AMENDING the Springfield Land Development Code, Section 36-306, ‘Official zoning map and rules for interpretation,’ by rezoning approximately 3.87 acres of property, generally located in the 2000 block of West Republic Street, from R-SF, Single Family Residential to GR, General Retail District and establishing Conditional Overlay District No. 140; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval).

WHEREAS, an application has been filed for a zoning change of the property described in "Exhibit B," which is attached hereto and incorporated herein by this reference, and generally located in the 2000 block of West Republic Street from R-SF, Single Family Residential to GR, General Retail District and to establish Conditional Overlay District No. 140; and

WHEREAS, Conditional Overlay District No. 140 shall modify the requirements of Springfield Land Development Code Section 36-421, ‘GR, General Retail District,’ by requiring that the property described in “Exhibit B” comply with the requirements described in “Exhibit A,” which is attached hereto and incorporated herein by this reference; and

WHEREAS, following proper notice, a public hearing was held before the Planning and Zoning Commission, a copy of the Record of Proceedings from said public hearing being attached hereto and incorporated herein by this reference as "Exhibit C," and said Commission made its recommendation concerning the application; and

WHEREAS, the City has reviewed the applicant’s request and prepared a staff report concerning the application, which is attached hereto and incorporated herein by this reference as “Exhibit D;” and

WHEREAS, proper notice was given of a public hearing before City Council, and said hearing was held in accordance with the law.
NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD, MISSOURI, as follows, that:

Section 1 – The property described in "Exhibit B" of this Ordinance is hereby rezoned from R-SF, Single Family Residential, or such other zoning district as is designated on the official map adopted by City Council, to GR, General Retail District with Conditional Overlay District No. 140; that the requirements of Conditional Overlay District No. 140, which are contained on “Exhibit A,” shall apply to the property described on “Exhibit B,” and the Springfield Land Development Code, Section 36-306 thereof, ‘Official zoning map and rules for interpretation,’ is hereby amended, changed and modified accordingly.

Section 2 – City Council hereby directs the City Manager, or his designee, to update the City’s digital zoning map to reflect this rezoning, and City Council adopts the map thereby amended as the Official Zoning Map of Springfield, Missouri, as provided for in the Springfield Land Development Code, Section 36-306, ‘Official Zoning Maps and Rules of Interpretation.’

Section 3 – The Official Zoning Map herein adopted shall be maintained and archived in the same digital form in which this Council has approved its adoption.

Section 4 – This Ordinance shall be in full force and effect upon 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 - 007

FILED: 01-09-18

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To amend the Springfield Land Development Code, Section 36-306, ‘Official zoning map and rules for interpretation,’ by rezoning approximately 3.87 acres of property, generally located in the 2000 block of West Republic Street, from R-SF, Single Family Residential to GR, General Retail District and establishing Conditional Overlay District No. 140; and adopting an updated Official Zoning Map. (Staff and Planning and Zoning Commission recommend approval).

BACKGROUND INFORMATION: ZONING CASE NUMBER Z-37-2017 COD No. 140

The applicant, Leas Legacy Lands, LLC, is proposing to rezone the property located in the 2000 block of West Republic Street from a R-SF, Single-Family Residential District to a GR, General Retail District and establishing a Conditional Overlay District No. 140 to provide additional stormwater detention.

The Growth Management and Land Use Plan identifies this area as appropriate for Medium or High Density Housing. Republic Street is classified as a primary arterial roadway in the Transportation Plan. A traffic impact study has been submitted and approved by the Public Works Traffic Division.

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 corridor.

RECOMMENDATIONS:

The Planning and Zoning Commission held a public hearing on December 14, 2017 and recommended approval, by a vote of 7 to 0, of the proposed zoning on the tract of land described on the attached sheet (see the attached Record of Proceedings).

