AN ORDINANCE

AMENDING the Springfield Land Development Code, Section 36-306, 'Official zoning map and rules for interpretation,' by rezoning approximately 8 acres of property, generally located at 2700 East Battlefield Road, from R-SF, Single-Family Residential District, to GR, General Retail District; and establishing Conditional Overlay District No. 151. (Staff and Planning and Zoning Commission both recommend approval.)

WHEREAS, an application has been filed for a zoning change of the property generally located at 2700 East Battlefield Road, which is more fully described in "Exhibit B," from R-SF, Single-Family Residential District, to GR, General Retail District, and to establish Conditional Overlay District No. 151; and

WHEREAS, Conditional Overlay District No. 151 shall modify the requirements of the Springfield Land Development Code Section 36-434, GR, General Retail District, by requiring that the property described in "Exhibit B" comply with the requirements described in "Exhibit A," 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 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 B" of this Ordinance, which is attached hereto and incorporated herein by this reference, 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 GR, General Retail District with Conditional Overlay District No. 151; the requirements of Conditional

1 of 27
Overlay District No. 151, which are described in “Exhibit A,” and are hereby incorporated by this reference as if set out verbatim herein, shall apply to the subject property; 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 Acting City Manager, 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 or Acting City Manager
SUPPLEMENTAL EXPLANATION TO COUNCIL BILL 2018 – 196

REMARKS: On September 24, 2018, Council Bill 2018-196 was amended by vote of City Council. The amendment substituted a new "Amended Exhibit A" for the original "Exhibit A." On October 22, 2018, Council Bill 2018-196 was amended for a second time by vote of City Council. The amendment substituted a new "2ND Amended Exhibit A" for "Amended Exhibit A." The amended exhibit was the only change to the Council bill.

Submitted by:

[Signature]
Rhonda Lewsader, Deputy City Attorney
EXPLANATION TO COUNCIL BILL NO: 2018 - 196

FILED: 07-24-18

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 8 acres of property, generally located at 2700 East Battlefield Road, from R-SF, Single-Family Residential District to GR, General Retail District and establishing Conditional Overlay District No. 151. (Staff and Planning and Zoning Commission both recommend approval.)

BACKGROUND INFORMATION: ZONING CASE NUMBER Z-15-2018/ CONDITIONAL Overlay DISTRICT NO. 151

The applicants, Briarcliffe Investments and John Gentry, are proposing to rezone the property located at the 2700 East Battlefield Road from R-SF, Single-Family Residential District to GR, General Retail District and establishing Conditional Overlay District No. 151.

REMARKS:

The Planning and Zoning Commission held a public hearing on July 12, 2018, and recommended approval, by a vote of 7 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 (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 low-density housing. However, properties within the area have been rezoned to GR, General Retail. GR is intended to provide for a mixed category for a variety of office, commercial and/or mid-or high-density housing located at major intersections of two arterials or higher classified streets. The Major Thoroughfare Plan classifies Battlefield Road as a primary arterial roadway and Lone Pine Avenue as a secondary arterial roadway which supports the proposed land use.

2. The proposed Conditional Overlay District will require an administrative replat, restrict uses and provide for additional landscaping along R-SF properties.
3. 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.

Submitted by:

Bob Hosmer, AICP Principal Planner

Recommended by:                              Approved by:

Mary Lilly Smith, Director                  Collin Quigley, Interim 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
Attachment 3: Conditional Overlay District Provisions
CONDONSATIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-15-2018 & CONDITIONAL OVERLAY DISTRICT NO. 151

The requirements of Section 36-421., General retail district of the Springfield Zoning Ordinance shall be as modified herein for development within this district.

Permitted Uses

1. The following uses shall be prohibited on the entire tract: Funeral homes, crematoriums and mortuaries, Household resource recovery collection centers, Taxidermists, Public Services and Utilities (all towers and wireless facilities).

2. The following uses shall be prohibited on the west 275 feet of the tract: Eating and Drinking Establishments, Entertainment oriented use group, Community gardens and Farmers Markets, Seasonal outdoor sales and related storage, all conditional uses listed in of the Zoning Ordinance and Towers of any type.

Use Limitations

1. No access shall be allowed from the subject property to Arcadia Street or Mimosa Street or any residentially zoned property.

