeting.

Please attach this communication with our previous email to the record for this agenda item.

Melanie Bach
GVNA President