

August 10, 2017
MINUTES OF THE PLANNING AND ZONING COMMISSION
Springfield, Missouri

The Planning and Zoning Commission met in regular session August 10, 2017 in the City Council Chambers. Chairman Randall Doennig called the meeting to order.

Roll Call - Present: Randall Doennig (Chairman), Natalie Broekhoven (arrived late), Andrew Cline, Cameron Rose, Melissa Cox, and Dee Ogilvy. Absent: King Coltrin, David Shuler, and Joel Thomas.

Staff in attendance: Bob Hosmer, Principal Planner, Tom Rykowski, Asst. City Attorney, Dawne Gardner, Public Works Traffic Engineer, Julie Hawkins, Public Works Project Engineer.

MINUTES: The minutes of July 13, 2017 were approved.

COMMUNICATIONS :

Bob Hosmer reported on City Council meeting actions.

CONSENT ITEMS:

Relinquishment of Easement 852
1000 blk North Airport Boulevard

Applicant: Springfield Underground, Inc

Relinquishment of Easement 853
3416 South National Avenue

Applicant: Sooner Investments, LLC and HRP & Associates, LLC

COMMISSION ACTION:

Mr. Cline motioned to **approve** Consent Agenda items - Relinquishment of Easement 852 (1000 blk North Airport Boulevard) and Relinquishment of Easement 853 (3416 South National Avenue). Mr. Rose seconded the motion. Ayes: Doennig, Cline, Rose, Cox, and Ogilvy. Nays: None. Abstain: None. Absent: Shuler, Coltrin, Broekhoven, and Thomas.

UNFINISHED BUSINESS:

Vacation 791

2100 North Eldon Avenue

Applicant: Pioneer Advertising Company, Inc.

Mr. Hosmer stated that this is a request to vacate right of way located at 2100 North Eldon Avenue.

Three (3) property owners are within three hundred (300) feet of the subject area and have been notified of this action. Staff has not received any comments. The applicant held a neighborhood meeting on January 24, 2017. All interested departments have responded and necessary easements have been provided by the applicant. Staff recommends approval.

Mr. Doennig opened the public meeting.

Mr. Rick Wilson, 1835 South Stewart, Wilson Surveying Company, Inc., representing the applicant. This is a piece of street that has become a nuisance, there is dumping and people camping. They would like to close it to public access.

Ms. Cox asked if they are planning on demolishing the street.

Mr. Wilson stated that they would like to put a gate across it.

Mr. Doennig closed the public meeting.

COMMISSION ACTION:

Ms. Cox motioned to **approve** Vacation 791 (2100 North Eldon Avenue). Mr. Rose seconded the motion. Ayes: Doennig, Cline, Rose, Cox, and Ogilvy. Nays: None. Abstain: None. Absent: Shuler, Coltrin, Broekhoven, and Thomas.

Vacation 792

1900-1200 blks East Central Street, also parts of Florence, Hampton, Bob Barker, Clay, and Chestnut Streets

Applicant: Ozarks Technical Community College

Mr. Hosmer stated that this is a request to vacate right of way located in the 900-1200 block of East Central Street, also parts of Florence, Hampton, Bob Barker, Clay, and Chestnut Streets.

The applicant held a neighborhood meeting on March 16, 2017. Public notice letters were sent out at least 10 days prior to the public hearing to all property owners within three hundred (300) feet of the subject area (31 owners). All necessary easements to accommodate existing facilities within the subject rights-of-way will be retained as part of this vacation. Staff recommends approval.

Mr. Doennig opened the public meeting.

Mr. Jonathan Staats, 2707 W. Executive Circle, Ozark, MO. With the realignment of Pythian Street, there is no longer requirements for the streets to be open for City access and maintenance.

Mr. Doennig closed the public meeting.

COMMISSION ACTION:

Mr. Cline motioned to **approve** Vacation 792 (1900-1200 blks East Central Street, also parts of Florence, Hampton, Bob Barker, Clay, and Chestnut Streets). Ms. Cox seconded the motion. Ayes: Doennig, Cline, Rose, Broekhoven, Cox, and Ogilvy. Nays: None. Abstain: None. Absent: Shuler, Coltrin, and Thomas.

PUBLIC HEARINGS:

Transportation Plan Amendments

Citywide

Applicant: City of Springfield - Public Works

Mr. Hosmer stated that this a request for a reclassification of Grant Avenue.

The applicant (City) is requesting to amend Figure 20-2 and 20-9 in the City of Springfield Transportation Plan by reclassifying a portion of Grant Avenue from a Primary Arterial to a Secondary Arterial on the Major Thoroughfare Plan. The Major Thoroughfare Plan represents future roadway functions. It identifies locations of future major transportation corridors and serves as a general guide for securing rights-of-ways. Grant Avenue is already classified as a Secondary Arterial from Sunshine Street to Grand Street and does not extend past Sunshine Street. Grant Avenue is classified as a Secondary Arterial from Norton Road north into the county. Staff recommends approval.

Mr. Doennig opened the public meeting.

No speakers.

Mr. Doennig closed the public meeting

COMMISSION ACTION:

Ms. Cox motioned to **approve** Transportation Plan Amendments (Citywide). Ms. Ogilvy seconded the motion. Ayes: Doennig, Cline, Rose, Broekhoven, Cox, and Ogilvy. Nays: None. Abstain: None. Absent: Shuler, Coltrin, and Thomas.

Preliminary Plat Coach House Subdivision
2535 North Glenstone Avenue

Applicant: Coach House Properties, LLC

Mr. Hosmer stated that this is a request to approve a Preliminary Plat for Coach House Subdivision on approximately on approximately 6.47 acres into a two-lot commercial subdivision.