2. Full access to Lone Pine shall be opposite the access drive to the Half a Hill Shopping Center east of Lone Pine as shown on the attached site plan in the staff report.

3. A right in and right out access is allowed to East Battlefield Road as shown on the attached site plan in the staff report.

4. A traffic impact study shall be submitted at the time of development and based on the proposed development shall determine what public improvements are warranted.

5. No commercial uses are allowed until a subdivision is submitted matching the zoning lines. Platting may be deferred until the scope of any development and property sale is known.

Design Requirements

1. There shall be a sixty (60) feet natural bufferyard area provided along the west property adjacent to the residential zoned (R-SF) property as shown on the attached site plan. This natural bufferyard will remain with natural vegetation existing at the time of the rezoning. The developer shall not disturb said natural vegetation.
2. In the natural bufferyard, in addition to all existing natural vegetation being preserved, there shall be 31 – eight (8') feet tall, fast growing, evergreen trees planted in locations determined by the property owner of LOT 19 of CHIMNEY HILLS 2ND ADD (3049 South Arcadia) as shown on the attached site plan in the staff report.

3. The natural bufferyard, while preserved and maintained by the developer, may be landscaped and or modified by the property owner of LOT 19 of CHIMNEY HILLS 2ND ADD (3049 South Arcadia) as shown on the attached site plan to make the bufferyard more appealing or to remove unsightly or nuisance plants.

4. The natural bufferyard plantings and privacy fence shall be installed within 90 days of the passage of this zoning ordinance or the zoning shall not be in effect.

5. The Developer shall provide 12 additional plantings of 8' tall fast growing evergreen trees to be located along the property boundaries of the property of LOT 19 of CHIMNEY HILLS 2ND ADD as shown on the attached site plan in the staff report (3049 South Arcadia) as directed by the property owner to provide screening.

6. There shall be an eight (8) feet tall wood privacy fence installed adjacent to LOT 19 of CHIMNEY HILLS 2ND ADD (3049 South Arcadia) as shown on the attached site plan in the staff report.

7. The bufferyard between the R-SF property to the south shall meet or exceed the required plantings for bufferyards per city zoning ordinance.
Exhibit B

LEGAL DESCRIPTION
ZONING CASE Z-15-2018 & CONDITIONAL OVERLAY DISTRICT NO. 151

THE NORTH FIVE HUNDRED AND TWELVE FEET OF:

A TRACT OF LAND AS LYING IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 28 NORTH, RANGE 21 WEST AS DESCRIBED IN THE GREENE COUNTY, MISSOURI, RECORDER'S OFFICE IN BOOK 2554, PAGE 308 AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 28 NORTH, RANGE 21 WEST, SAID POINT ALSO LYING ON THE NORTH LINE OF THE FINAL PLAT OF CHIMNEY HILLS FIRST ADDITION, PLAT BOOK OO, PAGE 87; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4, NORTH 86°49'31" WEST, 759.08 FEET TO A POINT LING ON THE EAST LINE OF CHIMNEY HILLS SECOND ADDITION AS DESCRIBED IN PLAT BOOK II, PAGE 39; THENCE LEAVING SAID SOUTH LINE AND ALONG SAID EAST LINE THE FOLLOWING COURSES, NORTH 01°09'59" EAST, 704.07 FEET; THENCE NORTH 01°01'56" EAST, 576.19 FEET TO A POINT LYING ON THE SOUTH RIGHT-OF-WAY OF BATTLEFIELD ROAD AS DESCRIBED IN BOOK 1528, PAGE 1183; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, SOUTH 87°22'03" EAST, 509.15 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY OF LONE PINE AVENUE AS DESCRIBED IN BOOK 1568, PAGE 2401; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY AND ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 23°11'50" EAST, 600.09 FEET TO A POINT LYING ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 28 NORTH, RANGE 21 WEST; THENCE ALONG SAID EAST LINE, SOUTH 00°54'12" WEST, 747.20 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 28 NORTH, RANGE 21 WEST, IN THE CITY OF SPRINGFIELD, GREENE, COUNTY, MISSOURI. CONTAINING 20.76 ACRES, MORE OR LESS. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

