AMENDING the Springfield Land Development Code, Section 36-306, ‘Official zoning map and rules for interpretation,’ by rezoning approximately 0.21 acres of property generally located at 1904 West College Street from a HC, Highway Commercial District to a CS, Commercial Services District; 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 generally located at 1904 West College Street, and more fully described in "Exhibit A," from a HC, Highway Commercial District to a CS, Commercial Services District; 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 B," and said Commission made its recommendation; 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 C;” 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 A," which is attached hereto and incorporated herein by this reference, is hereby rezoned from a HC, Highway Commercial District, to the designated zoning district on the official zoning map adopted by City Council, to a CS, Commercial Services District; and the Springfield Land Development Code, Section 36-306, ‘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 from and after 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 -263

FILED: 10-30-18

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: Amending the Springfield Land Development Code, Section 36-306, ‘Official zoning map and rules for interpretation,’ by rezoning approximately 0.21 acres of property generally located at 1904 West College Street from a HC, Highway Commercial District to a CS, Commercial Services District; and adopting an updated ‘Official Zoning Map.’ (Staff and Planning and Zoning Commission recommend approval.)

BACKGROUND INFORMATION: ZONING CASE NUMBER Z-25-2018

The applicant is proposing to rezone approximately 0.21 acres from a HC, Highway Commercial District to a CS, Commercial Services District.

Approval of this application will allow for the development of a new fire station on this property and promote infill development where investments have already been made in public services and infrastructure.

REMARKS:

The Planning and Zoning Commission held a public hearing on October 11, 2018, and recommended approval, by a vote of 8 to 0, of the proposed zoning on the tract of land described on the attached sheet (see the attached “Exhibit B” Record of Proceedings).

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

FINDINGS FOR STAFF RECOMMENDATION:

1. The Growth Management and Land Use Plan element of the Comprehensive Plan identifies this area as appropriate for Medium Intensity Retail, Office or Housing. The Major Thoroughfare Plan classifies College Street as a secondary arterial roadway.

2. There will be a required 15 feet wide bufferyard adjacent to the alley across from the R-SF, single-family District to the south. The development requirements in the proposed CS district are adequate for mitigating potential impacts of the proposed development on the adjoining properties and is not anticipated to have a negative impact. In addition to the required bufferyard; all structures developed on this property must remain below a thirty (30) degree bulk plane measured from the boundary of the R-SF district.
Submitted by:

Bob Hosmer, AICP Principal Planner

Recommended by: Approved by:

Mary Lilly Smith, Director Jason Gage, City Manager

EXHIBITS:
Exhibit A, Legal Description
Exhibit B, Record of Proceedings
Exhibit C, Development Review Staff Report

ATTACHMENTS:
Attachment 1: Department Comments
Attachment 2: Neighborhood Meeting Summary & Neighborhood Comments
LEGAL DESCRIPTION
ZONING CASE Z-25-2018

All of lot fourteen (14) in Cloud Addition Subdivision located in the City of Springfield, Greene County Missouri.
Mr. Hosmer stated that this is a request to rezone approximately 0.21 acres of property generally located at 1904 West College Street from HC, Highway Commercial to a CS, Commercial Services District. The applicant, City of Springfield Fire Department is requesting to rezone property for the development of a new fire station. The Growth Management and Land Use Plan recommends this area as appropriate for Medium Intensity Retail, Office or Housing. If approved the property will be combined with property to the east. Bufferyards and bulk plane requirements R-SF. Staff recommends approval.

Mr. Doennig opened the public hearing.

No speakers.

Mr. Doennig closed the public hearing.

**COMMISSION ACTION:**

Bob Hosmer, AICP
Principal Planner
The applicant, City of Springfield Fire Department is requesting to rezone approximately 0.21 acres of property generally located at 1904 West College Street from a HC, Highway Commercial District to a CS, Commercial Services District for the development of a new fire station.

**FINDINGS FOR STAFF RECOMMENDATION:**

1. The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* recommends this area as appropriate for Medium Intensity Retail, Office or Housing.
2. This request for CS zoning will provide for the development of this site for a new fire station. The City has acquired the property to the east and will combine the two tracts into one tract to facilitate the redevelopment of the site.
3. This request is consistent with the City’s policies to promote infill development where investments have already been made in public services and infrastructure. The Plan states that “High priority should be given to maintenance of and reinvestment in the streets, parks, utilities and other city facilities to maximize the use of existing public or private investments”.
4. The development requirements in the proposed CS district are adequate for mitigating potential impacts of the proposed development on the adjoining properties.

