COUNCIL BILL 2018-037

GENERAL ORDINANCE

AN ORDINANCE

AMENDING the Springfield Land Development Code, Section 36-306, ‘Official zoning map and rules for interpretation,’ by rezoning approximately 0.12 acres of property, generally located at the 2100 block of East Sunshine Street, from R-SF, Single-family residential district, to O-1, Office district, and establishing Conditional Overlay District No. 142. (Staff and Planning and Zoning Commission recommend approval).

WHEREAS, an application has been filed for a zoning change of the property generally located at the 2100 block of East Sunshine Street, and more fully described in "Exhibit B," from R-SF, Single-family residential district, to O-1, Office district, and to establish Conditional Overlay District No. 142; and

WHEREAS, Conditional Overlay District No. 142 shall modify the requirements of Section 36-400, ‘Office district’ of the Springfield Land Development Code by requiring that the property described in "Exhibit B" comply with the requirements contained in "Exhibit A," the forgoing exhibits being attached hereto and incorporated herein by this reference in their entirety; 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 is attached hereto and incorporated herein by reference as "Exhibit C"; 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 shall be, and the same hereby is, rezoned from R-SF, Single-family residential district, or such zoning district as is designated on the official zoning map adopted by City Council, to O-1, Office district with Conditional Overlay District No. 142; that the requirements of
Conditional Overlay District No. 142, which are contained in “Exhibit A,” are hereby incorporated by reference as if set out verbatim herein, and shall apply to the subject property; and the Springfield Land Development Code, Section 36-306, ‘Official zoning map and rules for interpretation’ of the district of the Springfield Zoning Ordinance, 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 map and rules for 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 - 037

FILED: 01-23-18

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 0.12 acres of property, generally located at the 2100 block of East Sunshine Street, from R-SF, Single-family residential district, to O-1, Office districts, and establishing Conditional Overlay District No. 142. (Staff and Planning and Zoning Commission recommend approval).

BACKGROUND INFORMATION: ZONING CASE NUMBER Z-2-2018/ CONDITIONAL OVERLAY DISTRICT NO. 142

The applicant, E Sunshine Land, LLC, is proposing to rezone a portion of the property located at the 2100 block of East Sunshine Street from R-SF, Single-Family Residential District, to O-1, Office District, and establish Conditional Overlay District No. 142. The applicant is proposing to construct additional off-street parking for the adjacent office building at 2104 E. Sunshine Street.

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. 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.

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; and Objective 4b, Increase mixed-use development areas.

REMARKS: The Planning and Zoning Commission held a public hearing on January 11, 2018, and recommended approval, by a vote of 6 to 0, of the proposed zoning on the tract of land described on the attached sheet (see the attached Record of Proceedings).

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

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.

Submitted by:

Daniel Neal, Senior Planner

Recommended by: Approved by:

Mary Lilly Smith, Director Greg Burris, City Manager

EXHIBITS:
Exhibit A, Conditional Overlay District 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 & Neighborhood Comments
Attachment 3: Conditional Overlay District Provisions
A. Use Limitations - The requirements of Section 36-400, Office district of the Springfield Zoning Ordinance, shall be as modified herein for development within this district:

1. The subject property shall be administratively combined with the adjacent lot at 2104 East Sunshine Street following the current Subdivision Regulations
LEGAL DESCRIPTION
ZONING CASE Z-2-2018 & CONDITIONAL OVERLAY DISTRICT NO. 142

A TRACT OF LAND BEING A PART OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 32, TOWNSHIP 29 NORTH, RANGE 21 WEST, AND A PART OF THAT CERTAIN PARCEL OR TRACT OF LAND DESCRIBED IN THE GREENE COUNTY RECORDERS OFFICE IN BOOK 2012 AT PAGE 8353-12

BEGINNING AT THE SOUTHEAST CORNER OF LOT THIRTY-FIVE (35) OF LINWOOD HEIGHTS SECOND ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT BOOK P PAGE 6); THENCE N01°08’25”E, ALONG THE EAST LINE OF SAID LOT 35 AND ITS EXTENSION, A DISTANCE OF 106.05 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY D (SUNSHINE STREET); THENCE S86°41’20”E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 51.59 FEET TO A 5/8” IRON PIN CAPPED 255D ON THE EAST LINE OF SAID TRACT OF LAND (BOOK 2012 PAGE 8353-12); THENCE S01°09’45”W, ALONG SAID EAST LINE, A DISTANCE OF 105.75 FEET; THENCE N87°00’39”W, ALONG THE EXTENSION OF THE SOUTH LINE OF SAID LOT 35, A DISTANCE OF 51.54 FEET TO THE POINT OF BEGINNING.