And

THE NORTH 50' OF LOT 19 OF CHIMNEY HILLS SECOND ADDITION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.
ZONING CASE Z-15-2018 & CONDITIONAL OVERLAY DISTRICT NO. 151
RECORD OF PROCEEDINGS
Planning and Zoning Commission July 12, 2018

Z-15-2018 w/COD #151
2700 East Battlefield Road
**Applicant:** Briarcliffe Investments, LLC and John Gentry

Mr. Hosmer stated that this is a request to rezone approximately 8 acres of property from R-SF, Residential Single-Family District, to GR, General Retail District, and establishing Conditional Overlay District No. 151. The Growth Management and Land Use Plan designated this area for Low Density Housing. However, the properties on all three corners have been rezoned to GR, General Retail uses. The Major Thoroughfare Plan classifies Battlefield Road as a primary arterial roadway and Lone Pine Ave as a secondary arterial roadway which supports the proposed land use. Traffic Impact Study will be required at the time of development. Buyout in lieu of stormwater detention will not be allowed.

**Conditional Overlay District No. 151**
- Prohibit GR uses on entire tract i.e. funeral homes, crematoriums and mortuaries, Household resource recovery, taxidermists and cell towers.
- Prohibit GR uses on west 275 feet i.e., eating and drinking establishments, entertainment-oriented uses, community gardens and famers markets, seasonal outdoor sales and related storage and all conditional uses.
- No commercial uses until subdivision is submitted.
- No access to Arcadia and Mimosa Streets.
- A 60-feet natural bufferyard along the west property adjacent to the (R-SF) property.
- There shall be 31–8 feet tall, evergreen trees planted in locations determined by the property owner at 3049 South Arcadia.
- There shall be an 8 feet tall wood fence installed along the west R-SF.
- Type “F” bufferyard (20 feet min) along the south property line adjacent to R-SF.

Staff recommends approval. This was scheduled for the City Council public hearing on July 30, 2018, however the applicant is requesting that this be placed on the August 13, 2018 City Council agenda.

Mr. Doennig opened the public hearing.

Mr. Geoff Butler, 319 N. Main, representing the applicants and wants to rezone for commercial. This is family property and they would like to sell this parcel for rezoning and re-market it. Worked with the owners of the property west of the proposed rezoning to craft the Conditional Overlay District (COD) to alleviate their concerns, i.e., bufferyard, plantings, fencing, etc. We are also rezoning a little strip of their property to allow for potential access in the future if needed.

Mr. Doennig closed the public hearing.
COMMISSION ACTION:

Bob Hosmer, AICP
Principal Planner
Exhibit D
Development Review Staff Report

**PLANNING AND ZONING COMMISSION PUBLIC HEARING:** JULY 12, 2018

**CITY COUNCIL PUBLIC HEARING:** JULY 30, 2018

**CASE NUMBER:** Z-15-2018 w/Conditional Overlay District No. 151

**LOCATION:** 2700 East Battlefield Road

**ACRES:** 8 acres

**EXISTING LAND USE:** Undeveloped and residential land

**APPLICANT:** Briarcliffe Investments and John Gentry

**STAFF:** Bob Hosmer, AICP, 864-1834

**STAFF RECOMMENDATIONS:** Approve w/Conditions

**PROPOSED MOTION:** Move to approve the requested rezoning and establishing Conditional Overlay District No. 151 as submitted in the staff report

**SUMMARY OF REQUEST:**

Request to rezone approximately 8 acres of property from R-SF, Residential Single-Family District, to GR, General Retail District, and establishing Conditional Overlay District No. 151

**FINDINGS FOR STAFF RECOMMENDATION:**

1. The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this as an appropriate area for Low Density Housing. However, the properties within the area have been rezoned to GR, General Retail. GR is intended to provide for a mixed category for a variety of office, commercial and/or mid-or high-density housing located at major intersections of two arterials or higher classified streets. The Major Thoroughfare Plan classifies Battlefield Road as a primary arterial roadway and Lone Pine Ave as a secondary arterial roadway which supports the proposed land use.

2. The proposed Conditional Overlay District will require an administrative replat, restrict uses and provide for additional landscaping along R-SF properties.

3. 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.