**SURROUNDING ZONING AND LAND USES:**

<table>
<thead>
<tr>
<th></th>
<th>NORTH</th>
<th>SOUTH</th>
<th>EAST</th>
<th>WEST</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZONING</td>
<td>HC</td>
<td>R-SF</td>
<td>CS</td>
<td>HC</td>
</tr>
<tr>
<td>LAND USE</td>
<td>Commercial/Residential uses</td>
<td>Residential uses</td>
<td>Vacant structure</td>
<td>Residential uses</td>
</tr>
</tbody>
</table>
SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):

GOOGLE MAPS STREET VIEW:
PROPERTY HISTORY:

The subject property was zoned to CS, Commercial Services 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 CS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maximum Structure Height</td>
<td>None, except that all structures shall remain below a 30-degree bulk plane as measured from the boundary of any R-SF or R-TH district.</td>
</tr>
<tr>
<td>Minimum open space</td>
<td>Not less than 15 percent</td>
</tr>
<tr>
<td>Maximum impervious area</td>
<td>Shall not exceed 85 percent of total lot area</td>
</tr>
</tbody>
</table>

BULK PLANE

30-degree bulk plane where property adjoins an R-SF/R-TH district.

BUFFERYARD AND LANDSCAPING

Type “G” bufferyard is required along south property line. The Zoning Ordinance allows for an exemption for narrow or shallow properties. This reduction allows for a 15 feet buffer with a six-foot solid wood fence, masonry/brick wall or evergreen hedge and required plantings.

COMPATIBILITY WITH COMPREHENSIVE PLAN:

The Growth Management and Land Use Plan element of the Comprehensive Plan identifies this area as appropriate for Medium Intensity Retail, Office and Housing. This request is consistent with the City’s policies to promote infill development where investments have already been made in public services and infrastructure. The Plan states that “High priority should be given to maintenance of and reinvestment in the streets, parks, utilities and other city facilities to maximize the use of existing public or private investments”. The subject property is located along West College Street which is classified as a secondary arterial roadway.

STAFF COMMENTS:

1. The applicant is proposing to rezone approximately 0.21 acres from a HC, Highway Commercial District to a CS, Commercial Services District. The applicant, City of Springfield Fire Department, intends on combining the subject property with the adjacent lot to the east for the development of the site for a new fire station. The property to the east is zoned CS, Commercial Services District. Approval of this application will allow for the development of a new fire station to serve the surrounding area.
2. The Growth Management and Land Use Plan element of the Comprehensive Plan identifies this area as appropriate for Medium Intensity Retail, Office and Housing. The subject property is located along West College Street which is classified as a secondary arterial roadway.

3. Approval of this request will allow for the construction of a new fire station by rezoning the subject property to a CS zoning district similar the zoning of the property to the east. The intent of this request is to combine the subject property with the property to the east to develop the site. The subject property is required to have a bufferyard “Type G” and all structures developed on the property must remain below a thirty (30) degree bulk plane measured from the boundary of the R-SF district. The Zoning Code does allow for an exemption to the bufferyard for narrow or shallow properties. Since this property is only 180 feet deep; the code allows for a 15-foot bufferyard along the alleyway and property zoned R-SF to the south. This bufferyard requires a six-foot solid wood fence, masonry/brick wall or evergreen hedge and required plantings. The requirements in the proposed CS district are otherwise adequate for mitigating potential impacts of the proposed development on the adjoining properties and is not anticipated to have a negative impact.

4. Approval of this application will allow for a new fire station to be developed on this property and promote infill development where investments have already been made in public services and infrastructure.

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

**NEIGHBORHOOD MEETING:**

The applicant held a neighborhood meeting on September 12, 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:16  Returned: 0
DEPARTMENT COMMENTS:

ATTACHMENT 1
DEPARTMENT COMMENTS

BUILDING DEVELOPMENT SERVICES COMMENTS:

No objections to rezoning.

CITY UTILITIES COMMENTS:

No objections to rezoning.

CLEAN WATER SERVICES COMMENTS:

No objection to rezoning.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION
City’s Transportation Plan classifies W. College Street as a Secondary Arterial roadway. The standard right-of-way width for W. College Street is 35 feet from the centerline. It appears approximately six feet of additional right-of-way needs to be acquired along the entire length of the property frontage. A survey is recommended to determine the exact amount of existing right-of-way. W. College Street is a City maintained street.

TRAFFIC COUNTS & ON-STREET PARKING
The most recent traffic count on W. College Street west of Kansas Expressway is 8,031 vehicles per day. On-street parking is allowed along this section of W. College Street.