FINDINGS FOR STAFF RECOMMENDATION:

1. The Growth Management and Land Use Plan of the Comprehensive Plan designates this area as appropriate for Medium or High Density Housing land uses. The property to the east is classified as High Intensity Retail, Office or Housing but is undeveloped and remains zoned residential. The City Council rezoned the adjacent property to the west to GR in 2014. The subject property is located along Republic Street which is classified as a primary arterial roadway in the Transportation Plan.
2. The proposed zoning will mitigate the potential impact between the GR uses and single family uses by requiring a bufferyard on the south and on the east side of the subject property. The bufferyard requirement between the GR, General Retail District and the adjacent R-SF District, is a Bufferyard Type “F”. Bufferyard “F” requires a minimum open space of twenty (20) feet wide with the following plantings per one hundred (100) linear feet: three (3) canopy tree, three (3) understory tree, four (4) evergreen tree and twenty (20) shrubs with a six-foot solid wood fence, masonry/brick wall or evergreen hedge.

3. The Developer is proposing a Conditional Overlay District to provide for additional onsite detention. Typically, detention basins are designed to reduce the peak developed 100-year storm to the peak pre-developed 100-year storm. The COD will require that the detention basin to be designed to reduce the peak developed 100-year storm to the peak pre-developed 25-year storm. This overlay district will provide a larger detention basin to further protect downstream neighbors from major stormwater events.

4. The standard development requirements in the GR District are otherwise adequate for mitigating potential impacts of retail uses on the adjoining single-family residential properties. No portion of a GR structure shall be higher than a thirty (30) degree bulk plane where the property adjoins a R-SF District.

5. 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.

REMARKS:

The Planning and Development staff recommends the application be approved (see “Exhibit D” the attached Development Review Staff Report).

Submitted by:

Bob Hosmer, AICP Principal Planner

Recommended by: Approved by:

Mary Lilly Smith, Director Greg Burris, City Manager
EXHIBITS:
Exhibit A, Conditional Overlay Provisions
Exhibit B, Legal Description
Exhibit C Record of Proceedings
Exhibit D, Development Review Staff Report
ATTACHMENTS:
Attachment 1, Department Comments
Attachment 2, Neighborhood Meeting Summary
Attachment 3, Conditional Overlay Provisions
The requirements of Section 36-421. General Retail district of the Springfield Zoning Ordinance, shall be as modified herein for development within this district.

Design Requirements:

The detention basin shall be designed to reduce the peak developed 100-year storm to the peak pre-developed 25-year storm.
LEGAL DESCRIPTION
ZONING CASE Z-37-2017 & CONDITIONAL OVERLAY DISTRICT NO. 140

All of the East Two Hundred Sixty-Four (264) feet of the North One-Half (N1/2) of the West One-Half (W1/2) of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Fifteen (15), Township Twenty-eight (28) North, Range Twenty-two (22) West, in Greene County, Missouri, except any part taken or used for roads.
Mr. Hosmer stated that this is a request to rezone approximately 3.87 acres of property generally located in the 2000 block of West Republic Street from a R-SF, Single Family Residential District to a GR, General Retail District and establishing Conditional Overlay District No. 140. The Growth Management and Land Use Plan designates this area as appropriate for Medium or High Density Housing uses. The property to the east is classified as High Intensity Retail, Office or Housing but is undeveloped and remains zoned residential. The City Council rezoned the adjacent property to the west to GR in 2014. Republic Street is classified as a primary arterial roadway in the Transportation Plan. The proposed rezoning required a traffic impact study which has been approved by the Public Works Traffic Division. The bufferyard requirement between the GR, General Retail District and the adjacent R-SF Districts, is a Bufferyard Type “F” (min. 20 feet wide). A 30-degree bulk plane will be required between R-SF and GR zoning. The proposed COD will require that the detention basin to be designed to reduce the peak developed 100-year storm to a peak pre-developed 25-year storm. This will provide a larger detention basin to further protect downstream neighbors from major stormwater events. Staff recommends approval.

