

Development Review Staff Report



PLANNING AND ZONING COMMISSION PUBLIC HEARING: MAY 10, 2018

CITY COUNCIL PUBLIC HEARING:

JUNE 4, 2018



CASE NUMBER:
Z-9-2018

PROJECT LOCATION: 1201 South Campbell Avenue

ACRES: 0.89 acres

EXISTING LAND USE: Vacant Fire Station

APPLICANT: City of Springfield

STAFF:
Michael Sparlin, Senior Planner
417-864-1091

STAFF RECOMMENDATIONS:
Approve

PROPOSED MOTION:
Move to approve Z-9-2018 as submitted.

SUMMARY OF REQUEST:

To rezone approximately 0.89 acres of property generally located at 1201 South Campbell Avenue from a R-SF, Residential Single Family to a O-1, Office District.

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* recommends office or medium to high-density multi-family residential as appropriate uses along major roadways when not located at major intersections. The subject property is located at the intersection of Campbell Avenue and Catalpa Street, which are classified as a Primary Arterial and Local street, respectively. The subject property meets this criteria for office uses given that it is located along a primary arterial.
2. The *Office Land Use Guidelines* of the *Comprehensive Plan* encourages the use of locations, design and landscaping of office uses to screen and buffer neighborhoods from lights, traffic noise and pollution and other factors incompatible or conflicting with adjacent land uses. The O-1 district is designed to be a restrictive district for low intensity office or professional uses which may be located outside the center city adjacent to any of the residential districts, with appropriate buffers and landscaping so as not to create an adverse effect on adjacent residential areas.
3. 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.

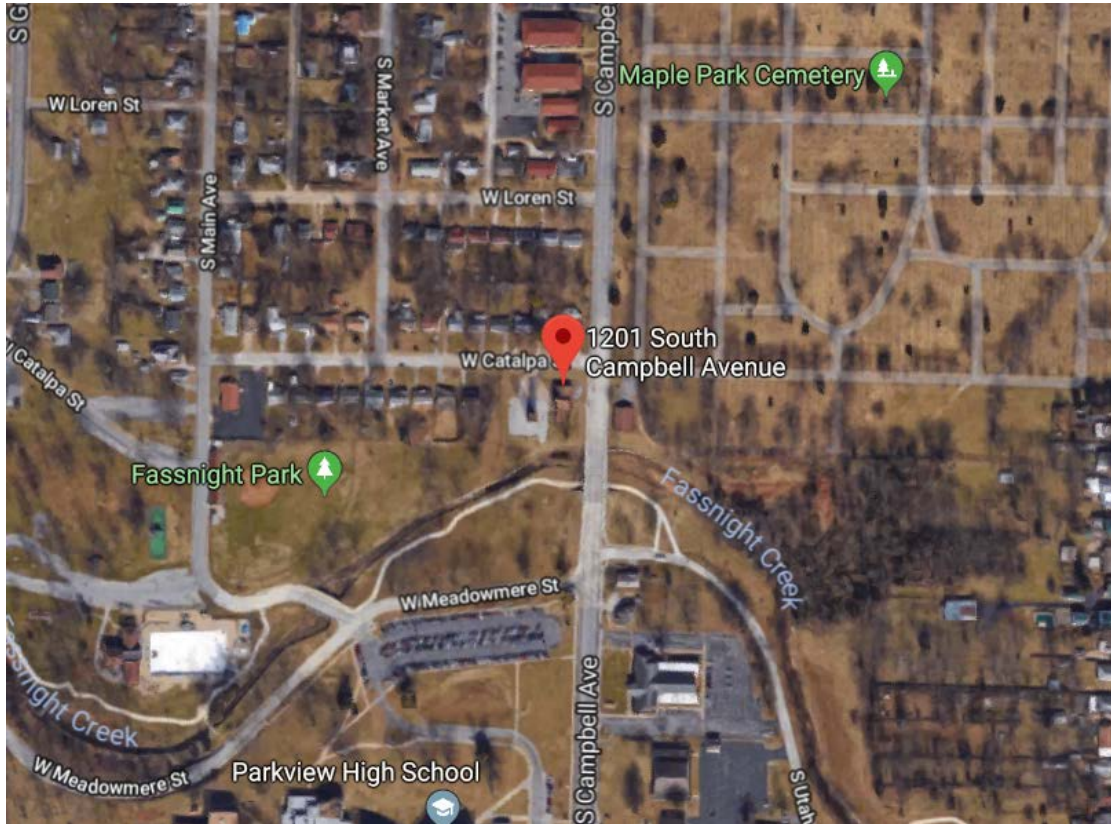
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SURROUNDING ZONING AND LAND USES:				
	NORTH	SOUTH	EAST	WEST
ZONING	R-SF	R-SF	R-SF	R-SF
LAND USE	Single-family residences	Public Park & Greenway	Cemetery	Single-family residences