DRIVEWAY ACCESS
There is currently one shared-access driveway point from the property onto W. College Street. The property owner will need to ensure that there is a cross-access easement in place with the property abutting to the east.

SIDEWALK
There is existing sidewalk along the property frontage of W. College Street. The existing infrastructure meets current City Standards.

TRAILS, BUS STOPS, & ADDITIONAL INFORMATION
There are no Greenway Trails in the area pertaining to this rezoning. There are bus stops along this section of W. College Street. The proposed development is in an area that provides for multiple direct connections and provides for good connectivity in the area.
IMPROVEMENTS
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. The City of Springfield does not currently have plans to make any improvements to this section of W. College Street.

TRAFFIC - TABLE 1: REZONING DETAILS

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Street Classification</th>
<th>On-Street Parking</th>
<th>Existing Street ROW from Centerline (ft)</th>
<th>Required Street ROW from Centerline (ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>W. College Street</td>
<td>Secondary Arterial</td>
<td>Yes</td>
<td>29</td>
<td>35</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>AM Peak</th>
<th>PM Peak</th>
<th>Weekday</th>
<th>Weekend</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Trips Generated</td>
<td>3.36</td>
<td>14.07</td>
<td>151.2</td>
<td>N/A</td>
</tr>
<tr>
<td>*Proposed Trips Generated</td>
<td>3.36</td>
<td>14.07</td>
<td>151.2</td>
<td>N/A</td>
</tr>
<tr>
<td>Additional Trips Generated</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>N/A</td>
</tr>
</tbody>
</table>

*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 Upper Wilsons Creek drainage basin. The part of the property is not in a FEMA designated floodplain. Staff is aware of flooding problems in the area. Fee in lieu of on-site stormwater detention will be allowed and detention will not be required. Since the project will not be disturbing more than one (1) acre there will not be a land disturbance permit required. This property does not have a sinkhole.

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. Water quality will be required if disturbing more than one acre.
3. Please keep in mind that more detailed stormwater calculations must be submitted before any permits can be approved.
4. A fee in lieu of constructing detention will be allowed

<table>
<thead>
<tr>
<th>Public Works Stormwater Division</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Drainage Basin</td>
<td>Upper Wilsons 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 fee in lieu of detention allowed?</td>
<td>Yes</td>
</tr>
</tbody>
</table>
1. Request change to zoning from: Highway Commercial (HC) to Commercial Services (CS) (existing zoning) (proposed zoning)

2. Meeting Date & Time: September 12, 2018 at 4:00pm - 6:30pm

3. Meeting Location: Fire Station #8 Community Room located at 1405 South Scenic Avenue.

4. Number of invitations that were sent: 143

5. How the mailing list was generated: Planning & Development provided the list.

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

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.)

All questions were answered and neighbors appeared to leave very pleased with the project. No issues required further discussions.

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

List attached...

I, Jennifer Swan (print name), attest that the neighborhood meeting was held on 09/12/18 (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.”

Jennifer Swan

Signature of person completing affidavit

Jennifer Swan

Printed name of person completing affidavit
Neighborhood Meeting Notes
September 12, 2018

City Staff Present:  
David Pennington, Fire Chief  
Olan Morelan, Assistant Fire Chief  
Bryan Newberry, Assistant Fire Chief  
Louie Morrow, Facilities Specialist  
Jennifer Swan, City Architect

On Wednesday, September 12, 2018 (at 4:00pm - 6:30pm) City Staff held a Neighborhood Meeting in the Community Room of Fire Station #8 to discuss the proposed rezoning of 1904 W. College Street. The following summarizes the discussion topics during the meeting.

1. The first attendee of 1920 W. Olive asked how the Fire Department would deal with the sirens in a neighborhood setting? Fire Chief David Pennington explained that the Fire Fighters are very aware of the situation and are sensitive to it. They will do what they can to minimize the disruption within the residential route. Mr. Adams also asked about the potential for his home insurance cost to drop. Chief Pennington responded that it was unlikely; however, he could verify that with his insurance company. David went on to explain the ISO Diamond graphic and how this Fire Station location would fill a much needed gap in coverage.

2. The second attendee of 1829-1917 W. College had asked why the City was seeking rezoning of the property. Chief Pennington explained that the City purchased 1900 and 1904 W. College for the site of the West-Central Fire Station 13. 1900 W. College is zoned Commercial Services (CS) while 1904 W. College is zoned Highway Commercial (HC). The properties need to have the same zoning so a lot combination can be completed. The City chose to seek rezoning of the HC to CS as it provided more flexibility as far as setback depths. This attendee was very positive towards this project.

