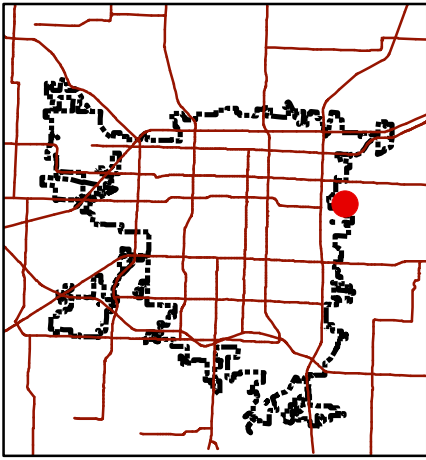


# Development Review Staff Report

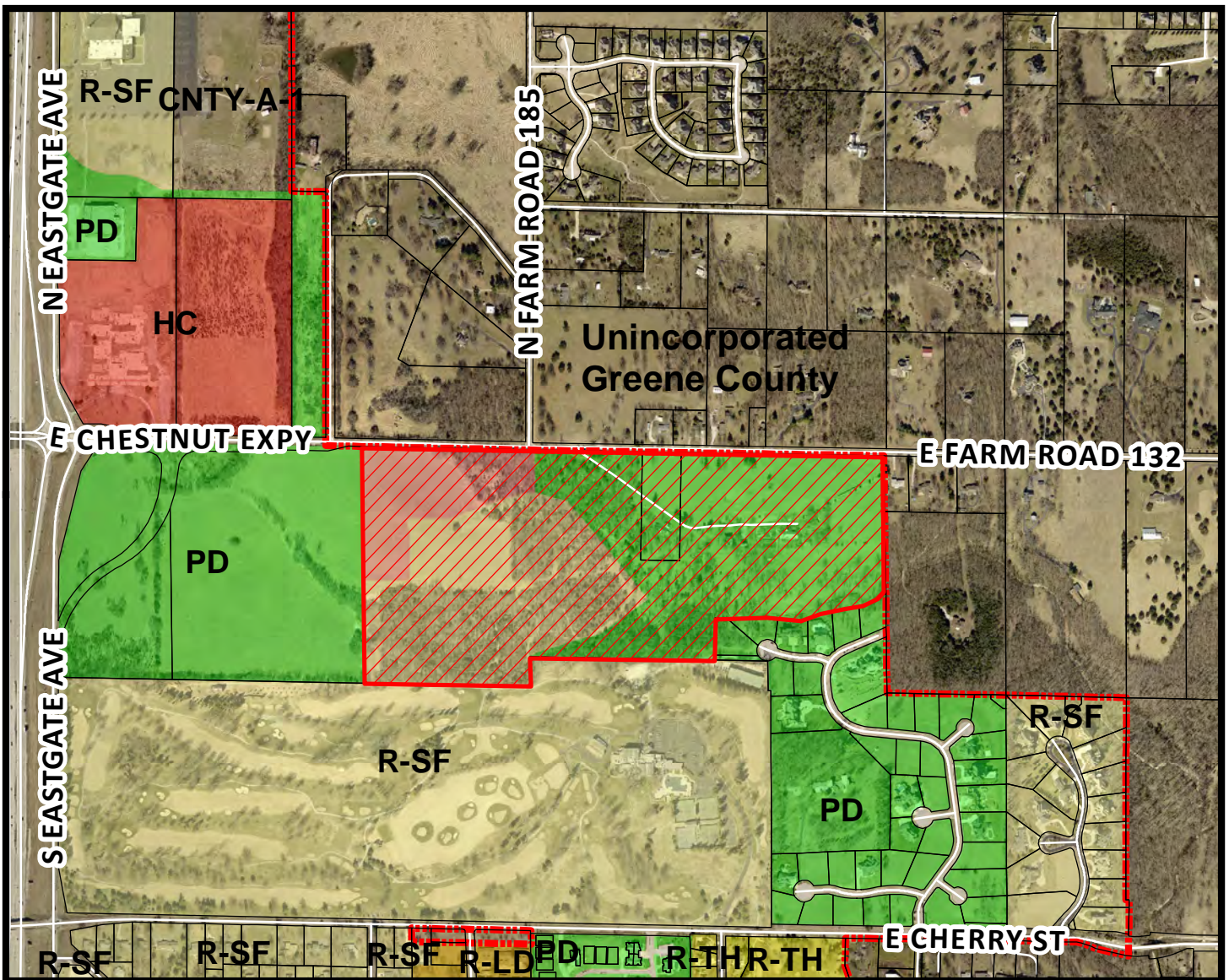
Department of Planning & Development - 417-864-1031  
840 Boonville - Springfield, Missouri 65802