Mr. Doennig opened the public meeting

Mr. Derek Lee, 1200 E. Woodhurst, representing the owner. At the neighborhood meeting, there were three primary questions of storm-water going through the valley at the discharge site, fencing, and a sink-hole that has opened to the south. The fencing concerns are not on this proposed property, it is on the adjacent property and is not included in the Conditional Overlay District. The concerns were for the construction traffic so we put up a construction fence a few weeks after the neighborhood meeting. The plans have been revised to show fencing on the adjoining property. There has been an agreement to build a larger detention basin that reduces the storm-water to the peak existing flow to the pre-development 25-year storm. The sink-hole started in the detention basin of the property to the south, but has opened-up and taken over the berm. It is not on the site and we are not contributing to the sink-hole and it not an issue that can be fixed.

Ms. Cox asked about the detention pond and if it will be used on the southern end and if this will be used as a buffer.
Mr. Lee noted that it is a city easement and the water will flow through it.

Mr. Doennig closed the public meeting.

**COMMISSION ACTION:**

Bob Hosmer, AICP
Principal Planner
Development Review Staff Report

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

Z-37-2017 COD No. 140

LOCATION: 2000 West Republic Street
CURRENT ZONE: R-SF, Residential Single Family
PROPOSED ZONE: GR, General Retail District COD 140

LOCATION SKETCH

- Area of Proposal

1 inch = 310 feet
PURPOSE: To rezone approximately 3.87 acres of property generally located in the 2000 block of West Republic Street from a R-SF, Single Family Residential District to a GR, General Retail District and establishing Conditional Overlay District No. 140.

DATE: November 20, 2017

LOCATION: 2000 Block of West Republic Street

APPLICANT: Leas Legacy Lands, LLC

TRACT SIZE: Approximately 3.87 acres

EXISTING USE: Vacant undeveloped land

PROPOSED USE: GR, General Retail uses

FINDINGS FOR STAFF RECOMMENDATION:

1. The Growth Management and Land Use Plan of the Comprehensive Plan designates this area as appropriate for Medium or High Density Housing land uses. The property to the east is classified as High Intensity Retail, Office or Housing but is undeveloped and remains zoned residential. The City Council rezoned the adjacent property to the west to GR in 2014.

2. The subject property is located along Republic Street which is classified as a primary arterial roadway in the Transportation Plan. The proposed rezoning required a traffic impact study which has been approved by the Public Works Traffic Division.

3. The Developer is proposing a Conditional Overlay District to provide additional onsite detention. This overlay district will provide a larger detention basin to further protect downstream neighbors from major stormwater events.

4. The proposed zoning will mitigate the potential impact between the GR uses and single family uses by requiring a bufferyard on the south and on the east side of the subject property. The bufferyard requirement between the GR, General Retail District and the adjacent R-SF Districts is a Bufferyard Type “F”.

5. The standard development requirements in the GR District are otherwise adequate for mitigating potential impacts of retail uses on the adjoining single-family residential properties. No portion of a GR structure shall be higher than a thirty (30) degree bulk plane where the property adjoins a R-SF District.
6. 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.

RECOMMENDATION:

Staff recommends approval of this request.

SURROUNDING LAND USES:

<table>
<thead>
<tr>
<th>AREA</th>
<th>ZONING</th>
<th>LAND USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>GR</td>
<td>Commercial uses- Price Cutter and Pita Pit</td>
</tr>
<tr>
<td>East</td>
<td>R-SF</td>
<td>Vacant undeveloped land</td>
</tr>
<tr>
<td>South</td>
<td>R-SF</td>
<td>Single family homes</td>
</tr>
<tr>
<td>West</td>
<td>GR</td>
<td>Retail center under construction</td>
</tr>
</tbody>
</table>

HISTORY:

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

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* of the *Comprehensive Plan* designates this area as appropriate for Medium or High Density Housing land uses. However, this property is located along Republic Street which is classified as a primary arterial roadway in the Transportation Plan and is adjacent to and across from GR, General Retail zoning.

