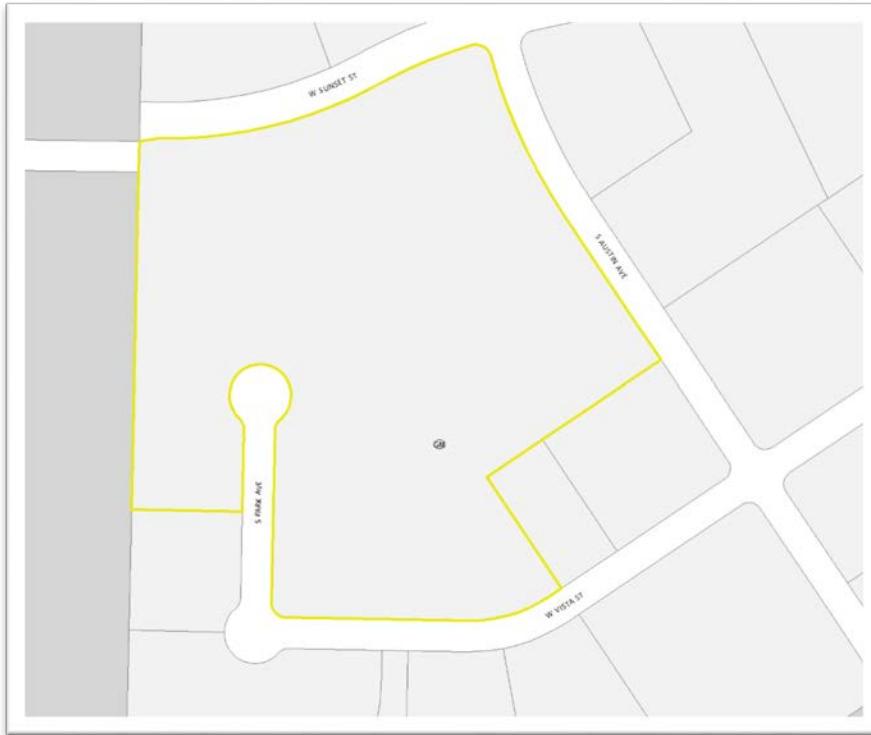


Development Review Staff Report



PLANNING AND ZONING COMMISSION PUBLIC HEARING: JANUARY 11, 2018

CITY COUNCIL PUBLIC HEARING: JANUARY 29, 2018



CASE NUMBER:

Preliminary Plat of Battlefield Business Center No. 13 Subdivision

LOCATION: 2300 Block of West Sunset Street

ACRES: 14.42

EXISTING LAND USE: Vacant land

APPLICANT: Battlefield Business Center II, LLC

STAFF RECOMMENDATIONS:
Approve

PROPOSED MOTION:

Move to approve the 10-lot preliminary plat of Battlefield Business Center No. 13 Subdivision.

SUMMARY OF REQUEST:

The applicant is proposing a 10-lot preliminary plat for the Battlefield Business Center No. 13 Subdivision.

FINDINGS FOR STAFF RECOMMENDATION:

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

SURROUNDING ZONING AND LAND USES:

	NORTH	SOUTH	EAST	WEST
ZONING	GM	GM	GM	HM
LAND USE	Vacant land/ Manufacturing uses	Vacant land/ Manufacturing uses	Manufacturing uses	Vacant land

SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):



