AMENDING Section 1-9 of the Springfield City Code, 'City Limits,' by annexing approximately 1.42 acres of property into the City of Springfield, Missouri, generally located at 2759 West Republic Street, and generally referenced as Annexation A-4-17; and amending the Springfield City Code, Chapter 46, Section 46-1, ‘Boundaries of wards, precincts and council zones,’ by adding this property to the ward and precinct assigned them by the County Clerk.

WHEREAS, a verified petition requesting annexation was filed by the owners of all fee interests of record in all tracts of real property located within the area proposed to be annexed, as described in "Exhibit A," which is attached hereto and incorporated herein by this reference; and

WHEREAS, said petition was presented to City Council more than fourteen, but less than sixty days prior to the public hearing thereon; and

WHEREAS, proper notice was published at least seven days prior to the public hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – City Council, after holding a public hearing, hereby determines that the annexation of the property described in "Exhibit A," is reasonable and necessary to the proper development of the City, and the City has the ability to furnish certain municipal services to the area annexed within a reasonable time.

Section 2 – Pursuant to the provisions of Section 71.012 RSMo., the property described in “Exhibit A,” is hereby annexed into the City of Springfield, Missouri.

Section 3 – Section 1-9, ‘City Limits,’ is hereby amended by adding thereto the land described in "Exhibit A," generally located at 2759 West Republic Street, such land
being found to be contiguous to the city limits.

Section 4 – Section 46-1, ‘Boundaries of wards, precincts and council zones,’ is hereby amended by placing the property described on “Exhibit A” into the appropriate ward and precinct as determined by the County Clerk in accordance with the provisions of State law.

Section 5 – The City Clerk is directed to: (1) file two certified copies of this Annexation Ordinance with the Clerk of Greene County; (2) file one certified copy of this Annexation Ordinance with the Assessor of Greene County; and (3) forward to the Missouri Director of Revenue, by certified mail, a certified copy of this Ordinance, and any other information that the Director of Revenue may require.

Section 6 – This Ordinance shall be in full force and effect from and after passage.

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 2018- 005

FILED: 01-09-18

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To amend Section 1-9 of the Springfield City Code, ‘City Limits,’ by annexing approximately 1.42 acres of property into the City of Springfield, Missouri, generally located at 2759 West Republic Street, and generally referenced as Annexation A-4-17; and amending the Springfield City Code, Chapter 46, Section 46-1, ‘Boundaries of wards, precincts and council zones,’ by adding this property to the ward and precinct assigned them by the County Clerk.

BACKGROUND INFORMATION: The property owners of the 1.42-acres of private property, generally located at 2759 West Republic Street, have requested annexation into the City of Springfield. Petitions to annex this property have been presented to the City Clerk and the petition was initiated at the City Council meeting on December 11, 2017, (Resolution No. 10349). The property is within the City of Springfield’s Urban Service Boundary and is an unincorporated island that is surrounded by the City of Springfield. The owners are proposing to annex and request rezoning to allow for the development of the property into a new retail use. A zoning case to rezone the subject property from a Greene County C-2, General Commercial District, to a GR, General Retail District, will be presented to City Council at the same meeting as this annexation request.

This request includes the annexation of approximately 0.4 acres of County right-of-way for Homewood Avenue. Homewood Avenue is an existing local street between Republic Street and Silverleaf Street, which is currently maintained by the County.

City Council is required to hold a public hearing to determine whether the annexation is reasonable and necessary for the proper development of the City and whether the City has the ability to furnish normal services within a reasonable period of time. If no written objection is filed within fourteen (14) days of the public hearing, the City may annex the property by ordinance without further action.

This Annexation supports the following Field Guide 2030 goal(s): Chapter 6, Growth Management and Land Use; Major Goal 4, Develop the community in a sustainable manner; Objective 4a, Increase density in activity centers and transit corridors.

REMARKS:

The area to be annexed (see “Exhibit A”) is contiguous to the City of Springfield. See “Exhibit B” for the location of the private property and right-of-way to be annexed.
RECOMMENDATIONS:

1. The area to be annexed is contiguous to the City of Springfield and all City services can be provided to the property.

2. The *Growth Management and Land Use Plan* of the *Comprehensive Plan* supports the annexation because it enhances government efficiencies through rational and simplified city boundaries.

3. The City will receive sales and property tax revenue upon annexation of this property.

Staff recommends the annexation of this private property and right-of-way.

