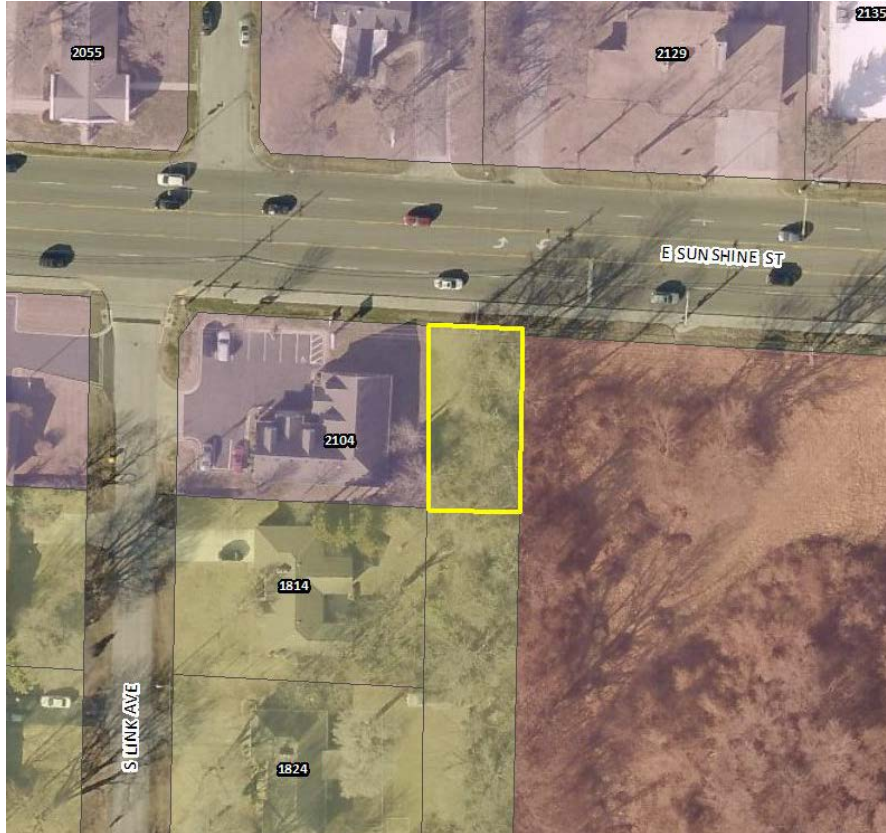


Development Review Staff Report



PLANNING AND ZONING COMMISSION PUBLIC HEARING: JANUARY 11, 2018

CITY COUNCIL PUBLIC HEARING: JANUARY 29, 2018



CASE NUMBER:
Z-2-2018 w/Conditional Overlay District No. 142

LOCATION:
2100 Block E. Sunshine Street

ACRES:
0.12 acres

EXISTING LAND USE:
Vacant/undeveloped

APPLICANT:
E. Sunshine Land, LLC

STAFF:
Daniel Neal, 864-1036

STAFF RECOMMENDATIONS:
Approve w/Conditions

PROPOSED MOTION:
Move to approve the request to rezone from R-SF, Single-Family Residential District, to O-1, Office District, and establishing Conditional Overlay District No. 142 as submitted in the staff report

SUMMARY OF REQUEST:

Request to rezone approximately 0.12 acre of property from R-SF, Single-Family Residential District, to O-1, Office District, and establishing Conditional Overlay District No. 142

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for Medium-Intensity Retail, Office or Housing. This mixed category indicates that a variety of office, commercial and/or mid-or high-density housing may be appropriate at major intersections or along certain roadway corridors. The Major Thoroughfare Plan classifies Sunshine Street as a primary arterial roadway which supports the proposed land use.
2. This request is consistent with the City's policies to promote infill development and increased intensity where investments have already been made in public services and infrastructure.
3. The proposed Conditional Overlay District will require a lot combination between 2104 E. Sunshine and the subject property.