**SURROUNDING ZONING AND LAND USES:**

<table>
<thead>
<tr>
<th>NORTH</th>
<th>SOUTH</th>
<th>EAST</th>
<th>WEST</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZONING</td>
<td>GR</td>
<td>R-SF</td>
<td>GR</td>
</tr>
<tr>
<td>LAND USE</td>
<td>CVS Pharmacy</td>
<td>Residential</td>
<td>Shopping center</td>
</tr>
</tbody>
</table>
SURROUNDING LAND USES (GOOGLE MAP AERIAL VIEW):
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).

COMPATIBILITY WITH THE ZONING ORDINANCE:

<table>
<thead>
<tr>
<th>CODE ITEM</th>
<th>REQUIREMENTS FOR GR</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>None</td>
</tr>
<tr>
<td>Front Yard Setback</td>
<td>25 feet along a street classified as a collector or higher</td>
</tr>
<tr>
<td>Side and Rear Setbacks</td>
<td>None</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

30-degree where property adjoins an R-SF district.

BUFFERYARD AND LANDSCAPING

Type “F” bufferyard is required.

COMPATIBILITY WITH COMPREHENSIVE PLAN:
The Growth Management and Land Use Plan element of the Comprehensive Plan identifies this as an appropriate area for Low Density Housing. However, the properties within the area have been rezoned to GR, General Retail. 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 Battlefield Road as a primary arterial roadway and Lone Pine Ave as a secondary arterial roadway which supports the proposed land use.

STAFF COMMENTS:

1. The applicants, Briarcliffe Investments and John Gentry, are proposing to rezone the property located at the 2700 East Battlefield Road from R-SF, Single-Family Residential District to a GR, General Retail District and establishing Conditional Overlay District No. 151.
2. The Growth Management and Land Use Plan element of the Comprehensive Plan identifies this area as appropriate for low-density housing. However, the Plan recommends neighborhood-scale businesses near intersections of arterial and collector, or higher classification, streets and should be sited so as to provide adequate utilities, storm water management, parking, landscaping and buffering and design practices which minimize the effect on the environment and surrounding land uses. The subject property is located along South Lone Pine Ave which is classified as a secondary arterial roadway and Battlefield Road which is classified as a primary arterial.

3. The GR district is intended for uses that provide community-wide personal and business services, shopping centers and specialty shops. This district is also intended for on-site production of handcrafted items in conjunction with retail sales. Commercial uses permitted in this district are generally required to conduct business activities indoors.

4. The proposed Conditional Overlay District will require an administrative replat, limit uses within the GR District, provide additional bufferyards and require a traffic study at the time of development which will warranted will require street improvements.

5. The proposed rezoning will allow one full access to Lone Pine and a right-in-right-out access along Battlefield Road. There will not be any access to Arcadia cul-de-sac or Mimosa Street.

6. A bufferyard type “F” is required adjacent to the R-SF properties to the south of the proposed GR zoning. The applicant, in discussion with the adjacent R-SF property owner to the west, have agreed to a bufferyard and landscaping plan. The applicant is proposing a sixty-feet (60) bufferyard with 31 evergreens and an 8 feet tall privacy fence to be constructed according to the attached site plan.

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

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

### NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on June 12, 2018, regarding the request for rezoning. A summary of this meeting is attached (Attachment 2).

### 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: 20 Returned: 0
DEPARTMENT COMMENTS:

BUILDING DEVELOPMENT SERVICES COMMENTS:
No issues with the rezoning.

CITY UTILITIES:
No objection to rezoning. Utilities are onsite or nearby to serve the proposed uses.

CLEAN WATER SERVICES COMMENTS:
No objection to rezoning although the proposed development is not adequately served by public sewer.
Critical Issue;
1. The proposed development is not adequately served by public sewer. There is offsite sewer in the Arcadia Cul-de-sac and south in Mimosa. The sewer in both locations appears to be too high to serve the proposed buildings by gravity. Public sewer will need to be extended from somewhere lower or a lift station would be required. Public sewer should be extended onsite which would require public improvement plans. If the development remains one tract, a private lift station could be installed but it would not be maintained by the city. If a public lift station is installed, it will have to comply with the lift station ordinance.