STAFF COMMENTS:

1. The applicant, Leas Legacy Lands, LLC, is proposing to rezone the property located in the 2000 block of West Republic Street from a Single Family Residential District to a GR, General Retail District.

2. The proposed zoning will mitigate the potential impact between the GR uses and single family uses by requiring a bufferyard on the south and on the east side of the subject property. The bufferyard requirement between the GR, General Retail District and the adjacent R-SF Districts, is a Bufferyard Type “F”. Bufferyard “F” requires a minimum open space of twenty (20) feet wide with the following plantings per one hundred (100) linear feet: three (3) canopy tree, three (3) understory tree, four (4) evergreen tree and twenty (20) shrubs with a six-foot solid wood fence, masonry/brick wall or evergreen hedge.
3. The Developer is proposing a Conditional Overlay District to provide for additional onsite detention. Typically, detention basins are designed to reduce the peak developed 100-year storm to the peak pre-developed 100-year storm. The COD will require that the detention basin to be designed to reduce the peak developed 100-year storm to the peak pre-developed 25-year storm. This overlay district will provide a larger detention basin to further protect downstream neighbors from major stormwater events.

4. The proposed rezoning required a traffic impact study which has been submitted and approved by the Public Works Traffic Division.

5. The standard requirements for noise, lighting, odor and signage will be covered by the Zoning Ordinance.

6. The proposed rezoning was reviewed by City departments and comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting with property owners, residents and any registered neighborhood association within 500 feet of the subject properties.

PUBLIC COMMENTS:

The property was posted by the applicant at least 10 days prior to the public hearing. The public notice was advertised in the Daily Events at least 15 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. Fifteen (15) property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request.

<table>
<thead>
<tr>
<th>Notices sent to property owners within 185 feet</th>
<th>15</th>
</tr>
</thead>
<tbody>
<tr>
<td>Notices returned as undeliverable</td>
<td>0</td>
</tr>
</tbody>
</table>

CITY COUNCIL MEETING:

January 16, 2018

STAFF CONTACT PERSON:

Bob Hosmer, AICP
Principal Planner
864-1834
ATTACHMENT 1
DEPARTMENT COMMENTS
ZONING CASE Z-37-2017 CONDITIONAL OVERLAY DISTRICT NO. 140

BUILDING DEVELOPMENT SERVICES COMMENTS:

No issues with the rezoning request.

CITY UTILITIES:

No objection to rezoning. CU has adequate electric, gas and water facilities available to provide service to the increased demand of commercial uses.

CLEAN WATER SERVICES COMMENTS:

No objection to rezoning however we have the following comments;

1. Public sewer is not currently available. The closest public sewer is approx. 60 feet to the west. Public improvement plans would be required to extend sewer on-site or the tract will have to be combined with the property to the west.
2. There is a Joint District fee of $.0469 per square foot of property connecting. This will have to be obtained when getting sewer permit for any new buildings on the property or when public improvement plans are filed.
3. A sewer impact permit fee will be required before obtaining a building permit. This fee is based on the size of the proposed water meter(s) per city code no. 120.246.

FIRE DEPARTMENT COMMENTS:

Fire has no objections to rezoning.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

City's Transportation Plan classifies West Republic Street as a Primary Arterial roadway. The standard right-of-way width for West Republic Street is 50 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. West Republic Street is a city maintained street. The most recent traffic count on West Republic Street west of S. Kansas Expressway is 28,768 vehicles per day. There is one right-in/right-out driveway access point along West Republic Street pertaining to the property in this zoning. There is sidewalk along the property frontage of West Republic Street. The existing infrastructure meets current city standards. On-street parking is not allowed along West Republic Street. There are Greenway Trails just to the west of the area pertaining to this zoning. There are bus stops along West Republic Street. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in
the area. Greene County has plans to extend Kansas Expressway south from West Republic Street (just east of the property pertaining to this zoning).

