

**June 9, 2016**  
**MINUTES OF THE PLANNING AND ZONING COMMISSION**  
Springfield, Missouri

The Planning and Zoning Commission met in regular session June 9, 2016 in the City Council Chambers. Chairman Jason Ray called the meeting to order.

Roll Call: Present: Jason Ray, (Chair), Randy Doennig (Vice Chair), David Shuler, Andrew Cline, Melissa Cox, King Coltrin, Dee Ogilvy, and Cameron Rose. Absent: Matthew Edwards.

Staff in attendance: Bob Hosmer, Principal Planner, Tom Rykowski, Asst. City Attorney, Nicholas Woodman, Asst. City Attorney, Dawne Gardner, Public Works Traffic Engineer and Chris Dunnaway, Public Works Principal Engineer.

Minutes: The minutes of May 12, 2016 were approved unanimously.

**COMMUNICATIONS :**

**UNFINISHED BUSINESS:**

Planned Development 348 Amendment 1  
1215 & 1225 North Benton Avenue  
**Applicant:** Historic Patterson House, LLC

Mr. Hosmer states that this is a request to rezone approximately 0.89 acres of property generally located at 1215 and 1225 North Benton Avenue from Planned Development 348 and Mid-Town UCD No. 3 Area E to a Planned Development District No. 348 Amendment 1 and Mid-Town Urban Conservation District No. 3 Area E.

The applicant is proposing to amend PD 348 to add multi-family uses to the existing PD which currently allows for bed and breakfasts, restaurants, and residential uses. The Growth Management and Land Use Plan element of the Comprehensive Plan designates this area as appropriate for medium or high density housing uses. There are two existing structures on the property which are identified as contributing to the Mid-Town National Register Historic District. The Mid-Town Plan states that any institutional expansion in this area should utilize and preserve contributing structures. The PD will allow for the rehabilitation and use of these two properties while preserving the architecturally significant structures and design within the Mid-Town neighborhood. This proposal required a Multi-Family Location and Design Guidelines assessment. The request is consistent with the Multi-Family Development Location and Design Guidelines. Should either the Hawkins House or the Patterson House, or both, be damaged by fire or natural disaster then: 1) Restore to original plans or if it is not possible to repair or rebuild property shall revert to single family and multi-family residential uses. 2) All new construction of multi-family buildings shall meet the Multi-Family Development Location and Design Guidelines. Staff recommends approval.

Mr. Ray opened the public hearing.

Mike Textor, 1215 N. Benton Avenue would have like to use the bed and breakfast concept, however the cost is not feasible at this time and now wants to use and preserve the historic character by allowing multi-family use. We believe it is consistent with appropriate plans and looking forward to moving ahead.

Mr. Ray closed the public hearing.

**COMMISSION ACTION:**

Mr. Cline motions that we approve Planned Development 348 Amendment 1 (1215 & 1225 North Benton Avenue). Ms. Cox seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Cline, Cox, Coltrin, Ogilvy, and Rose. Nays: None. Abstain: Shuler (recused himself). Absent: Edwards.



**NEW BUSINESS :**

**CONSENT ITEMS :**

Relinquishment of Easement 835  
2455 North Glenstone Avenue  
**Applicant:** Tim O'Reilly

Relinquishment of Easement 836  
4200 East Division Street  
**Applicant:** Hickory Valley, LLC

**COMMISSION ACTION:**

Mr. Doennig motions that we approve the consent items (Relinquishment of Easement 835 (2455 North Glenstone Avenue) and Relinquishment of Easement 836 (4200 East Division Street). Mr. Rose seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Shuler, Cline, Cox, Coltrin, Ogilvy, and Rose. Nays: None. Abstain: None. Absent: Edwards.

**PUBLIC HEARINGS:**

Redevelopment Plan Amended Patterson House  
1225 North Benton Avenue  
**Applicant:** Historic Patterson House, LLC

Mr. Schaefer stated that the Amended Redevelopment Plan conforms with the Springfield-Greene County Comprehensive Plan. The Growth Management and Land Use Element states that the area is designated for medium or high-density housing and is located within the Center City Activity Center. The Mid-Town Neighborhood Plan identifies the area west of the Drury University campus as an appropriate area for the future expansion of institutional uses and suggests any expansion into the 1100 and 1200 blocks of North Benton Avenue utilize existing contributing structures in the Mid-Town National Historic District. The Center City Plan Element mentions the Center City area suffers from physical deterioration and economic obsolescence and that the overall tone of is one of an area that could use revitalization and new investment and the proposed redevelopment is compatible with the vision for Center City outlined in the Center City Element of the Springfield-Greene County Comprehensive Plan. It states, "Center City will preserve and enhance the public and private historic landmarks and "celebrate the heritage" and history of Springfield." "Renovation and adaptive re-use of Center City's fine, older buildings will be made a priority. These structures help make Center City special and different, cement the community's emotional attachment to the area, and offer economically attractive spaces for start-up businesses and cultural organizations that cannot be duplicated elsewhere."