FIRE DEPARTMENT COMMENTS:
No objection to rezoning.
Will need to provide fire lane access to the buildings with approved turnarounds if the dead-end fire lane exceeds 150 feet in length. The grade for the fire lane cannot exceed a 10 percent slope.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

STREET CLASSIFICATION, RIGHT-OF-WAY, & JURISDICTION
City’s Transportation Plan classifies E. Battlefield Road as a Primary Arterial roadway and S. Lone Pine Avenue as a Secondary Arterial roadway. The standard right-of-way width for E. Battlefield Road is 50 feet from the centerline. The standard right-of-way width for S. Lone Pine Avenue is 35 feet from the centerline. It appears additional right-of-way is not needed along neither Battlefield Road nor S. Lone Pine Avenue. It appears, however, that a 100 foot by 100 foot right-of-way sight triangle is needed at the intersection of Battlefield and Lone Pine. A survey is recommended to determine the exact amount of existing right-of-way. E. Battlefield Road and S. Lone Pine Avenue are both city maintained streets.

TRAFFIC COUNTS & ON-STREET PARKING
The most recent traffic count on E. Battlefield Road west of S. Lone Pine Avenue is 25,536 vehicles per day. The most recent traffic count on S. Lone Pine Avenue south of E. Battlefield Road is 5,952 vehicles per day. On-street parking is not allowed along E. Battlefield Road or S. Lone Pine Avenue.

DRIVEWAY ACCESS
There is currently one driveway access point onto the property from E. Battlefield Road that will need to be closed or moved, as it does not meet the minimum spacing requirements from the intersection of Battlefield and Lone Pine (250’ Approach/200’ Exit). Approach to/from Battlefield from this property is limited to a right-in/right-out only. If a full-access driveway approach to E. Battlefield Road is desired, this access must be taken from the existing full-access drive (Venues Church Property) to the west. Proper easements and zonings must first be acquired. A full-access driveway approach is permitted onto S. Lone Pine Avenue.
Avenue, but it must, at a minimum, align with the Half a Hill Shopping Center driveway approach (or further south). No access shall be permitted from the subject tract to Arcadia Avenue or Mimosa Street.

**SIDEWALK**

There is not currently sidewalk along the property frontage of neither E. Battlefield Road nor S. Lone Pine Avenue. Sidewalk is required to be constructed along the property frontage of E. Battlefield Road and S. Lone Pine Avenue to current City Standards as a part of this development/rezoning OR, submit an application to pay a fee in-lieu-of sidewalk construction, which must first be approved by ARC and fees paid prior to issuance of a building permit.

**TRAILS, BUS STOPS, & ADDITIONAL INFORMATION**

The Galloway Creek Greenway Trail is across Lone Pine Avenue from the property pertaining to this rezoning. There are bus stops along E. Battlefield Road. The proposed development is in an area that provides for good connectivity in the area.

**IMPROVEMENTS**

A Traffic Impact Study is required as a part of this rezoning (or to be deferred until the time of development with a Conditional Overlay District tied to this rezoning), as the change in zoning produces an increase in trip generation of more than 100 additional trip-ends in the AM/PM peaks and more than 1,000 additional trip-ends daily. Improvements to Battlefield, Lone Pine, and the Battlefield/Lone Pine intersection are anticipated as a part of this development. Extent of these improvements are to-be-determined by the Traffic Impact Study. Please be aware that there are several ongoing or planned improvements to S. Lone Pine Avenue in the near future. These improvements currently include widening/streetscaping Lone Pine south of Galloway Street and widening Galloway Street and including a roundabout and the Galloway/Lone Pine intersection.

### 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>Street 1</td>
<td>E. Battlefield Road</td>
<td>Primary Arterial</td>
<td>73</td>
<td>50</td>
</tr>
<tr>
<td>Street 2</td>
<td>S. Lone Pine Avenue</td>
<td>Secondary Arterial</td>
<td>49</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>
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</thead>
<tbody>
<tr>
<td>Existing Trips Generated</td>
<td>28</td>
<td>35</td>
<td>336</td>
<td>N/A</td>
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<tr>
<td>*Proposed Trips Generated</td>
<td>112</td>
<td>469</td>
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<tr>
<td>Additional Trips Generated</td>
<td>84</td>
<td>434</td>
<td>4704</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 Galloway drainage basin. The property is not in a FEMA designated floodplain. Staff is aware of flooding problems in the area. Buyout in lieu of on-site stormwater detention will not be allowed and will be required. Since the project will be disturbing more than one (1) acre there will be a land disturbance permit required. There are no sinkholes on the proposed property.