<table>
<thead>
<tr>
<th>Public Works Traffic Division</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street classification</td>
<td>W. Republic Street – Primary Arterial</td>
</tr>
<tr>
<td>On-street parking along streets</td>
<td>W. Republic Street – No</td>
</tr>
</tbody>
</table>
| Trips generated - Peak Hour  | 20 vehicles (R-SF)  
260 vehicles (GR) |
| Additional Trips generated with zoning change - Peak Hour | 240 vehicles |
| Existing street right of way widths | West Republic Street - 60 ft. from the centerline |
| Standard right of way widths  | West Republic Street - 50 ft. from the centerline |
| Traffic study submitted      | Submitted and approved prior to rezoning |
| Proposed street improvements  | None required |

**STORMWATER COMMENTS:**

The property is in the Ward Branch drainage basin. The property is not located in a FEMA designated floodplain. Staff is 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 will not be allowed and detention must be provided. Since the project will be disturbing more than one (1) acre; a land disturbance permit will 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. Please keep in mind that more detailed stormwater calculations must be submitted before any permits can be approved.

<table>
<thead>
<tr>
<th>Public Works Stormwater Division</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Drainage basin</td>
<td>Ward Branch</td>
</tr>
<tr>
<td>Site drainage</td>
<td>This site drains to the southwest</td>
</tr>
<tr>
<td>Is the property located in floodplain?</td>
<td>No</td>
</tr>
<tr>
<td>Is there a sinkhole on the property?</td>
<td>No</td>
</tr>
<tr>
<td>Is stormwater buyout an option?</td>
<td>No</td>
</tr>
<tr>
<td>Is a land disturbance permit required?</td>
<td>No</td>
</tr>
</tbody>
</table>
AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: \( \text{R-SF} \) (existing zoning) to \( \text{GR} \) (proposed zoning)

2. Meeting Date & Time: November 16, 2017 from 4:00 to 6:30

3. Meeting Location: Chesterfield Family Center

4. Number of invitations that were sent: 64

5. How the mailing list was generated: City of Springfield

6. Number of neighbors in attendance (attach a sign-in sheet): 2

7. List the verbal comments and how you plan to address any issues:
   (City Council does not expect all the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved.)
   
   1) The neighbors requested a fence to block foot traffic and buffer sound. The owner agreed to provide a 6' tall wood privacy fence. 2) The neighbors requested help with the existing drainage problems. The overall drainage area is 65 acres with large roads without detention. The existing problems can't be fixed. The owner agreed to provide additional detention. The owner will reduce the 100 year storm to the pre-developed 25 year storm.

8. List or attach the written comments and how you plan to address any issues:

   See Attached for written comments. Two other people called. Bobby Mooney of 2110 W Swallow requested help with the storm water issues and a fence to provide a sound barrier. He specifically wanted a wood fence. Priscilla Carriger of 4229 S. Shady Lake Avenue requested a fence to block her site from the existing construction. The owner agreed to provide a fence on the existing development as well as the new piece to be rezoned.

I, Derek Lee \( (\text{print name}) \), attest that the neighborhood meeting was held on November 16, 2017 \( (\text{month/date/year}) \), and is at least twenty-one (21) days prior to the Planning and Zoning Commission public hearing and in accordance with the attached "Neighborhood Notification and Meeting Process."