## Preliminary Plat Renewal - Hickory Hills Subdivision Phase II

LOCATION: 3800 block E. Farm Road 132  
CURRENT ZONE: GR, R-SF and PD 305

### LOCATION SKETCH



- Area of Proposal



1 inch = 900 feet

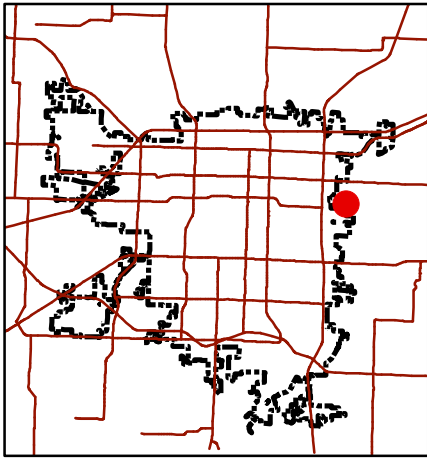


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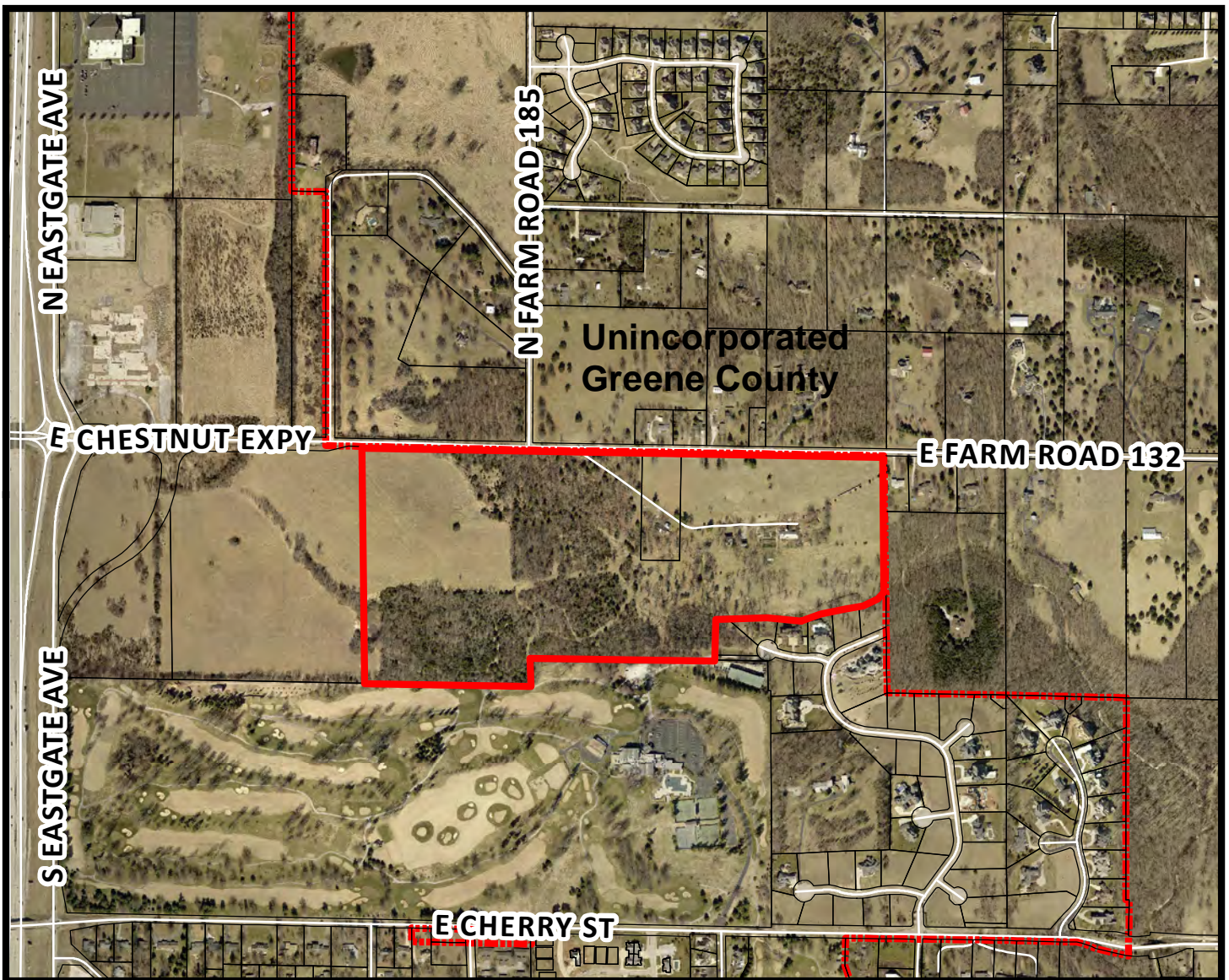
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## **Preliminary Plat Renewal - Hickory Hills Subdivision Phase II**