The Growth Management and Land Use Plan identifies this area as appropriate for Medium Intensity Retail, Office or Housing. It is located within a Community Activity Center at I-44, Glenstone and Kearney. The property is currently zoned HC, Highway Commercial District, and currently has motel and restaurant businesses on it. 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. The planning and zoning commission may at its discretion extend the effective period of preliminary approval by two years, an indefinite number of times. Meets the Subdivision Regulations. Staff recommends approval.

Mr. Doennig opened the public meeting.

Mr. Rick Wilson, 1835 South Stewart, Wilson Surveying Company, Inc. Sixty years ago, this was a motor lodge and has been somewhat upgraded, but would like to demolish part of it and build a new hotel to keep a competitive edge.

Mr. Doennig closed the public meeting.

COMMISSION ACTION:

Ms. Cox motioned to **approve** Preliminary Plat Coach House Subdivision (2535 North Glenstone Avenue). Ms. Ogilvy seconded the motion. Ayes: Doennig, Cline, Rose, Broekhoven, Cox, and Ogilvy. Nays: None. Abstain: None. Absent: Shuler, Coltrin, and Thomas.

Z-27-2017 w/COD #134
202 East Walnut Lawn Street

Applicant: Westport Management, LLC

Mr. Hosmer stated that this is a request to rezone approximately 6.2 acres of property generally located at 202 East Walnut Lawn Street from a HC, Highway Commercial Conditional Overlay District No. 102 to a O-1, Office District and establishing Conditional Overlay No. 134.

Staff is requesting a change to the COD:

1. A traffic study is required at the time of development based on the actual use of the property and must be submitted and approved prior to the issuance of a building permit.
2. The subject property shall be subdivided following the City's Subdivision Regulations to remove the west parking lot.
3. A public access easement shall be provided from the existing driveway or an approved driveway on Walnut Lawn Street through the subject property to the lot to the west as approved by Public Works Traffic Division.

Staff recommends approval.

Mr. Doennig asked about the requirement for the Traffic Study and what prompted its requirement.

Mr. Hosmer stated that because it is a proposed school and schools generate more traffic.

Ms. Cox why a Traffic Study would not be required if this was not a proposed school because the intersection is very busy and congested.

Ms. Gardner, Public Works noted that the Traffic Study requirement is based on trips generated with the rezoning. They are going from Highway Commercial to Office and the difference is significant in the A.M. peak. Significant A.M. and P.M. peak is over 100 cars and based on the zoning. They will turn in a Traffic Study on the actual use because the intersection is already a problem, and that is on a City list design improvement.

Mr. Doennig opened the public meeting.

Mr. Billy Kimmons, 400 South Avenue, Suite 300 representing the applicant. It is a small private school and believes that the traffic impact will be less than the previous occupant (Mercy's Fitness Center). The school is only buying a portion of the site, what is carved off will remain part of the Highway Commercial. At the recent rezoning (last year) of the property there were a lot of items that were lined-out per the neighbors, we are going to a lesser zoning district, which fits in nicely with the church property next to the proposed school. At the neighborhood meeting only two people showed up and had no concerns.

Mr. Robert Gronniger, 1530 E. Erie, representing the school. The age of the students will be from pre-school to high school with approximately 150 students. We anticipate approximately 90 cars in the A.M., but should decline in the P.M.

Ms. Ogilvy asked if the entire school will be relocating to the new proposed site.

Mr. Gronniger stated that the entire school will move to the new proposed site.

Mr. Doennig closed the public meeting.

COMMISSION ACTION:

Ms. Cox motioned to **approve** Z-27-2017 w/COD #134 with the revised attachment #3 (202 East Walnut Lawn Street). Mr. Cline seconded the motion. Ayes: Doennig, Cline, Rose, Broekhoven, Cox, and Ogilvy. Nays: None. Abstain: None. Absent: Shuler, Coltrin, and Thomas.

OTHER BUSINESS:

Initiate Stream Buffer Zoning Flexibility Amendments
Citywide

Applicant: City of Springfield - Public Works

Mr. Hosmer stated that this is a request to Initiate amendments to add a new subsection; Stream Buffer Zoning Flexibilities.

Staff is requesting amendments to the Zoning Ordinance to add a new subsection that will provide flexibility in meeting zoning requirements for parking, landscaping, buffer-yards, and setbacks if needed, to meet stream buffer requirements that will be proposed for adoption by City Council this fall. Stream buffers are vegetated areas along streams that protect water quality, provide flood control, reduce drainage problems, protect adjacent properties from erosion, and provide connected open space for trails and wildlife habitat. Stream buffers are being proposed for consideration to ensure compliance with Federal and State mandated Municipal Separate Storm Sewer System (MS4) permit. Staff requests that Commission initiate amendments to the Zoning Ordinance to consider modifications as specified. If approved, staff will prepare

and draft changes to the Zoning Ordinance and schedule a public hearing at the next available date for both the Commission and the City Council. Staff recommends approval.

Several commission members asked about the “Flexibility” word and wanted clarification.

Mr. Hosmer stated that the zoning can be flexible regarding, i.e., parking, etc., not the actual stream buffer and that the City currently does not have a stream buffer ordinance. He also stated that if a potential piece of property cannot meet the requirements then a possible alternative could be utilized.

Mr. Doennig opened the public meeting.

No speakers.

Mr. Doennig closed the public meeting.

COMMISSION ACTION:

Mr. Rose motioned to **approve** Initiate Stream Buffer Zoning Flexibility Amendments (Citywide). Mr. Cline seconded the motion. Ayes: Doennig, Cline, Rose, Broekhoven, Cox, and Ogilvy. Nays: None. Abstain: None. Absent: Shuler, Coltrin, and Thomas.