ABOVE DESCRIPTION TO BE USED FOR ZONING PURPOSES ONLY, AND SHALL NOT BE USED FOR THE TRANSFER OF ANY PROPERTY RIGHTS.
Mr. Hosmer stated that the applicant would like the cases to be considered together.

**COMMISSION ACTION:**
Mr. Coltrin motioned to combine Z-2-2018 w/COD #142 and Preliminary Plat - Linwood Heights Revenge (2100 East Sunshine Street). Mr. Rose seconded the motion. Ayes: Doennig, Shuler, Thomas, Rose, Broekhoven, and Coltrin. Nays: None. Abstain: None. Absent: Cox and Ogilvy

Mr. Hosmer stated that this is a request to rezone approximately 0.12 acre of property generally located at 2104 East Sunshine from R-SF, Single-Family Residential District, to O-1, Office District, and establishing Conditional Overlay District No. 142. The Growth Management and Land Use Plan designates this area as appropriate 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. 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. A Type C will require at least a 15ft wide bufferyard between O-1 and R-SF zoning districts. Maximum height of 35 feet and no building shall be higher than a 45-degree bulk plane adjacent to R-SF Districts.

Mr. Hosmer also stated that this is a request to approve a 10-lot plat generally located in the 2300 block of West Sunset. The Plan identifies this as an appropriate area for Light Industrial, Office and Office warehouse. The 14 acres of property is zoned GM, General Manufacturing. All streets have been constructed. 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.

Staff recommends approval for both the zoning and the preliminary plat.

Mr. Doennig opened the public meeting

Mr. Jared Rasmussen, 550 St. Louis Street, representing the applicant. This is a spike strip and the insurance company next to it is planning to expand their parking lot. At the neighborhood meeting, the neighbors were pleased about the buffer and offered no negative comments.

Mr. Doennig closed the public meeting.

**COMMISSION ACTION:**
Mr. Coltrin motioned to **approve** Z-2-2018 w/COD #142 (2100 East Sunshine Street). Ms. Broekhoven seconded the motion. Ayes: Doennig, Shuler, Thomas, Rose, Broekhoven, and Coltrin. Nays: None. Abstain: None. Absent: Cox and Ogilvy

**COMMISSION ACTION:**

______________________________
Bob Hosmer, AICP
Principal Planner
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:

<table>
<thead>
<tr>
<th>NORTH</th>
<th>SOUTH</th>
<th>EAST</th>
<th>WEST</th>
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<tbody>
<tr>
<td>ZONING</td>
<td>O-1</td>
<td>R-SF</td>
<td>GR</td>
</tr>
<tr>
<td>LAND USE</td>
<td>Office Uses</td>
<td>Vacant/undeveloped</td>
<td>Vacant/undeveloped</td>
</tr>
</tbody>
</table>
SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):

GOOGLE MAPS STREET VIEW:
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:

<table>
<thead>
<tr>
<th>CODE ITEM</th>
<th>REQUIREMENTS FOR O-1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use Limitations</td>
<td>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.</td>
</tr>
<tr>
<td>Maximum Structure Height</td>
<td>35 feet provided that no building shall be higher than a 45-degree bulk plane adjacent to R-SF or R-TH Districts</td>
</tr>
<tr>
<td>Front Yard Setback</td>
<td>25 feet along a primary arterial street</td>
</tr>
<tr>
<td>Side and Rear Setbacks</td>
<td>10 feet for side and 20% of the depth but not less than 10 feet nor more than 25 feet</td>
</tr>
<tr>
<td>Open Space Requirement</td>
<td>20%</td>
</tr>
<tr>
<td>Design Requirements</td>
<td>Standard per code</td>
</tr>
</tbody>
</table>

BULK PLANE

<table>
<thead>
<tr>
<th>LANDSCAPING</th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="image" alt="Diagram" /></td>
</tr>
</tbody>
</table>

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:
1. 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
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
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 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.

<table>
<thead>
<tr>
<th>Public Works Traffic Division</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street classification</td>
<td>E. Sunshine Street – Primary Arterial</td>
</tr>
<tr>
<td></td>
<td>S. Link Avenue – Local</td>
</tr>
<tr>
<td>On-street parking along streets</td>
<td>E. Sunshine Street – No</td>
</tr>
<tr>
<td></td>
<td>S. Link Avenue – Yes</td>
</tr>
</tbody>
</table>
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.

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

*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.*
AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

1. Request change to zoning from: R-SF ____________________________ to O-1 ____________________________ (existing zoning) (proposed zoning)

2. Meeting Date & Time: December 20, 2017

3. Meeting Location: Brentwood Library Community Room, 2214 S. Brentwood

4. Number of invitations that were sent: 68

5. How the mailing list was generated: By City Staff

6. Number of neighbors in attendance (attach a sign-in sheet): 7

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.)
   No issues were addressed by the neighbors. Questions asked regarded what was being rezoned and platted. Once the neighbors understood the property is not being split, all were glad to see this strip of land provides an additional buffer between their property and the potential Hy-Vee.