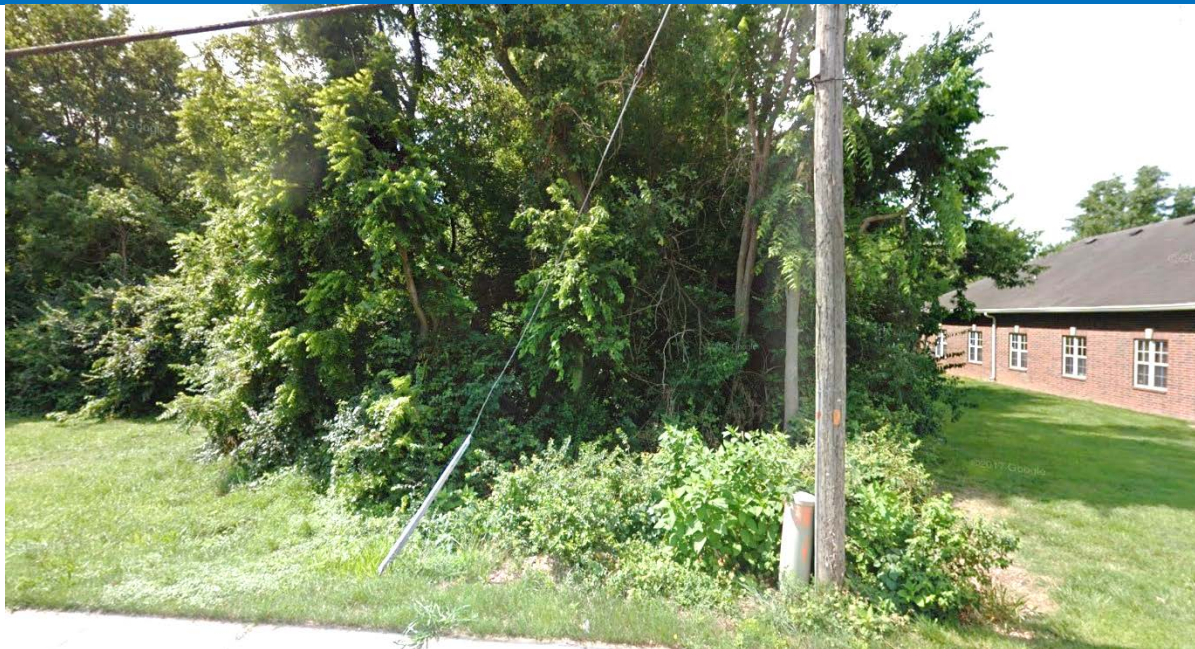
SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	O-1	R-SF	GR	O-1
LAND USE	Office Uses	Vacant/undeveloped	Vacant/undeveloped	Office uses

SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):



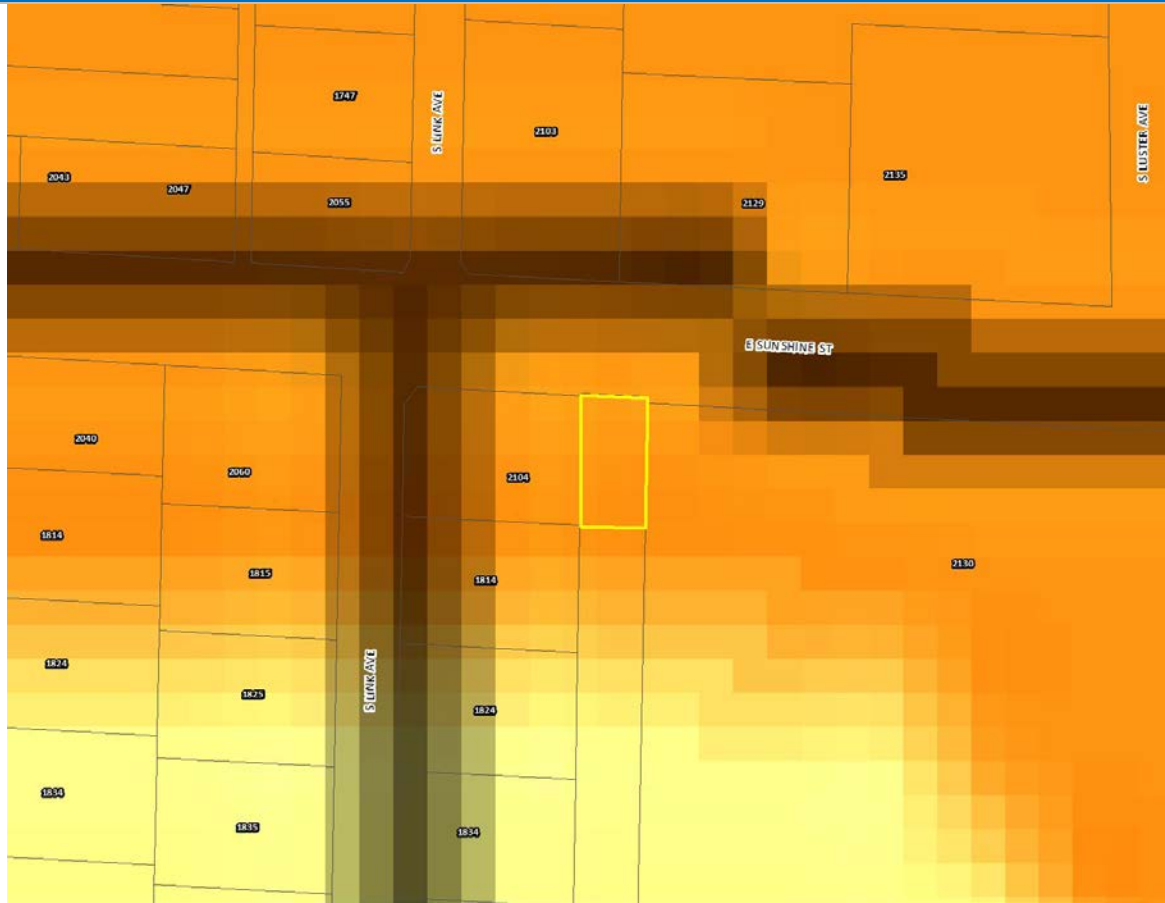
GOOGLE MAPS STREET VIEW:



Development Review Staff Report



GROWTH MANAGEMENT AND LAND USE PLAN:



- 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
- Rural Area

- Greenway
- Parkway
- City Boundary
- Urban Service Area Boundary, Year 2020
- Urban Reserve Boundary, Year 2040

Development Review Staff Report



PROPERTY HISTORY:

The subject property was originally zoned R-SF, Single-family residential in 1995 during the citywide re-mapping.

COMPATIBILITY WITH THE ZONING ORDINANCE:

CODE ITEM	REQUIREMENTS FOR O-1
Use Limitations	All activities and permitted uses except off-street parking and loading facilities, drive-thru facilities and day care activities shall be conducted entirely within a completely enclosed building.
Maximum Structure Height	35 feet provided that no building shall be higher than a 45-degree bulk plane adjacent to R-SF or R-TH Districts
Front Yard Setback	25 feet along a primary arterial street
Side and Rear Setbacks	10 feet for side and 20% of the depth but not less than 10 feet nor more than 25 feet
Open Space Requirement	20%
Design Requirements	Standard per code

BULK PLANE	LANDSCAPING
	<p>36-482-12- (c)</p> <p>PLANT UNIT MULTIPLIER</p> <p>100'</p> <p>0.4 30'</p> <p>0.6 25'</p> <p>0.8 20'</p> <p>1.0 15'</p>

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for Medium-Intensity Retail, Office or Housing. This mixed category indicates that a variety of office, commercial and/or mid-or high-density housing may be appropriate at major intersections or along certain roadway corridors. The Major Thoroughfare Plan classifies Sunshine Street as a primary arterial roadway which supports the proposed land use.

STAFF COMMENTS:

- The applicant, E Sunshine Land, LLC, is proposing to rezone the property located at the 2100 block East Sunshine Street from Planned Development District No. 84 to a GR, General Retail District and establishing Conditional Overlay District No. 136. The applicant is proposing to construct additional off-street parking for the adjacent office

Development Review Staff Report



building at 2104 E. Sunshine Street. This rezoning will create a mixed zoned lot and the applicant will be required to place a bufferyard between the two different districts on their own property.

2. The proposed zoning will allow the subject property to be developed similarly to adjacent properties along Sunshine Street and the surrounding area.
3. The proposed Conditional Overlay District will require a lot combination between 2104 E. Sunshine and the subject property. A preliminary plat is being reviewed concurrently with this rezoning request and will allow the lot to be certified and combined with 2104 E. Sunshine Street.
4. Sidewalk must be constructed or fees paid at the time of development prior to a building permit can be issued. Sidewalk will be required to be constructed along the entire length of the property frontage on S. Link Avenue as well – or a fee paid in lieu of sidewalk construction.
5. A traffic study was not required. A change in zoning from R-SF to O-1 for the proposed property does not exceed 100 additional trip ends in the AM or PM Peak Hours or 1,000 additional trip ends in a day – therefore, it does not trigger the requirement of a Traffic Study. An additional 5 feet of right-of-way will be dedicated on the final plat for future street improvements.
6. Upon development of the property a bufferyard is required along the south property line adjacent to the R-SF zoning district. The normal bufferyard required between O-1 and R-SF zoning would be 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. All structures shall remain below a thirty (30) degree bulk plane as measured from the boundaries of any R-SF or R-TH district.
7. The proposed rezoning was reviewed by City departments and comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on December 20, 2017 regarding the request for rezoning. A summary of these meetings is attached (Attachment 4).

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: 7 Returned: 0

Development Review Staff Report



DEPARTMENT COMMENTS:

ATTACHMENT 1 DEPARTMENT COMMENTS

BUILDING DEVELOPMENT SERVICES COMMENTS:

No objection to rezoning.

CITY UTILITIES:

No objections. All utilities are available.

CLEAN WATER SERVICES COMMENTS:

No objection to the rezoning.

FIRE DEPARTMENT COMMENTS:

No comments.