LOCATION: 3800 block E. Farm Road 132  
CURRENT ZONE: GR, R-SF and PD 305



### LOCATION SKETCH



- Area of Proposal



1 inch = 900 feet

DEVELOPMENT REVIEW STAFF REPORT  
PRELIMINARY PLAT RENEWAL – HICKORY HILLS SUBDIVISION PHASE II

PURPOSE: To approve a preliminary plat to subdivide approximately 76.32 acres into a one-hundred-six (106) lot residential and commercial subdivision

REPORT DATE: November 29, 2017

LOCATION: South side of the 3800 block East Farm Road 132

APPLICANT: Hickory Land Company, LLC

TRACT SIZE: Approximately 76.32 acres

EXISTING USE: Vacant/undeveloped land and a single-family residence

PROPOSED USE: Uses permitted in the R-SF, Single Family Residential District, GR, General Retail District and Planned Development District No. 305

FINDINGS FOR STAFF RECOMMENDATION:

1. The applicant's proposal, with the conditions listed below is consistent with the City's *Subdivision Regulations*.

RECOMMENDATION:

Staff recommends the Planning and Zoning Commission **approve** the Preliminary Plat Renewal, with the conditions listed below:

1. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department and the maintenance and operation of such improvements shall be the responsibility of the developers unless approved by the Director of Public Works. All required sanitary sewer, street, sidewalk and drainage plans shall be prepared in accordance with City standards and specifications and approved by the Director of Public Works.
  - a. Sanitary sewers shall be extended to all building sites.
  - b. Sidewalks are required along one side of all internal streets.
  - c. Sidewalks are required on the south side of Farm Road 132 (Chestnut Expressway).
  - d. Public Improvement plans will be required to construct the regional

detention/water quality basins. These improvements will need to be constructed or escrowed prior to Final Plat approval or issuance of a building permit.

- e. Acceleration/deceleration lanes may be required, at all entrances to the subdivision, according to Article IX (UR, Urban Residential District), Section 7 (Density) of the Greene County Zoning Regulations. Turn lane tapers shall be constructed as set forth in the Manual for Uniform Traffic Control Devices (MUTCD).
2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
    - a. Additional right-of-way shall be dedicated for Farm Road 132 to total fifty-five (55) feet from the centerline.
    - b. The internal streets may be private and gated in conformity with the Springfield Gated Communities Design Standards. The streets shall meet all City standards and specifications for public local residential streets.
    - c. The gates shall be required to meet the 2012 International Fire Code (IFC) 503.6 concerning Fire Department access gates.
  3. The developer shall meet all city and state erosion control regulations prior to disturbing the soil.
  4. It is determined that the public interest requires assurance concerning adequate maintenance of common space areas and improvements. The restrictive covenants, rules and bylaws creating the common ownership must therefore provide that if the owners of the Property Owners Association shall fail to maintain the common areas or improvements in reasonable order and condition in accordance with the approved plans, the City may, after notice and hearing, maintain the same and assess the costs against the units or lots, per the Common Open Space and Common Improvement Regulations section of the Zoning Ordinance.
  5. The developer shall be responsible for the relocation costs of any existing utility services and shall be responsible for clearing all utility easements of trees, brush and overhanging tree limbs.
  6. All other requirements which are necessary for this subdivision to be in compliance with the Subdivision Regulations.

If the request is recommended for denial by the Commission and the applicant requests City Council consideration, all the above conditions, plus any amendments made by the Planning and Zoning Commission, shall be included in the Council Bill.

## SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	County A-1	Single-family residential uses
East	County A-1	Single-family residential uses
South	R-SF and PD	Golf course and single-family residential uses
West	PD	Undeveloped land

## COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this area as appropriate for Medium Intensity Retail, Office and Housing and Low-Density Housing.

## STAFF COMMENTS:

1. The applicant is proposing to subdivide approximately 76.32 acres into a one-hundred-six (106) lot residential and commercial subdivision named "Hickory Hills Subdivision Phase II". The property is currently zoned GR, General Retail District, R-SF, Single-Family Residential District, and Planned Development District No. 305. Proposed Lots 1, 2 and 3 are zoned GR while Lots 4 through 105 would be rezoned to R-SF. Lot 106 would remain within Planned Development District No. 305.
2. The Zoning Ordinance requires that the minimum setback for lots on a private residential local streets shall be one-half (1/2) the width of the private street easement plus twenty-five (25) feet. However, within the R-SF district the front yard setbacks can be reduced below the minimum with an approved preliminary plat in accordance with the City's Subdivision Regulations. The applicant is proposing a minimum fifteen (15) foot front yard setback with this preliminary plat.
3. The original preliminary plat of Hickory Hills Subdivision Phase II was approved in 2015; however, the final plat was not submitted in time to extend it.
4. 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.
5. The proposed preliminary plat was reviewed by City departments and comments are contained in Attachment 1.