\( \text{Signature of person completing affidavit} \)

Derek Lee, PE

\( \text{Printed name of person completing affidavit} \)
Rezone this parcel from R-SF to GR
# Neighborhood Meeting

Thursday, November 16, 2017

Re: **Proposed Rezone from R-SF to GR (General Retail)**

- W. Republic Road
- Springfield, Missouri

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>PHONE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bret Miller</td>
<td>2134 W. Swallow</td>
<td>417 840-2149</td>
</tr>
<tr>
<td>S. Kay Burton</td>
<td>2104 W. Swallow</td>
<td>417 882-5423</td>
</tr>
</tbody>
</table>
COMMENT SHEET

Neighborhood Meeting
Thursday, November 16, 2017

Re: Proposed Rezone from R-SF to GR (General Retail)
29 W. Republic Road
Springfield, Missouri

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>PHONE</th>
</tr>
</thead>
</table>

COMMENTS:
- Fence - between businesses and houses
- Larger basin to slow water down
I talked to Judy Paff today on the phone. She lives at 4228 S Shady Lake Avenue. She was inquiring about the type and height of the fencing to be installed. She stated that she would prefer an 8 ft fence but that a 6 ft wood privacy fence would be acceptable. Her phone number is 417-838-1196. She definitely desired a fence between her and the commercial development.

Kelly

Kelly J. Short, PE
Lee Engineering & Associates, L.L.C.
1200 East Woodhurst, Suite D200
Springfield, MO 65804
(417) 886-9100 | F (417) 886-9336
kshort@leeengineering.biz
On Friday, November 24th I spoke with 3 of the neighbors on the phone.

The first was with Donna Lasswell. She lives at 2126 W. Swallow Street. She was interested in knowing what type of fence was going to be installed at the end of Shady Lake Ave with the current development. I informed her that a 6 ft wood privacy fence would be installed. She was also concerned about the sinkhole in the common area. I mentioned that the property owners association would have to remedy the sinkhole. She mentioned that their HOA didn’t function very well and that the developer was still in control. They are lucky to get the grass cut.

The second was with Dot Adams of 2109 W. Swallow Street. She had similar concerns with the fence and with the sinkhole. She also mentioned that there is pedestrian traffic from the neighborhood to the south that cuts through the common area and she was hopeful that the fence would stop that.

The third was with Lewis Halfaker of 2039 W. Swallow Street. His backyard is directly adjacent to the rezoning. He mentioned that he received the notice for the public meeting but was unable to attend. I explained when the public meeting would be held for commission and council at City Hall. I also gave him Bob Hosmer’s phone number if he had comments to share with the city. He was concerned with the zoning affecting his property. I mentioned that there would be a fence between him and the development. He was hopeful that it would not be on the property line since he has a small backyard.

Kelly

Kelly J. Short, PE
Lee Engineering & Associates, L.L.C.
1200 East Woodhurst, Suite D200
Springfield, MO 65804
(417) 886-9100 | F (417) 886-9336
kshort@leeengineering.biz
DATE: Nov. 17, 2017
NAME: S. Kay Burton
ADDRESS: 2104 W. Swallow St.
PROJECT ADDRESS: Cox & Republic Rd

Comments:

Since construction began at the corner of Cox and Republic Rd., a large sink hole has opened up in our "holding pond". Therefore, with more construction slated to begin along Republic Rd., serious consideration must be given to the storm water run off that will affect our sub-division.

The parking lot should be well lit to deter vandalism and unsavory congregating.

A division, fence, wall, etc. should be erected between business and residential homes to deter short cuts and walk-throughs.
Planning and Zoning
City of Springfield
P.O. Box 295
Ozark, MO 65721

Re: PLN2017-00441-Conditional Overlay District
2000 W Republic Street

The owner would like to add the following Conditional Overlay District to Zoning Case PLN2017-00441:

*The detention basin shall be designed to reduce the peak developed 100 year storm to the peak pre-developed 25 year storm.*

Typically detention basins are designed to reduce the peak developed 100 year storm to the peak pre-developed 100 year storm. This overlay district will provide a larger detention basin to further protect downstream neighbors from major stormwater events.

Please call if you have questions or need additional information.

Sincerely,

Derek A. Lee, PE

December 4, 2017
The requirements of Section 36-421. General Retail district of the Springfield Zoning Ordinance, shall be as modified herein for development within this district.

Design Requirements:

The detention basin shall be designed to reduce the peak developed 100-year storm to the peak pre-developed 25-year storm.