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.

<table>
<thead>
<tr>
<th>Public Works Stormwater Division</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Drainage Basin</td>
<td>Galloway</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>

**Additional Stormwater Comments**
Detention will be required and a buyout will not be allowed. If disturbing more than one-acre water quality will be required as well.
Minutes of Neighborhood Meeting

PLN2018-00291

Date of Meeting: Tuesday June 12, 2018

Time: 4PM – 6:30 PM

Location: The Venues  2616 East Battlefield

Owner’s Representative: Geoffrey H. Butler AIA

Neighbors present: See attached

I opened the meeting by explaining the zoning request and the reasoning behind the request.

I discussed the access to the site on Battlefield and Lone Pine. The right in/right out entrance on Battlefield which does not have cross access and the full access on Lone Pine. I explained the 50 strip of the Gentry property being rezoned to allow for future access to the full access entrance on Battlefield for the Venues.

WE discussed the topography of the site which limits the potential development of the site to less than 50% of a normal greenfield site.

Concerns of the Neighbors:

Traffic – Battlefield has a lot of traffic on it and it is very steep so access to the site would be difficult if not designed properly. I explained that the entrance will be designed to provide for deceleration and acceleration safely. There was concern about the development of Galloway which will be impacting Lone Pine and Lone Pine is probably deficient now. I explained that there will be a traffic study done
at the time of development and based on the impact of the development, improvements would be required on the street system to deal with that impact.

**Buffers to the nearby neighbors** – John and Susan Gentry were there and they have the home west of the site. We explained the things we did to limit development and minimize the visual and audible impact of the development. We limited uses, added a 30 degree bulk plain, provided for a natural bufferyard, added significant plantings and an 8’ tall fence to screen their property.

**Access to Arcadia** – There was some concern about traffic from this development going back into the residential neighborhood. I explained that the COD specifically prohibited that access.

**Deer** – This area on both sides of Battlefield is heavily wooded. As a result there is a fair population of deer in the area and there are many deer/car collisions on Battlefield. I was asked what we were doing to try to control that. I really had no answer for that. However, it is likely as development of the area continues, the deer habitat is further minimized and the deer will move elsewhere.

While the general consensus was that no development of the property would be preferred, there was no absolute objection to the proposed zoning.

Submitted by:

Geoffrey H. Butler AIA
NEIGHBORHOOD MTG  
PLN2018-00291  
JUNE 12  4:00-6:30 PM  
THE VENUES

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>PHONE</th>
</tr>
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<tbody>
<tr>
<td>Arch Watson</td>
<td>2808 S. Elgin Ave  Hill</td>
<td>773-9022</td>
</tr>
<tr>
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<td>735 S. Arcadia Ave</td>
<td>887-2534</td>
</tr>
<tr>
<td>Carl &amp; Rosemary Allison</td>
<td>341 S. Ventura</td>
<td>886-4680</td>
</tr>
<tr>
<td>Ron Martin</td>
<td>2301 S. Lone Pine Ave</td>
<td>887-3060</td>
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<td></td>
<td><a href="mailto:career.dir@hotmail.com">career.dir@hotmail.com</a></td>
<td></td>
</tr>
<tr>
<td><strong>Tell Tim Rosenbury I said hello!</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>John &amp; Susan Gentry</td>
<td>3649 S. Arcadia Ave</td>
<td>773-2017</td>
</tr>
<tr>
<td>Evan Hendrix</td>
<td>2528 E Cambridge St</td>
<td>417-240-2571</td>
</tr>
<tr>
<td>Tammy Fulk</td>
<td>3134 S. Arcadia Ave</td>
<td>417-818-4762</td>
</tr>
<tr>
<td>David Stubble</td>
<td>3954 E. Washington St.</td>
<td>417-830-2832</td>
</tr>
<tr>
<td>Bill Webber</td>
<td>3130 S. Ventura</td>
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</tr>
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1. Request change to zoning from: ____________ to ____________
   (existing zoning) (proposed zoning)

2. Meeting Date & Time: ____________
   Tuesday June 12, 2018 4 pm - 6:30 pm

3. Meeting Location: ____________
   The Venues Church 2616 East Battlefield

4. Number of invitations that were sent: ____________
   50

5. How the mailing list was generated: ____________
   City

6. Number of neighbors in attendance (attach a sign-in sheet): ____________
   15

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.)
   See attached

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

I, ____________, (print name), attest that the neighborhood meeting was held on
6/12/18 (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."

