COUNCIL BILL 2018- 038

GENERAL ORDINANCE

AN ORDINANCE

AMENDING the Springfield Land Development Code, Section 36-306, ‘Official zoning map and rules for interpretation,’ by rezoning approximately 0.82 acres of property generally located at 1120, 1121, 1126, 1127, 1130, and 1143 East Latoka Street from R-SF, Single-family residential district, to R-MD, Medium-density multifamily residential district, and establishing Conditional Overlay District No. 143; and adopting an updated Official zoning map. (Staff and Planning and Zoning Commission both 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 which is generally located at 1120, 1121, 1126, 1127, 1130, and 1143 East Latoka Street (“Property,”) from R-SF, Single-family residential district, to R-MD, Medium-density multifamily residential district, and to establish Conditional Overlay District No. 143; and

WHEREAS, Conditional Overlay District No. 143 shall modify the requirements of the Springfield Land Development Code, Section 36-383, ‘Medium-density multifamily residential district’ of the Springfield Zoning Ordinance, by requiring that the Property described in “Exhibit B” comply with the requirements contained in ”Exhibit A” which is also attached hereto and incorporated herein by this reference; and

WHEREAS, rezoning will facilitate development of the Property and Conditional Overlay District No. 143 will limit the density and require the development to conform to the approved site plan which is attached hereto and incorporated herein as “Exhibit D - Attachment 5”; 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 the Planning and Zoning Commission recommended approval of the applicant’s request; and
WHEREAS, the City has reviewed the applicant’s request and prepared a Development Review 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 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 district, or such zoning district as is designated on the official zoning map adopted by City Council, to R-MD, Medium-density multifamily residential district, with Conditional Overlay District No. 143; that the requirements of Conditional Overlay District No. 143, which are described in “Exhibit A,” are hereby incorporated by reference as if set out verbatim herein, and shall apply to the subject Property; that the density will be limited and the development will conform with "Exhibit D – Attachment 5"; and the Springfield Land Development Code, Section 36-306, ‘Official zoning map and rules for interpretation’ 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 2018-038

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 0.82 acres of property generally located at 1120, 1121, 1126, 1127, 1130, and 1143 East Latoka Street from R-SF, Single-family residential district, to R-MD, Medium-density multifamily residential district, and establishing Conditional Overlay District No. 143; and adopting an updated Official zoning map. (Staff and Planning and Zoning Commission both recommend approval).

BACKGROUND INFORMATION: ZONING CASE NUMBER Z-3-2018 / CONDITIONAL OVERLAY DISTRICT NO. 143

The applicant is proposing to rezone from a R-SF, Residential Single-family District to an R-MD, Medium-Density Multi-Family Residential District and establish Conditional Overlay No. 143. The proposed rezoning will facilitate the development of these properties for multi-family apartment complexes. The Conditional Overlay District will limit the density and require the development to conform to the approved site plan which is attached as “Exhibit D - Attachment 5.”

The Growth Management and Land Use Plan element of the Comprehensive Plan identifies these properties as appropriate for low-density housing. However, the Plan also states that “the land use plan map should not be taken too literally but should be used in conjunction with…policies of this plan and good judgement.” The Plan recommends that each neighborhood should contain a range of housing types, densities, and building configurations including single-family detached, townhouses, and apartments. Apartment buildings should be located in transitional spaces between commercial and single-family areas at high amenity locations. The Plan also encourages residential development provide a variety of housing types that would enable developers to compete more effectively and to provide a greater choice for the City’s residents.

The request is consistent with the recommendations of the Revised Multi-Family Development Location and Design Guidelines which will limit the development to 20 dwelling units per acre and requires specific design guidelines.

This Ordinance 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.
FINDINGS FOR STAFF RECOMMENDATION:

1. The *Growth Management and Land Use* Plan element of the *Comprehensive Plan* identifies these properties as appropriate for low-density housing. However, the *Plan* also states that “the land use plan map should not be taken too literally but should be used in conjunction with...policies of this plan and good judgement.” The *Plan* recommends that each neighborhood should contain a range of housing types, densities, and building configurations including single-family detached, townhouses, and apartments. Apartment buildings should be located in transitional spaces between commercial and single-family areas at high amenity locations. The *Plan* also encourages residential development to provide a variety of housing types that would enable developers to compete more effectively and to provide a greater choice for the City’s residents.