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SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):

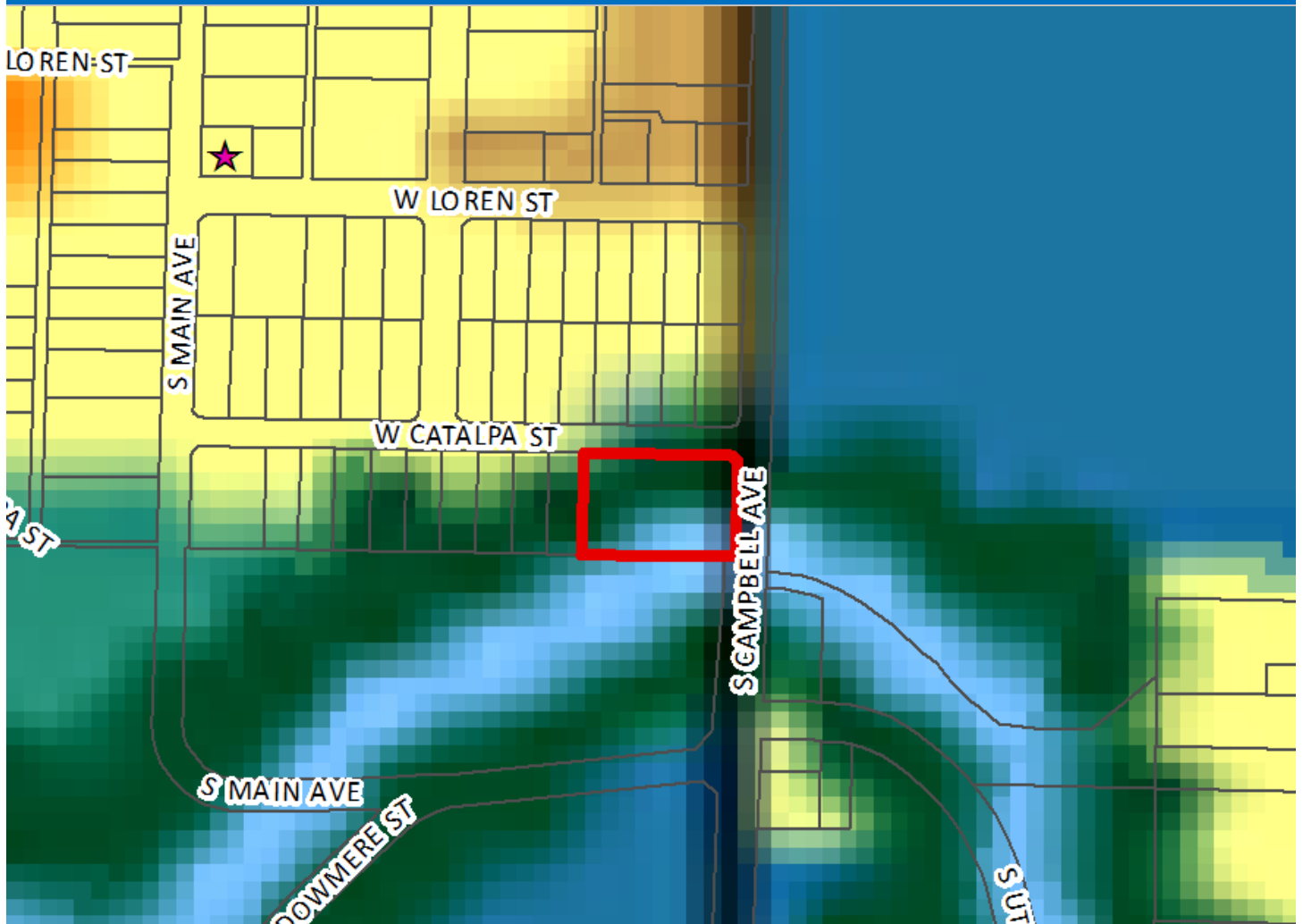





















GOOGLE MAPS STREET VIEW:



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GROWTH MANAGEMENT AND LAND USE PLAN:



- | | | |
|---|--|---|
|  Low-Density Housing |  General Industry, Transportation and Utilities |  Greenway |
|  Medium or High Density Housing |  Park |  Parkway |
|  Medium Intensity Retail, Office or Housing |  School |  City Boundary |
|  High Intensity Retail, Office or Housing |  Golf |  Urban Service Area Boundary, Year 2020 |
|  Greater Downtown |  Community-Public |  Urban Reserve Boundary, Year 2040 |
|  Business Park |  Urban Reserve Area | |
|  Light Industrial, Office and Office-Warehouse |  Rural Area | |

PROPERTY HISTORY:

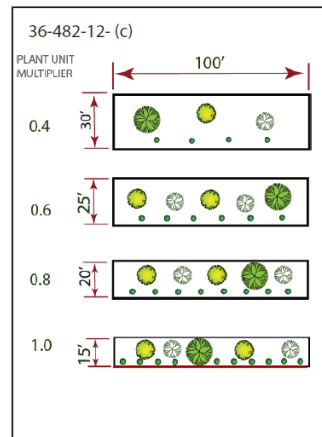
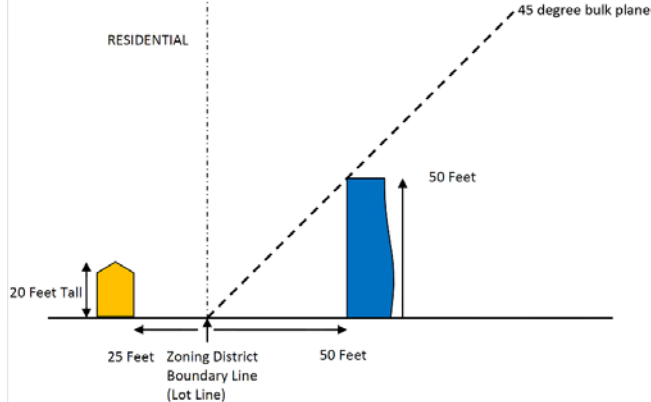
The subject property was zoned to R-SF in a community-wide rezoning on March 1995 (G.O. 4494).

ZONING ORDINANCE REQUIREMENTS:

CODE ITEM	REQUIREMENTS FOR O-1
Maximum Structure Height	35 feet. The existing tower exceeds this height and will be considered a non-conforming structure.
Minimum open space	Not less than 20 percent
Maximum impervious area	Shall not exceed 80 percent of total lot area

BULK PLANE **BUFFERYARD AND LANDSCAPING**

45 degrees where property adjoins an R-SF district. Type "C" bufferyard is required along west property line and a Type "S1" is required along the north property line.



COMPATIBILITY WITH COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies the subject property as a Low-Density Housing and Greenway given its location to the existing greenway of the property to the south. The *Plan* identifies the properties to the north as appropriate for Low-Density Housing. The *Growth Management and Land Use Plan* and other elements of the *Comprehensive Plan* recommend office or medium to high-density multifamily residential as appropriate uses along major roadways when not located at major intersections. The *Office Land Use Guidelines* of the *Comprehensive Plan* encourages the use of locations, design and landscaping of office uses to screen and buffer neighborhoods from lights, traffic noise and pollution and other factors incompatible or conflicting with adjacent land uses.

STAFF COMMENTS:

1. The applicant is proposing to rezone from a R-SF, Residential Single-family District to an O-1, Office District. The subject property is the site of former Fire Station #6, which was active from 1964 until 2002. The City published a request for proposals concerning the sale of the subject property to the public. A proposal for an office use was received from the applicant which requires a rezoning to O-1, Office District.
2. The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies the subject property as Low-Density and Greenway given its location to the existing greenway of the property to the south. The *Plan* identifies the properties to the north as appropriate for Low-Density Housing. The *Growth Management and Land*

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Use Plan and other elements of the *Comprehensive Plan* recommend office or medium to high-density multi-family residential as appropriate uses along major roadways when not located at major intersections. The subject property is located at the intersection of Campbell Avenue and Catalpa Street, classified as a Primary Arterial and Local street respectively. The subject property meets the criteria for office use given that it is located along a primary arterial.

3. The *Office Land Use Guidelines* of the *Comprehensive Plan* encourages the use of locations, design and landscaping of office uses to screen and buffer neighborhoods from lights, traffic noise and pollution and other factors incompatible or conflicting with adjacent land uses. The O-1 district is designed to be a restrictive district for low intensity office or professional uses which may be located outside the center city adjacent to any of the residential districts, with appropriate buffers and landscaping so as not to create an adverse effect on adjacent residential areas. A bufferyard "Type C", a minimum 15 feet with required plantings, is required along the west property line adjacent to R-SF zoned property. A bufferyard "Type S1", a minimum 15 feet with required plantings, is required along the north property line.
4. The existing tower located on the property exceeds the 35 feet limit of the O-1, Office District. If this application is approved, the tower would be considered a non-conforming structure and would be required to follow *Sec. 36-457 (3), Non-conformities*, which states that the height cannot be increase and would allow maintenance, repair, remodeling or structural alterations that conform to all requirements of the *Zoning Ordinance*. The tower height is in conformance with the 45-degree bulk plane requirement of the O-1, Office District.
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, April 16, 2018, 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: 13 Returned: 0

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DEPARTMENT COMMENTS:

ATTACHMENT 1 DEPARTMENT COMMENTS

BUILDING DEVELOPMENT SERVICES COMMENTS:

No objections to rezoning.