Submitted by:

R. Daniel Neal, Senior Planner

Recommended by: Approved by:

Mary Lilly Smith, Director Greg Burris, City Manager

EXHIBITS:
Exhibit A, Legal Description
Exhibit B, Development Review Staff Report

ATTACHMENTS:
Attachment 1, Department and Agency Review
Attachment 2, Annexation Schedule
LEGAL DESCRIPTION
ANNEXATION A-4-17

A TRACT OF LAND, AND STREET RIGHT OF WAY, LOCATED IN SECTION 9, TOWNSHIP 28 NORTH, RANGE 22 WEST, BEING A PART OF WILSON'S CREEK SHOPPING CENTER 1ST ADDITION, A SUBDIVISION RECORDED IN BOOK MM PAGE 94, GREENE COUNTY RECORDER'S OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 23 OF SAID WILSON'S CREEK SHOPPING CENTER 1ST ADDITION AND ALL OF THE STREET RIGHT OF WAY OF HOMEWOOD AVENUE LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOT 23. EXCEPT ANY PART THEREOF PREVIOUSLY ANNEXED INTO THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.
Annexation A-4-17

LOCATION: 2759 W. Republic St.
CURRENT ZONE: County C-2
PROPOSED ZONE: GR, General Retail District

- Area of Proposal

1 inch = 200 feet
Annexation A-4-17

LOCATION: 2759 W. Republic St.
CURRENT ZONE: County C-2
PROPOSED ZONE: GR, General Retail District
DEVELOPMENT REVIEW STAFF REPORT
ANNEXATION A-4-17

TRACT DESCRIPTION:

The legal description of the property involved in annexation A-4-17 is attached as Exhibit A.

EXISTING LAND USE:

The subject property is currently undeveloped.

CURRENT ZONING:

The private property is currently zoned Greene County C-2, General Commercial District. A request to rezone the subject property from a Greene County C-2, General Commercial District, to a GR, General Retail District, will be presented to City Council with this annexation.

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* states that City annexations should enhance governmental efficiencies through rational and simplified City boundaries and reduce any potential inter-jurisdictional conflict.

ENVIRONMENTAL CONSTRAINTS:

The proposed annexation does not contain any floodplain areas.

STREETS AND HIGHWAYS:

This proposed annexation will include approximately 0.4 acre of County right-of-way for Homewood Avenue.

RURAL FIRE DISTRICT JURISDICTION:

The right-of-way to be annexed is currently served by the Battlefield Fire Protection District.
FIRE DEPARTMENT:

1. **Service** – The primary Fire Station responding to this area would be Station #6 located at 2620 W Battlefield, which is approximately 1.81 miles from the southeast corner of the property. Fire Station #8 located at 1405 S Scenic, is the secondary station responding to this location, which is 3.57 miles from the southeast corner of the property.

2. **ISO area** – The proposed annexation is currently outside the recommended ISO 1.5 mile (ISO diamond) response distance by less than .5 miles for the 1st due unit. *This will not have a significant impact on our ISO rating.*

3. **Response times/Standards of Cover** – Estimated response time was calculated mathematically with an assumed travel speed of 45 miles per hour by the fire apparatus. The 1st due company has an estimated total response time of 5.5 minutes. The 2nd due company has an estimated total response time of 7.5 minutes. It is likely the standard of coverage benchmark could be met for single company responses but it is unlikely the benchmark could be met for a full 1st alarm response which requires 3 engines, 2 Trucks, 1 Rescue and 2 Battalion Chiefs to arrive on scene within 11 minutes and 24 seconds. *The department expects that it will be able to meet the initial unit baseline and benchmark, and may meet the baseline and benchmark for the effective response force. This will not have significant impact to our accreditation.*

<table>
<thead>
<tr>
<th>1st Due Company</th>
<th>Estimated Total Response Time</th>
<th>Benchmark*</th>
<th>Baseline**</th>
</tr>
</thead>
<tbody>
<tr>
<td>Station 6</td>
<td>5.5 – 6.5 minutes</td>
<td>6 minutes 20 seconds</td>
<td>8 minutes 13 seconds</td>
</tr>
<tr>
<td>Total Effective Response Force</td>
<td>Station 6, 8, 9, 10, 1</td>
<td>7 – 12 minutes</td>
<td>10 minutes 20 seconds</td>
</tr>
</tbody>
</table>

4. **Supply** – Currently there is adequate water supply to service the proposed area to be annexed. There are three fire hydrants located adjacent to the site specified. *The Fire Department does not have any concerns with the water supply for this proposed annexation.*

5. **Impact** - The Fire Department is unable to estimate the call activity after development occurs because the type of development is unknown, but is expected to be low under its current zoning. *The Fire Department does not have any concerns with the operational impact to the department or the City of*
Springfield.

Fire Department Recommendation: Based upon all of the relevant factors, the Fire Department is supportive of this annexation.

POLICE DEPARTMENT:

Police Recommendations: No objection to the annexation.

CLEAN WATER SERVICES:

No objection to the annexation or rezoning. Public sewer is currently available.