2. This application meets the intent of the R-MD district which is to serve as a transition between major streets or commercial areas and lower density residential areas and for areas that have access for vehicular traffic from collector or higher classification streets without traversing minor streets in adjoining residential neighborhoods. The property is located within a ¼ mile of a developing commercial corridor and intersection at National Avenue and Sunshine Street. Many services and amenities are located in this area including neighborhood serving retail, restaurants, medical services and a large employment base located within a ½ mile of the subject property.

3. The request is consistent with the recommendations of the *Revised Multi-Family Development Location and Design Guidelines* which will limit the development to 20 dwelling units per acre and requires specific design guidelines.

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 “Exhibit C” Record of Proceedings).

The Planning and Development staff recommends the application be approved.

Submitted by:

Michael Sparlin, Senior Planner
Recommended by: Mary Lilly Smith, Director
Approved by: 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: Multi-Family Development Location and Design Guidelines Assessment
Attachment 3: Conditional Overlay District Provisions
Attachment 4: Neighborhood Meeting Summary
Attachment 5: Site Plan
The requirements of Section 36-383 of the Springfield Zoning Ordinance shall be modified herein for development within this district to include the following.

1. The cumulative for both developments are a maximum density of 20 dwelling units per acre for a maximum of 16 dwelling units (8 dwelling units on the south-side of Latoka Street and 8 dwelling units on the north-side of Latoka Street).

2. The development of the subject property shall be in substantial conformance with the Multi-Family Location and Design Guidelines and the attached site plan (Attachment 5).
LEGAL DESCRIPTION
ZONING CASE Z-3-2018 & CONDITIONAL OVERLAY DISTRICT NO. 143

LOTS 14, 15, 16, 23, 24, AND 25 OF LATOKA HEIGHTS, SECOND SUBDIVISION, IN GREENE COUNTY, MISSOURI.
Mr. Hosmer stated that this is a to rezone approximately 0.82 acres of property generally located at 1120, 1121, 1126, 1127, 1130, 1143 East Latoka Street from a R-SF, Residential Single Family to a R-MD, Medium-density Multi-Family Residential District and establishing Conditional Overlay District No. 143. The Multi-Family Development Location and Design Guidelines assessed this site which resulted in a density of 20 dwelling units per acre. No traffic study was required however, a sidewalk is required to be constructed on at least one side of the street as a part of this rezoning. Onsite Stormwater detention will required and buyout in lieu of stormwater detention will not be allowed. A bufferyard adjacent to R-SF zoning will be 10 feet width with one understory tree, two evergreen and ten shrubs per 100 linear feet per code. A 45-degree bulk plane is required adjacent to the R-SF district. The bulk plan would be required on the east and south of the development (one to one ratio). A maximum density of 20 dwelling units per acre for a maximum of 16 dwelling units (8 dwelling units on the south-side of Latoka Street and 8 dwelling units on the north-side of Latoka Street). Staff recommends approval.

Mr. Doennig open the public hearing.

Mr. Derek Lee, 1200 E. Woodhurst, representing the owner. Currently there are 6-houses on the properties and will be replacing those with 16-one bedroom units, matching the approximate density now.

COMMISSION ACTION:
Mr. Rose motioned to approve Z-3-2018 w/COD #143 (1120-1130 & 1121-1131 East Latoka Street). Mr. Thomas seconded the motion. Ayes: Doennig, Shuler, Thomas, Rose, Broekhoven, and Coltrin. Nays: None. Abstain: None. Absent: Cox and Ogilvy.
SUMMARY OF REQUEST:

To rezone approximately 0.82 acres of property generally located at 1120, 1121, 1126, 1127, 1130, 1131 East Latoka Street from a R-SF, Residential Single Family to a R-MD, Medium-density Multi-family Residential District and establishing Conditional Overlay District No. 143

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Growth Management and Land Use* Plan element of the *Comprehensive Plan* identifies these properties as appropriate for low-density housing. However, the *Plan* also states that “the land use plan map should not be taken too literally but should be used in conjunction with…policies of this plan and good judgement.” The *Plan* recommends that each neighborhood should contain a range of housing types, densities, and building configurations including single-family detached, townhouses, and apartments. Apartment buildings should be located in transitional spaces between commercial and single-family areas at high amenity locations. The *Plan* also encourages residential development provide a variety of housing types that would enable developers to compete more effectively and to provide a greater choice for the City's residents.