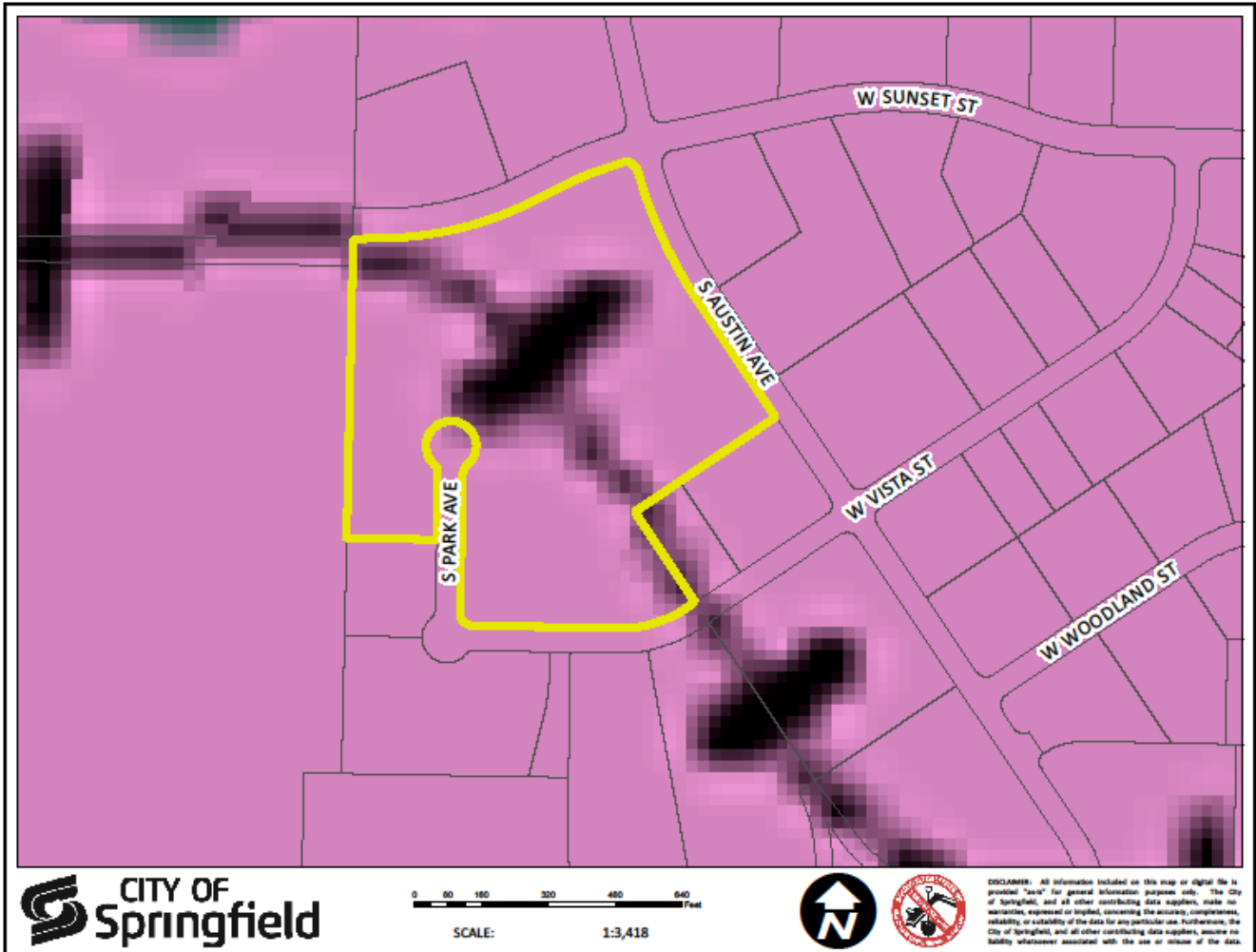
GOOGLE MAPS STREET VIEW:



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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

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PROPERTY HISTORY:

The subject property was originally zoned General Manufacturing District in 1995 during the citywide re-mapping.

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR: GM, General Manufacturing District		
Permitted Uses	Any manufacturing, production, processing, cleaning, servicing, testing, repair or storage of materials, goods or products, and business and sales offices accessory thereto. Warehouses, storage and distribution centers.		
Use Limitations	N/A		
Maximum Structure Height	None		
Front Yard Setback	None, however, in no event may a structure be erected closer than 30 feet from the centerline of the street, except as permitted by subsection 36-303(17)(b).		
Side and Rear Setbacks	None, however, in no event may a structure be erected closer than 30 feet from the centerline of the street, except as permitted by subsection 36-303(17)(b).		
Open Space Requirement	15%		
Design Requirements	Refuse storage areas, mechanical and electrical equipment shall be screened		
BULK PLANE		BUFFERYARDS AND LANDSCAPING	
None		None	

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for Light Industrial, Office and Office warehouse. Manufacturing, assembly, office and warehousing activities are included in this category.

STAFF COMMENTS:

1. The applicant is proposing to subdivide approximately 14.42 acres of property into a ten-lot subdivision named "Battlefield Business Center No. 13 Subdivision".
2. The property will have access to previously constructed roads along Sunset Street, Austin Avenue, Vista Street and Park Avenue.
3. If Planning and Zoning Commission approves the preliminary plat, then the plat will be forwarded to City Council for acceptance of easements. An approved preliminary plat is active for two (2) years.
4. The proposed preliminary plat was reviewed by City departments and comments are contained in Attachment 1.

PUBLIC COMMENTS:

The property was posted 10 days prior to the Planning and Zoning Commission meeting.