Mr. Ray opened the public hearing

Mike Textor, 1215 N. Benton Avenue noted the blight conditions and looking forward to saving this from and improve the neighborhood.

Mr. Ray closed the public hearing.

**COMMISSION ACTION:**

Mr. Cline motions that we approve Redevelopment Plan Amended Patterson House (1225 North Benton Avenue). Ms. Cox seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Cline, Cox, Coltrin, Ogilvy, and Rose. Nays: None. Abstain: Shuler (recused himself). Absent: Edwards.

Z-8-2016  
2350 North Clifton Avenue  
**Applicant:** Springfield MO Association of Fire Fighters

Mr. Hosmer states that this is a request to rezone 1.1 acres of property located at 2350 North Clifton Avenue from a LI, Light Industrial District to a IC, Industrial Commercial District.

The Growth Management and Land Use Plan of the Comprehensive Plan identify this as an appropriate area for Low-Density Housing uses. (R-SF, Single-Family Residential uses). However, IC zoning is compatible and consistent with the surrounding Industrial zoning and development in this area along a Primary Arterial roadway (Kearney Street).

Staff recommends approval of this request with the following conditions: A cross access easement shall be approved and recorded which allows for a shared access to Clifton Avenue for the property to the north of the subject property. Dedicate additional right-of-way to meet 30 feet from the established centerline of Clifton Avenue. If the above conditions are not met within two (2) years after City Council's approval, that approval is null and void; and the zoning will remain LI, Light Industrial District.

Mr. Ray opened the public hearing.

Mr. Chad Davis, 1937 N. Trellis Road; Strafford has noted that Public Works have put in a drainage whistle on the south end of the drive that was required and the concrete work will be completed in a few weeks. The north section of the drive will be closed to allow for a drainage ditch.

Mr. Ray closed the public hearing.

**COMMISSION ACTION:**

Mr. Doennig motions that we approve Z-8-2016 (2350 North Clifton Avenue). Mr. Rose seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Shuler, Cline, Cox, Coltrin, Ogilvy, and Rose. Nays: None. Abstain: None. Absent: Edwards.

Conditional Use Permit 424  
2800 South Fort Avenue

**Applicant:** National Healthcare Corporation

Mr. Hosmer states that this is a request to allow an existing nursing retirement home built prior to the Zoning Ordinance located at 2800 South Fort within a R-MD, Medium Density Multi-Family Residential District.

Nursing and retirement homes require an use permit in the R-MD, Medium-density Multi-family Residential District. The existing nursing home was built prior to the current Zoning Ordinance (1993). The Growth Management and Land Use Plan an element of the Comprehensive Plan identifies this area as appropriate for Community and Public Land uses. The existing nursing and retirement home and proposed expansion are compatible and consistent with the Plan. The Conditional Use Permit is valid for 18 months or until a building permit or a occupancy permit is issued. The Conditional Use Permit shall adhere to the attached site plan. This application meets the approval standards for a Conditional Use Permit and staff recommends approval.

Mr. Ray opened the public hearing.

Mr. Jared Davis, 2045 W. Woodland available to answer any questions.

Mr. Ray closed the public hearing.

**COMMISSION ACTION:**

Mr. Doennig motions that we approve Conditional Use Permit 424 (2800 South Fort Avenue). Ms. Cox seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Shuler, Cline, Cox, Coltrin, Ogilvy, and Rose. Nays: None. Abstain: None. Absent: Edwards.



Preliminary Plat - Major Subdivision Paragon Court  
2638 North National Avenue  
**Applicant:** Kenneth Pontious Trust

Mr. Hosmer states that this is a request to approve a 32 lot single-family residential Zero Lot Line/Cluster Subdivision located at 2638 North National Avenue.

The original preliminary plat of Paragon Court was approved by City Council in 2005. It was approved as a zero lot line, cluster subdivision with 33 single-family lots. Public improvement plans were submitted, but never accepted and filed. Therefore, a final plat was never approved or recorded and the preliminary plat expired. The applicant is proposing to subdivide approximately 9.3 acres into a 32 lot single-family residential zero lot/cluster subdivision. A cluster subdivision preserves open space. The lot sizes in a residential cluster subdivision may be reduced from the minimum lot area prescribed for that zoning district (in this case 3,000 sq. ft.). All lot reductions shall be compensated for by an equivalent amount of land in open space or common area to be preserved and maintained for its scenic or historic value, for recreation or conservation purposes. Zero lot line construction allows for single-family residences to have no side or rear yard setback which allows an attached single-family home. All improvements shall be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department. All existing streets and other public improvements will have to meet current standards. Staff recommends approval.