2. This application meets the intent of the R-MD district which is to serve as a transition between major streets or commercial areas and lower density residential areas and for areas that have access for vehicular traffic from collector or higher classification streets without traversing minor streets in adjoining residential neighborhoods. These properties are located within a ¼ mile of a developing commercial corridor and intersection at National Avenue and Sunshine Street. Many services and amenities are located in this area including neighborhood
serving retail, restaurants, medical services and a large employment base located within a ½ mile of the subject property.

3. The request is consistent with the recommendations of the Revised Multi-Family Development Location and Design Guidelines which will limit the development to 20 dwelling units per acre and requires specific design guidelines.

<table>
<thead>
<tr>
<th>SURROUNDING ZONING AND LAND USES:</th>
</tr>
</thead>
<tbody>
<tr>
<td>NORTH</td>
</tr>
<tr>
<td>ZONING</td>
</tr>
<tr>
<td>O-2</td>
</tr>
<tr>
<td>LAND USE</td>
</tr>
</tbody>
</table>

SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):

1126 East Latoka Street
PROPERTY HISTORY:

The subject property was zoned to R-SF in a community-wide rezoning to the current Zoning Ordinance regulations in March 1995 (G.O. 4494).

ZONING ORDINANCE REQUIREMENTS:

<table>
<thead>
<tr>
<th>CODE ITEM</th>
<th>REQUIREMENTS FOR R-MD</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Structure Height</td>
<td>Thirty-five feet plus one additional foot for each additional two feet of setback provided on each side of the structure up to 75 feet. Above 75 feet, no additional setback is required.</td>
</tr>
<tr>
<td>Minimum open space</td>
<td>Not less than 20 percent</td>
</tr>
<tr>
<td>Maximum impervious area</td>
<td>Shall not exceed 80 percent of total lot area</td>
</tr>
<tr>
<td>Building Setbacks</td>
<td>Front: 15 feet, Rear: 12 feet (10% of lot depth), Side yard: 6 feet</td>
</tr>
</tbody>
</table>

BULK PLANE

45 degree where property adjoins an R-SF district. This bulk plan would be required on the east and south of the development.

BUFFERYARD AND LANDSCAPING

The property qualifies for the exemption for narrow and shallow properties (Sec. 36-482 (16)). The bufferyard on the West property line and the south line of the property on the south side of Latoka Street will be 10 feet width with one understory tree, two evergreen and ten shrubs per 100 linear feet.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The Growth Management and Land Use Plan element of the Comprehensive Plan identifies these properties as appropriate for low-density housing. However, the Plan also states that “the land use plan map should not be taken too literally but should be used in conjunction with…policies of this plan and good judgement.”

However, the Plan also recommends that each neighborhood should contain a range of housing types, densities, and building configurations including single-family detached, townhouses, and apartments. Apartment buildings should be located in transitional spaces between commercial and single-family areas at high amenity locations.

STAFF COMMENTS:

1. The applicant is proposing to rezone from a R-SF, Residential Single-family District to an R-MD, Medium-Density Multi-Family Residential District and establishing Conditional Overlay No. 143. The proposed rezoning will facilitate the development of these properties for multi-family apartment complexes. The Conditional Overlay District will limit the density and require the development to conform to the approved site plan (Attachment 5).
2. The *Growth Management and Land Use* Plan element of the *Comprehensive Plan* identifies these properties as appropriate for low-density housing. However, the Plan also states that “the land use plan map should not be taken too literally but should be used in conjunction with…policies of this plan and good judgement.” The Plan recommends that each neighborhood should contain a range of housing types, densities, and building configurations including single-family detached, townhouses, and apartments. Apartment buildings should be located in transitional spaces between commercial and single-family areas at high amenity locations. The Plan also encourages residential development provide a variety of housing types that would enable developers to compete more effectively and to provide a greater choice for the City’s residents.

3. The R-MD District is intended to accommodate multi-family developments at densities up to approximately twenty-nine (29) dwelling units per acre. The applicant is requesting a maximum of slightly more than twenty (20.5) dwelling units per acre. This density has been determined to be appropriate for this area based on an assessment completed under the *Revised Multi-Family Development Location and Design Guidelines*. That assessment resulted in a density of 20 dwelling units per acre. Further analysis of the proposed development under the *Revised Multi-Family Development Location and Design Guidelines* is attached (Attachment 3). The development must be in substantial conformance to the attached site plan (Attachment 5).