CITY UTILITIES COMMENTS:

No objections to rezoning. Adequate utilities are available to handle the increased use.

CLEAN WATER SERVICES COMMENTS:

No objection to rezoning.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION

City's Transportation Plan classifies S. Campbell Avenue as a Primary Arterial roadway and W. Catalpa Street as a Local roadway. The standard right-of-way width for S. Campbell Avenue is 50 feet from the centerline. The standard right-of-way width for W. Catalpa Street is 25 feet from the centerline. It appears approximately 25 feet of additional right-of-way needs to be acquired along the property frontage of S. Campbell Avenue. However, it has been approved that 10 feet of additional right-of-way will suffice along Campbell for this rezoning. Also, approximately 2 feet of additional right-of-way needs to be acquired along the property frontage of W. Catalpa Street. However, it has been approved that additional right-of-way does not need to be acquired along Catalpa as a part of this rezoning. A survey is recommended to determine the exact amount of existing right-of-way. S. Campbell Avenue and W. Catalpa Street are both city maintained streets.

TRAFFIC COUNTS & ON-STREET PARKING

The most recent traffic count on S. Campbell Avenue south of W. Grand Street is 14,764 vehicles per day. There are no recent traffic counts for the section of W. Catalpa Street pertaining to the property in this rezoning. On-street parking is not allowed along S. Campbell Avenue, but is permitted along W. Catalpa Street.

DRIVEWAY ACCESS

There is currently one driveway access point onto the property from W. Catalpa Street. No access is permitted onto S. Campbell Avenue. Any new/modified driveway approaches must meet the minimum spacing requirements (150' Approach/100' Exit) from the intersection of Catalpa and Campbell.

SIDEWALK

There is existing sidewalk along the property frontage of S. Campbell Avenue. The existing infrastructure meets current City Standards. There is not currently sidewalk along the property frontage of W. Catalpa Street. Sidewalk is required to be constructed along W. Catalpa Street to current City Standards as a part of this development/rezoning.

TRAILS, BUS STOPS, & ADDITIONAL INFORMATION

The Fasnicht Creek Greenway Trail is immediately to the south of the property pertaining to this rezoning. There are bus stops along S. Campbell Avenue. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area.

IMPROVEMENTS

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None required. A Traffic Impact Study was not required, as the change in zoning did not increase the trip generation in the AM/PM peaks by more than 100 additional trips nor did it exceed the threshold of 1,000 additional trip-ends daily. There are no planned improvements in the area pertaining to this rezoning in the near future.

TRAFFIC - TABLE 1: REZONING DETAILS

	Street Name	Street Classification	On-Street Parking	Existing Street ROW From Centerline (ft)	Required Street ROW From Centerline (ft)
Street 1	S. Campbell Avenue	Primary Arterial	No	25	50
Street 2	W. Catalpa Street	Local	Yes	23	25
		AM Peak	PM Peak	Weekday	Weekend
	Existing Trips Generated (R-SF)	3.56	4.45	42.72	N/A
	*Proposed Trips Generated (O-1)	30.26	39.16	213.6	N/A
	Additional Trips Generated	26.7	34.71	170.88	N/A

*Proposed Trips Generated is based on the highest, most intense use permitted in the proposed rezoning, Planned Development, or Conditional Use Permit

STORMWATER COMMENTS:

The property is in the Fassnight Creek 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 according to Chapter 96. Buyout in lieu of stormwater detention will be allowed. Since the project will not be disturbing more than one (1) acre there will not be a land disturbance permit required.

This site drains south towards the floodplain. There is a stream buffer requirement of 80 ft. from the top of bank that encroaches onto the southeast corner of this property. This stream buffer will need to be shown in a stormwater easement.

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.

Public Works Stormwater Division	Response
Drainage Basin	Fassnight Creek
Is property located in Floodplain?	No
Is property located on a sinkhole?	No

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Is stormwater buyout an option?	Yes
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FIRE DEPARTMENT COMMENTS:

No objection to rezoning.