

One-rdg. _____
P. Hrngs. _____
Pgs. 6
Filed: 07-10-18

Sponsored by: Ferguson

First Reading: _____

Second Reading: _____

COUNCIL BILL 2018- 192

SPECIAL ORDINANCE _____

AN ORDINANCE

1 APPROVING the final development plan of Planned Development District No. 274
2 generally located at 2645 North Airport Plaza. (Planning and Zoning
3 Commission and Staff recommend approval.)
4 _____
5

6 WHEREAS, on July 24, 2006, City Council passed General Ordinance 5577,
7 rezoning a certain parcel of land described on "Exhibit A," which is attached hereto and
8 incorporated herein, from Planned Development 274 District to Planned Development
9 274 Amended District; and
10

11 WHEREAS, a final development plan for the above-described tract has been
12 prepared and submitted; and
13

14 WHEREAS, on July 12, 2018, the Planning and Zoning Commission conducted a
15 public hearing and recommended approval of the proposed final development plan.
16

17 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
18 SPRINGFIELD, MISSOURI, as follows, that:
19

20 Section 1 – City Council hereby approves the final development plan as shown in
21 "Attachment 2" of "Exhibit C," which is attached hereto and incorporated herein by this
22 reference, subject to all regulations and standards of Planned Development District No.
23 274 Amended.
24

25 Section 2 – This Ordinance shall be in full force and effect from and after
26 passage.
27

28 Passed at meeting: _____
29

30 _____
31 Mayor

32 Attest: _____, City Clerk
33

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Filed as Ordinance: _____

Approved as to form: , Assistant City Attorney

Approved for Council action: , Acting City Manager

EXPLANATION TO COUNCIL BILL 2018-192

FILED: 07-10-18

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: Approving the final development plan of Planned Development District No. 274 generally located at 2645 North Airport Plaza. (Planning and Zoning Commission and Staff recommend approval.)

BACKGROUND INFORMATION: FINAL DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT NO. 274

A Final Development Plan, per Planned Development No. 274, requires review by Planning and Zoning Commission with a recommendation to City Council for final action. The application is proposing to construct a parking lot for the adjacent T-Mobile Campus on approximately 1.99 acres.

The Administrative Review Committee has reviewed the proposed Final Development Plan (see "Exhibit C - Attachment 2") and found that it meets the requirements of Planned Development 274. The proposed final development plan was reviewed and approved by all relevant City departments.

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; Objectives 4a, Increase density in activity centers and transit corridors; and 4b, Increase mixed-use development areas.

FINDINGS FOR STAFF RECOMMENDATION:

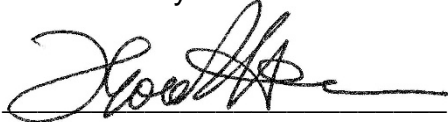
1. The Final Development Plan was determined to be consistent with the intent of the existing Planned Development ordinance.

The Planning and Zoning Commission held a public hearing on, July 12, 2018, and recommended approval, by a vote of 6 to 0, of the proposed final development plan on the tract of land described on the attached sheet (see the attached "Exhibit B," Record of Proceedings).

REMARKS:

The Planning and Development staff recommends the application be approved (see the attached "Exhibit C," Development Review Staff Report).

Submitted by:




Bob Hosmer, AICP Principal Planner

Recommended by:



Mary Lilly Smith, Director

Approved by:



Collin Quigley, Acting City Manager

EXHIBITS:

Exhibit A, Legal Description

Exhibit B, Record of Proceedings

Exhibit C, Development Review Staff Report

ATTACHMENTS:

Attachment 1, Planned Development No. 274, District Requirements

Attachment 2, Proposed Final Development Plan

Exhibit A

LEGAL DESCRIPTION
FINAL DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT NO. 274

AIRPORT PLAZA 4TH ADDITION COMMON AREA "A" A SUBDIVISION IN THE CITY
OF SPRINGFIELD MISSOURI

Exhibit B

RECORD OF PROCEEDINGS Planning and Zoning Commission July 12, 2018

Final Development Plan of PD 274
2645 North Airport Plaza Avenue
Applicant: T-Mobile USA, Inc.

King Coltrin recused himself.

Mr. Hosmer stated that this is a request for a Final Development Plan for Planned Development 274 generally located at 2645 North Airport Plaza Avenue. The applicant, T-Mobile, Inc. is requesting to build a parking in Planned Development 274 which requires a final development plan. Parking lots are allowed in this Planned Development. Staff and the Administrative Review Committee have reviewed the attached site plan and determined that it meets the requirements of PD 274. The proposed parking lot will not have access to West Farm Road 112. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. David Seiler, 5051 S. National Avenue, representing owner and they are looking to acquire additional parking for new employees and will be glad to answer any questions.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Ms. Cox motioned to **approve** Final Development Plan of PD 274 (2645 North Airport Plaza Avenue). Mr. Rose seconded the motion. Ayes: Doennig, Cox, Ogilvy, Broekhoven, Rose, and Jobe. Nays: None. Abstain: None. Absent: Thomas and Shuler. King Coltrin recused himself.



Bob Hosmer, AICP
Principal Planner