Ms. Cox asked about the zero lot line construction and asked if each of the families will have a yard.

Mr. Hosmer stated that each family will have a yard, but will have a common wall. This is unique and the City does not see a lot of these types of designs.

Mr. Ray opened the public hearing.

Mr. David Waln, 2925 East Battlefield stated that they are resurrecting a project from the 2007/2008 economic decline and all the improvements were completed, but never finalized. At this time we believe that it will provide affordable housing. These are basically duplexes with a firewall between them. The yards are actually quite large in addition to the open space requirements.

Mr. Ray closed the public hearing.

**COMMISSION ACTION:**

Mr. Rose motions that we approve Preliminary Plat - Major Subdivision Paragon Court (2638 North National Avenue). Ms. Cox seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Shuler, Cline, Cox, Coltrin, Ogilvy, and Rose. Nays: None. Abstain: None. Absent: Edwards.

East West Arterial Mapping  
US Highway 65/Riverbluff Boulevard  
**Applicant:** City of Springfield

Mr. Hosmer states that this is a request to approve the East West Arterial Mapping from U.S. Highway 65 and Riverbluff Boulevard to Kissick Avenue (Farm Road 169).

Planning and Zoning Commission approved the East West Arterial Mapping on April 14, 2016. On May 2, 2016 the City Council held a public hearing on the East West Arterial Mapping and decided to remand this item back to the Planning and Zoning Commission. City Council wanted Commission to consider placing a (5) five year time limit on the mapping of the East West Arterial as well as clarify that the mapping is only for properties that are within the City of Springfield. The City Charter (section 11.11) gives the Planning and Zoning Commission the ability to make surveys for the exact location of new streets that have been previously included in the Major Thoroughfare Plan. The general location of the East-West Arterial was

identified as a future primary arterial in the City of Springfield-Greene County Comprehensive Plan Transportation Plan Element which was adopted on June 11, 2001 and updated March 3, 2016. The City Planning and Zoning Commission approved the preparation of preliminary designs for the alignment of the East West Arterial at their meeting on June 4, 2015. A more detailed survey has been completed showing the exact alignment of the East-West Arterial corridor (Attachment 2 and 3). The timing of the street will be limited to 5 years. The adoption of a mapped street shall not, in and of itself, constitute or be deemed to constitute the opening or establishment of any street or the taking or acceptance of any land for street purposes. The City Council may provide by general ordinance that no permit shall be issued for any buildings or structures or any part thereof on any land located between the mapped lines of a street as shown on the official map. The mapped alignment is only for land within the City of Springfield. City Council will consider an ordinance to include the East West Arterial on the City's official map.

Ms. Cox asked about the public meetings the East West Arterial Mapping has taken to date.

Mr. Hosmer stated that it went originally to Planning and Zoning in April and then City Council on May 2 where they had remanded it back the Planning and Zoning Commission for additional action requiring a review of the mapping if the road is not constructed within five years and only pertains to right-of-way segments in Springfield city limits.

Ms. Cox asked if anything has changed on the survey.

Mr. Hosmer stated that nothing has changed on the survey, but only where City Council wants the consideration of the five year term limit and the right-of-way segments within city limits. He also noted that the people who spoke at the April Planning and Zoning meeting have their property in the county and out of the City of Springfield jurisdiction.

Ms. Cox asked to be reminded where Christian and Greene County has there boundaries with regards to the mapping.

Mr. Hosmer went over the boundaries of the area.

Mr. Coltrin noted that the East West Arterial has been part of the Major Thoroughfare Plan available to the public for 10 years or more and that they are only reviewing a more refined centerline.

Mr. Hosmer agreed and noted some of the old alignment and noted the expense of that construction.

Mr. Rose asked about the original right-of-way and the reasoning for the alignment.

Mr. Kirk Juranas, Assistant Director of Public Works noted that none of the property has been purchased and the intent of the original developer was to narrow the right-of-way. The objective at the time was to utilize those areas for development and we don't know if that will be possible. There are significant cuts and fills in the area and the City only owns a small piece of right-of-way at the end of the roundabout and noted that the City does not own the remainder.

Mr. Ray opened the public hearing.

No speakers.

Mr. Ray closed the public hearing.

#### **COMMISSION ACTION:**

Ms. Cox motions that we approve East West Arterial Mapping (US Highway 65/Riverbluff Boulevard). Mr. Rose seconded the motion. The motion **carried** as follows: Ayes: Ray, Shuler, Cline, Cox, Coltrin, Ogilvy, and Rose. Nays: None. Abstain: Doennig (recused himself). Absent: Edwards.

**OTHER BUSINESS :**

Mr. Hosmer welcomed new Planning and Zoning members Dee Ogilvy and King Coltrin.