8. List or attach the written comments and how you plan to address any issues:
   No written comments were received.

I, Jared Rasmussen ____________________________ (print name), attest that the neighborhood meeting was held on 12/20/2017 ____________________________ (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."

Signature of person completing affidavit

Jared Rasmussen

Printed name of person completing affidavit
# Neighborhood Meeting

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

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Phone/Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jacob Rasmussen</td>
<td>550 S. Saint Louis Street</td>
<td>417-890-8802 <a href="mailto:jrsasmussen@olssonsocietes.com">jrsasmussen@olssonsocietes.com</a></td>
</tr>
<tr>
<td>Kevin Snyder</td>
<td>1905 S. Luster Ave. Springfield, MO 65804</td>
<td>417-889-2737 <a href="mailto:tnsnyder@sbcglobal.net">tnsnyder@sbcglobal.net</a></td>
</tr>
<tr>
<td>Frank Lorenz</td>
<td>2108 E. Sunshine Springfield, MO 65804</td>
<td>417-844-5242 <a href="mailto:franclorenz@att.net">franclorenz@att.net</a></td>
</tr>
<tr>
<td>Rick Krouth</td>
<td>1722 S. Link Springfield, MO 65804</td>
<td>417-848-6130 <a href="mailto:rickkrouth@yahoo.com">rickkrouth@yahoo.com</a></td>
</tr>
<tr>
<td>Shannon Todd</td>
<td>2103 E. Sunshine Springfield, MO 65804</td>
<td>417-840-8599 <a href="mailto:stodd@email.com">stodd@email.com</a></td>
</tr>
<tr>
<td>Joan Barbra</td>
<td>1824 S. Link</td>
<td>417-531-2599</td>
</tr>
<tr>
<td>Larry Elsasser</td>
<td>1814 S. Link</td>
<td>417-861-7882</td>
</tr>
<tr>
<td>Mike Dake</td>
<td>1824 S. Valley Road</td>
<td>417-860-8597</td>
</tr>
</tbody>
</table>
Enclosed you have received a notice of a "Neighborhood Meeting" submitted by the applicant to discuss a change in land use or zoning in your neighborhood. For all development applications involving an advertised public hearing, City Council requires developers to hold a neighborhood meeting and invite the property owners within 500 feet of the property and to the officers of neighborhood association on file with the Department.

A "Neighborhood Meeting" is held early enough to provide adequate time for the developer to negotiate with the neighborhood in order to resolve any issues and provide any proposed changes to City staff to evaluate and include in City staff reports.

If the developer submits an application for a change in land use or zoning, the property will be posted and there will be public notifications in the newspaper and notification by mail to the property owners within 185 feet of the project.

**The Land Use or Zoning Change Process:**

1. Application
2. Neighborhood Meeting (500 feet notification from subject property)
3. Planning and Zoning Commission Public Hearing (185 feet notification from subject property)
4. 1st City Council Public Hearing (185 feet notification from subject property)
5. 2nd City Council Meeting to decide either to approve or to deny the change in land use or zoning

City staff is available to meet with you or your neighborhood association representative(s) to discuss the proposed change in land use or zoning and answer questions at 417-864-1611.

Staff submits a report with a recommendation one week prior to the date of the public hearing at the Planning and Zoning Commission. You can provide comments on the attached "Comment Card" by mail or by email at zoning@springfieldmo.gov. Please include your name, address and telephone number as well as the address of the project in your correspondence.

Bob Hosmer, AICP Principal Planner
City of Springfield Development Review Office
840 Boonville Ave, Springfield Missouri 65801

**Comment Card:** mail comments to the address above or email comments to zoning@springfieldmo.gov

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**DATE:** 12/12/17

**Telephone No.** 417-773-0400

**YOUR NAME:** Powell McHaney, Vice President, Treasurer, Oak Grove Neighborhood Association

**YOUR ADDRESS:** 2770 E. Verona St, Springfield, MO 65804

**PROJECT ADDRESS:** Undeveloped land East of 27th and Sunshine and future Hwy 64

**COMMENTS:** We have no objection to the proposed changes. It’s “jungle” now & rezoning it for a viable commercial use would be a plus.

Sincerely,

Powell McHaney
Vice President, Treasurer, Oak Grove Neighborhood Association

City of Springfield, Missouri - Development Review Office - 840 Boonville, Springfield, MO 65802 - 417.864.1611 Phone / 417.864.1882 Fax
**REQUIREMENTS FOR APPROVAL:**

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.