MODOT COMMENTS:

Need 5 ft. additional right-of-way.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

City's Transportation Plan classifies E. Sunshine Street as a Primary Arterial roadway and S. Link Avenue as a Local roadway. The standard right-of-way width for E. Sunshine Street is 50 feet from the centerline. E. Sunshine Street is under MODOT jurisdiction – defer to MODOT for comments regarding access and right-of-way acquisition along E. Sunshine Street. The standard right-of-way width for S. Link Avenue is 25 feet from the centerline. It appears additional right-of-way is not needed. A survey is recommended to determine the exact amount of existing right of way. E. Sunshine Street is a MODOT maintained street and S. Link Avenue is a city maintained street. The most recent traffic count on E. Sunshine Street east of S. Glenstone Avenue is 34,134 vehicles per day. The most recent traffic count on S. Link Avenue south of E. Sunshine Street is 688 vehicles per day. As a part of the Conditional Overlay District #142, it is required that the area being rezoned is to be combined with the property abutting to the west. Therefore, the only access permitted to the combined properties will be to S. Link Avenue. There is sidewalk along the property frontage of E. Sunshine Street. The existing infrastructure meets current city standards. Sidewalk is required to be constructed along the entire length of the property frontage on S. Link Avenue as well – or a fee paid in lieu of sidewalk construction. Sidewalk must be constructed or fees paid before a building permit can be issued. On-street parking is not allowed along E. Sunshine Street but is allowed along S. Link Avenue. There is a Greenway Trail southeast of the property pertaining to this zoning on Seminole Street. There are bus stops along E. Sunshine Street. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area. The City has no planned improvements in the area pertaining to this zoning. There are no right-of-way improvements required as a part of this rezoning.

Public Works Traffic Division	Response
Street classification	E. Sunshine Street – Primary Arterial S. Link Avenue – Local
On-street parking along streets	E. Sunshine Street – No S. Link Avenue – Yes

Development Review Staff Report



Trips generated - Peak Hour	5.15 vehicles (R-SF) 45.32 vehicles (O-1)
Additional Trips generated with zoning change - Peak Hour	40.17 vehicles
Existing street right of way widths	E. Sunshine Street - 45 ft. from the centerline S. Link Avenue – 25 ft. from the centerline
Standard right of way widths	E. Sunshine Street - 50 ft. from the centerline S. Link Avenue – 25 ft. from the centerline
Traffic study submitted	Not required*
Proposed street improvements	None required

*A traffic study was not required. A change in zoning from R-SF to O-1 for the proposed property does not exceed 100 additional trip ends in the AM or PM Peak Hours or 1,000 additional trip ends in a day – therefore, it does not trigger the requirement of a Traffic Study.

STORMWATER COMMENTS:

The property is in the Galloway Creek Branch drainage basin. The property is not located in a FEMA designated floodplain. Staff is not aware of flooding problems in the area. If the project increases the amount of impervious surfacing; detention and water quality is required per Chapter 96. Buyout in lieu of on-site stormwater detention not an option and detention will be required. Since the project will not be disturbing more than one (1) acre a land disturbance permit will not be 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. A stormwater detention permit will be required for the private, onsite detention and/or water quality facility. This permit may be obtained through the Building Development Services (BDS) office, once the stormwater plans and calculations have been approved. The cost of this permit is \$155. These facilities must be constructed, inspected, approved and operational prior to issuance of the building permit.

Neighborhood Meeting

Rezoning
December 20, 2017
4:00 p.m. – 6:30 p.m.

Name	Address	Phone/Email
JARED Rasmussen	550 Saint Louis Street Springfield, MO 65806	417-890-8802 jrasmusse@olssonassociates.com
Kevin Snyder	1905 S. Luster Ave. Springfield, MO 65804	417-889-2737 tnksnyder@sbglobal.net
FRANK LOANZ	2103 E Sunshine Spfld mo 65804	417-844-5242 frankloanz Realtor@yahoo.com
Rick Kroutil	1722 S Link Spfld, mo 65864	417-848-6130
Shannon Todd	2103 E. Sunshine Spfld, mo 65804	417 840 8599 stodd@sumrealt.com
Joan Bondra	1824 S Link	417-531-2598
Larry Ellsaesser	1814 S. Link	417-861-7882
Mike Dake	1824 S. Valley Road	417-860-8597

Development Review Staff Report



REQUIREMENTS FOR APPROVAL:

ATTACHMENT 3 CONDITIONAL OVERLAY DISTRICT PROVISIONS

The requirements of Section 36-400., Office district of the Springfield Zoning Ordinance shall be as modified herein for development within this district.

The subject property shall be administratively combined with the adjacent lot at 2104 E. Sunshine Street following the current Subdivision Regulations.