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DEPARTMENT COMMENTS:

ATTACHMENT 1 DEPARTMENT COMMENTS

BUILDING DEVELOPMENT SERVICES COMMENTS:

No issues with preliminary plat.

CITY UTILITIES:

All utilities are in place. We may need additional easement for existing utilities at final plat stage.

CLEAN WATER SERVICES COMMENTS:

Each lot has access to public sewer and a service lateral. The service lateral for lot 7 is not clearly located on our plans although it is shown.

FIRE DEPARTMENT COMMENTS:

Fire has no objections to the preliminary plat.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

City's Transportation Plan classifies W. Sunset Street as a Secondary Arterial roadway, S. Austin Avenue as a Collector roadway, and W. Vista Street and S. Park Avenue as Local roadways. The standard right-of-way width for W. Sunset Street is 35 feet from the centerline. The standard right-of-way width for S. Austin Avenue is 30 feet from the centerline. The standard right-of-way widths for both W. Vista Street and S. Park Avenue are 30 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. W. Sunset Street, S. Austin Avenue, W. Vista Street, and S. Park Avenue are all City maintained streets. The most recent traffic count on W. Sunset Street west of S. Kansas Expressway is 4,342 vehicles per day. There are no recent traffic counts on these sections of S. Austin Avenue, W. Vista Street, or S. Park Avenue. There are currently no driveway access points to the proposed property or to the proposed lots, but access will be granted, given that the proposed driveway approach locations meet the minimum spacing requirements spelled out in the City Code. There is currently sidewalk along the property frontage of W. Sunset Street, S. Austin Avenue, W. Vista Street, and S. Park Avenue. The existing infrastructure meets current city standards. On-street parking is currently permitted along this section of W. Sunset Street since the street dead-ends. When this section of W. Sunset Street extends to connect with Scenic Avenue to the west, on-street parking will no longer be permitted. On-street parking is not permitted along S. Austin Avenue. On-street parking is permitted along both W. Vista Street and S. Park Avenue. There is the South Creek Greenway Trail just to the north of the property pertaining to this plat. There are not bus stops along any of the streets pertaining to the property in this plat – but there are bus stops along Battlefield Road to the south of this property. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area. No improvements are required as a part of this plat. The City of Springfield is planning to eventually connect W. Sunset Street over to Scenic Avenue to the west. There is not currently a timeline for when this extension of Sunset Street will occur.

Public Works Traffic Division	Response
Street classification	W. Sunset Street – Secondary Arterial S. Austin Avenue – Collector W. Vista Street – Local S. Park Avenue – Local
On-street parking along streets	W. Sunset Street – Yes, tentatively S. Austin Avenue – No

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	W. Vista Street – Yes S. Park Avenue – Yes
Trips generated - Peak Hour	N/A vehicles (GM) N/A vehicles (GM)
Additional Trips generated with zoning change - Peak Hour	0 vehicles
Existing street right of way widths	W. Sunset Street – 35 ft. from the centerline S. Austin Avenue – 30 ft. from the centerline W. Vista Street – 30 ft. from the centerline S. Park Avenue – 30 ft. from the centerline
Standard right of way widths	W. Sunset Street – 35 ft. from the centerline S. Austin Avenue – 30 ft. from the centerline W. Vista Street – 30 ft. from the centerline S. Park Avenue – 30 ft. from the centerline
Traffic study submitted	Not required*
Proposed street improvements	None required

*A traffic study was not required. The property is not rezoning. Subdividing the lot into 10 lots does not change the uses permitted in the existing GM zoning. No additional trips generated are anticipated based on the subdivision of the lot.

STORMWATER COMMENTS:

The property is in the South Creek 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 stormwater detention is not applicable as regional detention is provided. Since the project will be disturbing more than one (1) acre there will be a land disturbance permit required.

If disturbing more than an acre water quality will be required as the regional detention does not have water quality included.

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. Concentrated points of discharge from these improvements will be required to drain into a certified natural surface-water channel, public right-of-way, or a drainage easement.
3. Please keep in mind that more detailed stormwater calculations must be submitted before any permits can be approved.

Public Works Stormwater Division	Response
Drainage Basin	South Creek
Is property located in Floodplain?	No
Is property located on a sinkhole?	No
Is stormwater buyout an option?	N/A

REQUIREMENTS FOR APPROVAL:

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Staff recommends the Planning and Zoning Commission **approve** the Preliminary Plat, 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.
2. All required street rights-of-way, drainage and utility easements and limitations of access shall be dedicated on the final plat.
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 shall follow 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.