4. The R-MD district is intended to serve as a transition between major streets or commercial areas and lower density residential areas and for areas that have access for vehicular traffic from collector or higher classification streets without traversing minor streets in adjoining residential neighborhoods. The property is located within a ¼ mile of a developing commercial corridor and intersection at National Avenue and Sunshine Street. Many services and amenities are located in this area including neighborhood serving retail, restaurants, medical services and a large employment base located within a ½ mile of the subject property. The proposed R-MD district meets this criteria of being a transition between lower density housing and commercial areas.

5. Approval of this application will allow for development of this property and promote infill development where investments have already been made in public services and infrastructure.

6. 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 14, 2017 regarding the rezoning request. A summary of the meeting 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: 25 Returned: 0
DEPARTMENT COMMENTS:

ATTACHMENT 1
DEPARTMENT COMMENTS

BUILDING DEVELOPMENT SERVICES COMMENTS:

No objection to rezoning.

CITY UTILITIES COMMENTS:

No objection to rezoning. All utilities are available. Please note that CU has an 8-inch water main running from the east to near the east property line of the subject land. Then it reduces to 2-inch running west across the property. Should the main have to be replaced with 8-inch for fire protection purposes it will be at the developer’s expense.

CLEAN WATER SERVICES COMMENTS:

No objections to rezoning. Public sewer is available to both sides of the street. The south building will have to use the existing 4 inch laterals. Bigger laterals or new laterals would require cutting the street to tap the main.

FIRE DEPARTMENT COMMENTS:

Fire has no issues with rezoning.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

City's Transportation Plan classifies E. Latoka Street as a Local roadway. The standard right-of-way width for E. Latoka Street is 25 feet from the centerline. It appears approximately 7.5 feet of right-of-way needs to be acquired on each side of E. Latoka Street (north and south), to create a total street right-of-way width of 50 feet. A survey is recommended to determine the exact amount of existing right of way. E. Latoka Street is a city maintained street. There are no traffic counts for this section of E. Latoka Street. There are currently three driveway access points on each side of E. Latoka Street. For the proposed development, only one driveway access point will be permitted on each side of E. Latoka Street. There is not currently sidewalk along the property frontage on either side of E. Latoka Street. Sidewalk is required to be constructed on at least one side of the street as a part of this rezoning. On-street parking is allowed along E. Latoka Street. There is not currently a Greenway Trail in the area pertaining to this zoning. There are bus stops along S. National Avenue just east of the rezoning property. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area. There are currently no future street improvements planned to E. Latoka Street by the City of Springfield. As a part of this rezoning, the only required improvement to public right-of-way is the construction of sidewalk that meets current City Standards on at least one side of E. Latoka Street.

<table>
<thead>
<tr>
<th>Public Works Traffic Division</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street classification</td>
<td>E. Latoka Street – Local</td>
</tr>
<tr>
<td>On-street parking along streets</td>
<td>E. Latoka Street – Yes</td>
</tr>
<tr>
<td>Trips generated - Peak Hour</td>
<td>4.20 vehicles (R-SF)</td>
</tr>
<tr>
<td></td>
<td>14.28 vehicles (R-MD)</td>
</tr>
<tr>
<td>Additional Trips generated with zoning change - Peak Hour</td>
<td>10.08 vehicles</td>
</tr>
<tr>
<td>Existing street right of way widths</td>
<td>E. Latoka Street – 17.5 ft from the centerline</td>
</tr>
<tr>
<td>Standard right of way widths</td>
<td>E. Latoka Street – 25 ft from the centerline</td>
</tr>
<tr>
<td>Traffic study submitted</td>
<td>Not required*</td>
</tr>
</tbody>
</table>
Proposed street improvements

| Proposed street improvements | None required |

*A traffic study was not required. A change in zoning of the properties pertaining to this zoning from R-SF to R-MD does not exceed 100 additional trip-ends in the AM or PM peak, nor does it exceed 1,000 additional daily trip-ends. Therefore, a Traffic Study is not required.

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 according to Chapter 96. Buyout in lieu of stormwater detention will not be allowed and detention must be provided. Since the project will be disturbing less than one (1) acre, a land disturbance permit will not be required.

There is public infrastructure along Cherokee that this site can tie into but this will require an excavation permit.