3. The third attendee of 1916 W. College was excited to be getting a fire station in his neighborhood. He asked about the number of bays the Fire Department was planning. Chief Pennington answered that they are planning a 2 bay station. This attendee felt that this station will be the busiest fire station in town. He also asked about the maintenance of the site until the new station is built. Jennifer Swan explained that Public Works Grounds Division will mow until that time. Chief Pennington added that the site would be mowed once the building is constructed, but no decision on who will do this has been made. This attendee also asked about siren noise. Chief Pennington explained that the Fire Fighters are very aware of the situation and are sensitive to it. They will do what they can to minimize the disruption within the residential route.

4. The fourth attendee that owns 1911 W. Elm relayed that she thought the addition of a new fire station in this neighbor will be a good thing.

5. The fifth attendee of 1805 W. College wanted to see design images. Chief Pennington mentioned that the City has not contracted with an Architect for design services yet and the selection process won’t begin until January 2019. This attendee was concerned about the ability of the lot(s) size to facilitate a station. Chief Pennington described the City’s intention to improve the alley on the south side of the lots for Fire Apparatus
approach and the trucks would exit the site on to College. He also asked about the bus stop and if it would be relocated. Chief Pennington said that City Utilities would need to study this and relocate the bus stop in the best location to provide a safe stop for the users. This attendee felt like the City has a good plan.

6. The sixth attendee of 2401 W. Elm asked if the new Fire Station would have a Community Room. Chief Pennington clarified that it would not have a Community Room. He also asked if the City was going to play off the Route 66 theme for this station. Chief Pennington mentioned that the City has not contracted with an Architect for design services yet and the selection process won’t begin until January 2019. However, the City has discussed the Route 66 theming for this Fire Station. This attendee said that the Westside Neighborhood Association supports the addition of this Fire Station.
### Neighborhood Meeting Sign In Sheet

**Wednesday, September 12, 2018**

<table>
<thead>
<tr>
<th>NO.</th>
<th>Name</th>
<th>Address</th>
<th>Phone Number</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Jennifer Swan</td>
<td>1010 W. Chestnut St.</td>
<td>864-2033</td>
<td><a href="mailto:jswan@springfieldmo.gov">jswan@springfieldmo.gov</a></td>
</tr>
<tr>
<td>2</td>
<td>Louie Morrow</td>
<td>1010 W. Chestnut St.</td>
<td>864-1953</td>
<td><a href="mailto:lwmorrow@springfieldmo.gov">lwmorrow@springfieldmo.gov</a></td>
</tr>
<tr>
<td>3</td>
<td>David Remington</td>
<td>830 N Boonville</td>
<td>874-2310</td>
<td><a href="mailto:dremington@springfieldmo.gov">dremington@springfieldmo.gov</a></td>
</tr>
<tr>
<td>4</td>
<td>Bryan Newberry</td>
<td>730 N Boonville</td>
<td>874-2320</td>
<td><a href="mailto:bnewberry@springfieldmo.gov">bnewberry@springfieldmo.gov</a></td>
</tr>
<tr>
<td>5</td>
<td>Dan Moreton</td>
<td>820 N Boonville</td>
<td>874-2330</td>
<td><a href="mailto:dmoreton@springfieldmo.gov">dmoreton@springfieldmo.gov</a></td>
</tr>
<tr>
<td>6</td>
<td>Elwin Adams</td>
<td>1920 W. Olive</td>
<td>417-869-0919</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Phyllis Ramey</td>
<td>1901 W. College</td>
<td>417-863-8000</td>
<td><a href="mailto:aramey@springfieldmo.gov">aramey@springfieldmo.gov</a></td>
</tr>
<tr>
<td>8</td>
<td>Ann Agnew</td>
<td>1916 W. College</td>
<td>417-864-4060</td>
<td><a href="mailto:aagnew@speednet.com">aagnew@speednet.com</a></td>
</tr>
<tr>
<td>9</td>
<td>Brenda Elliott</td>
<td>1911 W. Elm</td>
<td>417-863-4086</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>Mong Ton</td>
<td>1805 W. College</td>
<td>417-865-4349</td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>Joe Roberts</td>
<td>2401 W. Elm</td>
<td>417-868-0601</td>
<td><a href="mailto:jroberts@springfieldmo.gov">jroberts@springfieldmo.gov</a></td>
</tr>
</tbody>
</table>

| 12  |                      |                      |              |                                            |
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