## CITY COUNCIL MEETING:

January 9, 2017

STAFF CONTACT:

Daniel Neal  
Senior Planner  
864-1036

ATTACHMENT 1  
DEPARTMENT COMMENTS  
PRELIMINARY PLAT RENEWAL – HICKORY HILLS SUBDIVISION PHASE II

AT&T COMMENTS:

No comments.

BUILDING DEVELOPMENT SERVICES COMMENTS:

Proposed Plat notes streets as Private. Concern for how this may affect final addressing of lots.

CITY UTILITIES COMMENTS:

No objection to renewing plat. Utility installations are underway.

FIRE DEPARTMENT COMMENTS:

Fire has no issues with plat renewal.

GREENE COUNTY HIGHWAY DEPARTMENT COMMENTS:

Greene County requires 110" total right of way for a primary arterial. Farm Rd. 132 is designated as a primary arterial on the Greene County Major Thoroughfare Plan. Right of way dedication 55" from existing centerline is required along Farm Rd. 132.

Sidewalks shall be required along Farm Rd.132 according to Article V, Section 3 (Sidewalks) of the Greene County Subdivision Regulations.

Acceleration/deceleration lanes may be required, at all entrances to the subdivision, according to Article IX (UR, Urban Residential District), Section 7 (Density) of the Greene County Zoning Regulations. Turn lane tapers shall be constructed as set forth in the Manual for Uniform Traffic Control Devices (MUTCD).

TRAFFIC DIVISION COMMENTS:

City's Transportation Plan classifies E. Farm Road 132 as a Primary Arterial roadway. The standard right-of-way width for E. Farm Road 132 is 50 feet from the centerline. E. Farm Road 132 is currently maintained by Greene County and is under Greene County jurisdiction. Traffic recommends verifying with Greene County whether additional right-of-way is needed. A survey is recommended to determine the exact amount of existing right of way. The most recent traffic count on E. Farm Road 132 west of Farm Road 185 is 3,278 vehicles per day. Two public streets under City jurisdiction are proposed to be extended south from E. Farm Road 132 – Pebble Beach Avenue, which also ties into the proposed Olive Street, and Hickory Hills Boulevard, which aligns with the existing Farm Road 185. The extension of both streets will require that they are



constructed according to current City Standards. Any proposed mechanical pushbuttons, islands, etc., in the public right-of-way will require a maintenance agreement with the City. There are five private streets planned to extend from the proposed public streets – Hickory Hills Boulevard, Woodhue Street, Pebble Beach Avenue, Hutch Street, and Cypress Point. All private streets are required to meet current City Standards for private streets. There is not currently sidewalk along the property frontage of E. Farm Road 132. On-street parking is not allowed along E. Farm Road 132. There is not a Greenway Trail in the area pertaining to this zoning. There are not bus stops along E. Farm Road 132. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area.

Public Works Traffic Division	Response
Street classification	E. Farm Road 132 – Primary Arterial
On-street parking along streets	E. Farm Road 132 – No
Trips generated - Peak Hour	N/A
Additional Trips generated with zoning change - Peak Hour	N/A
Existing street right of way widths	E. Farm Road 132 - 20 ft. from the centerline
Standard right of way widths	E. Farm Road 132 - 50 ft. from the centerline
Traffic study submitted	N/A
Proposed street improvements	N/A

**STORMWATER COMMENTS:**

The property is in the Pierson Creek Branch drainage basin. The property is not located in a FEMA designated floodplain. Staff is not aware of any flooding problems in the area. If the project increases the amount of impervious surfacing; detention and water quality is required according to Chapter 96. Buyout in lieu of on-site stormwater detention will not be allowed and detention will be required. Since the project will be disturbing more than one (1) acre a land disturbance permit required.

Please note that development of the property will be subject to the following conditions at the time of development:

1. Post development peak run-off rates shall not exceed pre-development peak run-off rates for the 1, 10 and 100 year rain events. Any increase in impervious surfacing will require the development to meet current detention and water quality requirements.
2. Detailed stormwater calculations must be submitted before any permits can be approved.
3. Public Improvement plans 2015PW00101 must be complete or escrowed prior to approval of this plat.

Public Works Stormwater Division	Response
Which Drainage Basin is this located?	Pierson Creek Branch
Is property located in Floodplain?	No
Is property located on a sinkhole?	No



Is stormwater buyout an option?	No
Is land disturbance permit required?	Yes

CLEAN WATER SERVICES COMMENTS:

No objection to plat renewal.