________________________
Signature of person completing affidavit

Geoffrey Butler

________________________
Printed name of person completing affidavit
NEIGHBORHOOD MTG
PLN2018-00291
JUNE 12 4:00-6:30 PM
THE VENUES

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<td>Dwayne Fulks</td>
<td>3154 S. Arcadia Ave</td>
<td>881-2384</td>
</tr>
<tr>
<td>Carl &amp; Rosemary Allsion</td>
<td>3141 S. Ventura</td>
<td>886-2030</td>
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The requirements of Section 36-421., General retail district of the Springfield Zoning Ordinance shall be as modified herein for development within this district.

Permitted Uses

1. The following uses are shall be prohibited on the entire tract: Funeral homes, crematoriums and mortuaries, Household resource recovery collection centers, Taxidermists, Public Services and Utilities (all towers and wireless facilities).

2. The following uses shall be prohibited on the west 275 feet of the tract: Eating and Drinking Establishments, Entertainment oriented use group, Community gardens and Farmers Markets, Seasonal outdoor sales and related storage, all conditional uses listed in of the Zoning Ordinance and Towers of any type.

Use Limitations

1. No access shall be allowed from the subject property to Arcadia Street or Mimosa Street or any residentially zoned property

2. Full access to Lone Pine shall be opposite the access drive to the Half a Hill Shopping Center east of Lone Pine as shown on the attached site plan.

3. A right in and right out access is allowed to East Battlefield Road as shown on the attached site plan.

4. A traffic impact study shall be submitted at the time of development and based on the proposed development shall determine what public improvements are warranted.

5. No commercial uses are allowed until a subdivision is submitted matching the zoning lines. Platting may be deferred until the scope of any development and property sale is known.

Design Requirements

1. There shall be a sixty (60) feet natural bufferyard area provided along the west property adjacent to the residential zoned (R-SF) property as shown on the attached site plan. This natural bufferyard will remain with natural vegetation existing at the time of the rezoning. The developer shall not disturb said natural vegetation.

2. In the natural bufferyard, in addition to all existing natural vegetation being preserved, there shall be 31 – eight (8’) feet tall, fast growing, evergreen trees planted in locations determined by the property owner of LOT 19 of CHIMNEY HILLS 2ND ADD (3049 South Arcadia) as shown on the attached site plan.

3. The natural bufferyard, while preserved and maintained by the developer, may be landscaped and or modified by the property owner of LOT 19 of CHIMNEY HILLS 2ND ADD (3049 South Arcadia) as shown on the attached site plan to make the bufferyard more appealing or to remove unsightly or nuisance plants.

4. The natural bufferyard plantings and privacy fence shall be installed within 90 days of the passing of this zoning ordinance or the zoning shall not be in effect.
5. The Developer shall provide 12 additional plantings of 8’ tall fast growing evergreen trees to be located along the property boundaries of the property of LOT 19 of CHIMNEY HILLS 2ND ADD as shown on the attached site plan (3049 South Arcadia) as directed by the property owner to provide screening.

6. There shall be an eight (8) feet tall wood privacy fence installed adjacent to LOT 19 of CHIMNEY HILLS 2ND ADD (3049 South Arcadia) as shown on the attached site plan.

7. The bufferyard between the R-SF property to the south shall meet or exceed the required plantings for bufferyards per city zoning ordinance.
Conditional Overlay District Exhibit

Development Area

Full access to Lone Pine to be opposite existing drive to commercial development across Lone Pine

Right in and Right out access located per City of Springfield and Developer

50' strip of GR Zoning for possible future Cross access easement

provide 31 - 8' tall fast growing evergreen trees in buffer yard as directed by Property owner to the west.

no access from GR zoned district to Arcadia allowed

zoning line

210'-0" 2500'

60' natural buffer yard

8' tall privacy fence

Architecture
319 N. Main Ave., Suite 200
Springfield, Missouri 65806
Phone: 417.865.6100

Planning
Project Management
www.broppac.com