STORMWATER:

No objection with annexing this property. Please note, however, that development (or re-development) of the property will be subject to the following conditions at the time of development:

1. There is existing detention on site but if you are adding more than an acre of impervious area water quality will also need to be provided.
2. This detention is interconnected with detention that serves the adjacent property to the west.
3. There is public infrastructure that the detention is connected to built as part of 8PW4561 that runs parallel to Republic St.
4. Need to show the existing and proposed amount of impervious surfacing. For any increase in impervious surfacing, current detention and water quality requirements must be met. Structures and impervious surface onsite and currently in good condition can be credited as existing impervious surface. Existing gravel surfaces meeting the above definition are eligible for 50% credit.

TRAFFIC ENGINEERING:

City’s Transportation Plan classifies W. Republic Street as a Primary Arterial roadway and S. Homewood Avenue as a Local Street. Currently, S. Homewood Avenue is under Greene County jurisdiction, and is proposed to be annexed into the City. Approximately 386 linear feet of 2-lane road, 26 feet wide (0.15 land miles) is proposed to be annexed into the City. The asphalt pavement is in fair-good condition (extensive cracking, including several large lateral cracks), curb and gutter exists on both sides of the street (east side needs some repair), sidewalk exists on both sides (approximately 352 linear feet of 5 foot sidewalks on the west side in good condition) (approximately 383 linear feet of 4 foot sidewalk on the east side in need of repair and upgrading to 5 feet), and a trench drain on the south end of the street tied to City drainage infrastructure. Using an annual maintenance cost of $3,800 per lane mile: 0.15 lane miles * $3,800 = $570 per year (maintenance costs). Note: $3,800 per lane mile is based on annual costs associated with
Street Operations activities that maintain, repair, and replace a variety of typical street sections. Additional information on maintenance costs may need to come from Urban Forestry. The standard right-of-way width for W. Republic Street is 50 feet from the centerline. It appears approximately 5 feet of additional right-of-way is needed along W. Republic Street. The standard right-of-way width for S. Homewood Avenue is 25 feet from the centerline. At least 25 feet of right-of-way will need to be acquired with this annexation. In addition, a 30 foot by 30 foot right-of-way sight triangle will need to be acquired at the corner of S. Homewood Avenue and W. Republic Street. A survey is recommended to determine the exact amount of existing right of way. W. Republic Street is a city maintained street. The most recent traffic count on W. Republic Street west of S. Scenic Avenue is 21,098 vehicles per day. There is currently no traffic count data for S. Homewood Avenue north of Republic Street. Driveway access points for the property pertaining to this rezoning is limited solely to S. Homewood Avenue. Access is not permitted to W. Republic Street. There is sidewalk along the property frontage of W. Republic Street. The existing infrastructure meets current city standards. On-street parking is not allowed along W. Republic Street. There are two Greenway Trails to the west of the property pertaining to this rezoning. There are bus stops along W. Republic Street. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area.

<table>
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<tr>
<th>Public Works Traffic Division</th>
<th>Response</th>
</tr>
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</table>
| **Street classification**    | W. Republic Street – Primary Arterial  
S. Homewood Avenue – Local |
| **On-street parking along streets** | W. Republic Street – No  
S. Homewood Avenue – Yes |
| **Trips generated - Peak Hour** | 67 vehicles (County Commercial)  
67 vehicles (GR) |
| **Additional Trips generated with zoning change - Peak Hour** | 0 vehicles |
| **Existing street right of way widths** | W. Republic Street - 45 ft from the centerline  
S. Homewood Avenue – 25 ft from the centerline |
| **Standard right of way widths** | W. Republic Street - 50 ft from the centerline  
S. Homewood Avenue – 25 ft from the centerline |
| **Traffic study submitted** | Not required* |
| **Proposed street improvements** | None required |

* A traffic study was not required. The current County Commercial zoning is similar to that of the proposed General Retail zoning (in terms of trip generation). No access is permitted to/from W. Republic Street. No additional trips generated are anticipated based on the change in zoning from County Commercial to General Retail.
PUBLIC GROUNDS:

No comments.

HEALTH DEPARTMENT:

No comments.

BUILDING DEVELOPMENT SERVICES:

Address 2759 W Republic Street approved. Developer should be made aware that bufferyards may be required along north and east boundaries adjacent to residential districts. Assumed GR Zoning District upon annexation.

ECONOMIC DEVELOPMENT:

No significant economic impact is anticipated with this request; however, additional City sales and property tax will be collected if property is rezoned and redeveloped as proposed.
CITY UTILITIES:

CU has no objection to the annexation. There would be no additional costs to CU should this be annexed.

GREENE COUNTY:

Greene County Highway has no further comments.

MoDOT:

No comments on annexation.

AT&T:

No comments.

SUMMARY:

The annexation is consistent with the Springfield Comprehensive and Growth Management and Land Use Plans.
ANNEXATION:

Initiate annexation ................................................................. December 11, 2017

City Council public hearing .................................................... January 16, 2018

City Council second reading and vote ................................. January 29, 2018