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 will have to 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>South Creek</td>
</tr>
<tr>
<td>Is property located in Floodplain?</td>
<td>No</td>
</tr>
<tr>
<td>Is property located on a sinkhole?</td>
<td>No</td>
</tr>
<tr>
<td>Is stormwater buyout an option?</td>
<td>No</td>
</tr>
</tbody>
</table>
The applicant is requesting approval of two 8-unit multi-family apartments on 0.82 acres of property. According to the Multi-Family Location and Design Assessment Matrix, the proposed development has attained 11 points, which would allow up to 20 dwelling units per acre. The applicant has requested a density of 20 dwelling units per acre. Below is an analysis of the four categories used to calculate the Matrix score.

A. Land Use Accessibility (2/3 points)
   Two points were given for land use accessibility. There is neighborhood retail mix, medical/dental office and employment concentration greater than 2,500 employees within ½ mile of the subject property.

B. Connectivity Analysis (2/5 points)
   Two out of a maximum of five points were given for connectivity. The proposed development received scores for its proximity to transit, sidewalks, and roadways.

C. Road Network Evaluation (1/2 points)
   One point was given for the road network evaluation.

D. Design Guidelines (6/6 points)
   A maximum of six points were given for design guideline criteria. Below are the design considerations that have been incorporated into the proposed development.

1. Pedestrian Amenities - Pedestrian amenities shall include benches placed near walkways at appropriate locations throughout the development. Pedestrian-scale lighting shall be provided within the development. Lighting sources or luminaries that do have a cutoff shall not exceed a maximum of 30 feet in height. All lighting shall be glare-free and shielded from the sky and adjacent residential properties and structures, either through external shields or through optics within the fixture. A site lighting and photometric plan shall be submitted conforming to these requirements for building permits.

2. Building Scale and Articulation - Street facing walls that are greater than 50 feet in length shall be articulated at least each 25 feet with bays, projections or recesses. Articulation means a difference in the vertical plane of the building at least 18 inches or more. This project shall be in compliance with the attached site plan and elevations.

3. Building Orientation and Interior Landscaping – All building orientations will address Latoka Street to receive design points for this element. Landscaping and open spaces shown shall be provided with approved ground cover and/or plantings per required city ordinances and zoning requirements. A landscaping plan shall be submitted conforming to these requirements for building permits.

4. Avoidance of Blank Walls along pedestrian circulation areas - Facades that face public streets or connecting pedestrian frontage that are greater than 25 feet in length shall be subdivided and proportioned using at least one or more of the following features: windows, entrances, arcades, arbors, awning (over windows or doors), distributed along the façade at least once every 25 feet. This project shall be in conformance with the attached site plan and elevations.

5. Internal Connectivity – Internal sidewalks shall connect internally and to the public sidewalk system.
6. Useable Recreational Area/Facility – A minimum of 20% usable open space is required.

7. Amenities – The guidelines do not require amenities for developments under 20 dwelling units.

8. Preservation of Trees – All existing trees of 6” caliper or greater shall be preserved or replaced with 2-inch caliper trees in accordance with the attached site plan and the city ordinance.

DENSITY: The assessment criteria resulted in a total of 11 points for a maximum density of 20 dwelling units per acre. The applicant has requested a total density of 20 dwelling units per acre.
The requirements of Section 36-383 of the Springfield Zoning Ordinance shall be modified herein for development within this district to include the following.

1. The cumulative for both developments are a maximum density of 20 dwelling units per acre for a maximum of 16 dwelling units (8 dwelling units on the south-side of Latoka Street and 8 dwelling units on the north-side of Latoka Street).

2. The development of the subject property shall be in substantial conformance to the Multi-Family Location and Design Guidelines and the attached site plan (Attachment 5).
AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

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

2. Meeting Date & Time: December 14 from 4:00 to 6:30

3. Meeting Location: Townplace Suites - 2009 S. National

4. Number of invitations that were sent: 128

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

6. Number of neighbors in attendance (attach a sign-in sheet): 5

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.)
   The neighbors did not have comments. The neighbors were just curious as to what was going to be constructed. We showed them the site plans and answered general comments like how many units or how tall.

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

I, Derek Lee (print name), attest that the neighborhood meeting was held on December 14, 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."

Derek Lee
Signature of person completing affidavit

Derek A. Lee
Printed name of person completing affidavit