

**August 4, 2016**  
**MINUTES OF THE PLANNING AND ZONING COMMISSION**  
Springfield, Missouri

The Planning and Zoning Commission met in regular session August 4, 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, and King Coltrin. Absent: Dee Ogilvy, Matthew Edwards, and Cameron Rose

Staff in attendance: Bob Hosmer, Principal Planner, Mary Lilly Smith, Director, Planning and Development Nicholas Woodman, Asst. City Attorney, Dawne Gardner, Public Works Traffic Engineer and Colten Harris, Public Works Project Engineer.

Minutes: The minutes of July 7, 2016 were approved unanimously.

**COMMUNICATIONS :**

**UNFINISHED BUSINESS:**

**NEW BUSINESS :**

**CONSENT ITEMS :**

Relinquishment of Easement 832  
3370 East Hoke Street  
**Applicant:** Bo Chastain

Relinquishment of Easement 837  
6348 North 19th Street; Ozark, MO  
**Applicant:** City Utilities

**COMMISSION ACTION:**

Mr. Doennig motioned that we approve consent items Relinquishment of Easement 832 (3370 East Hoke Street) and Relinquishment of Easement 837 (6348 North 19th Street; Ozark, MO). Ms Cox seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Shuler, Cline, Cox, and Coltrin. Nays: None. Abstain: None. Absent: Ogilvy, Edwards, and Rose.

**PUBLIC HEARINGS:**

Vacation 785  
2400 blk East Granite Springs Street  
**Applicant:** Mark and Mary Eck

Mr. Hosmer requests that this be tabled and presented at the next Planning and Zoning meeting on September 1, 2016.

**COMMISSION ACTION:**

Mr. Cline motions that we table Vacation 785 (2400 blk East Granite Springs Street) to the next meeting (September 1, 2016).

Ms Cox seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Shuler, Cline, Cox, and Coltrin. Nays: None. Abstain: None. Absent: Ogilvy, Edwards, and Rose.

**OTHER BUSINESS :**

Residential Off-Street Parking Surface Amendments  
Citywide  
**Applicant:** City of Springfield

Mr. Hosmer states that this is a request to amend Section 36-483 Off-street parking and loading area design standards for single-family detached, single-family semi-detached, duplex, townhouse and mobile homes.

Planning and Zoning Commission initiated amendments to residential off-street parking surfaces section on July 7, 2016. The Growth Management and Land Use Element of the Comprehensive Plan recommends making land use and development decisions in a reasonable, responsible, predictable manner based on approved plans and ordinances. Staff is recommending amendments to the design standards of surfacing material for off-street parking areas for single-family detached, single-family semi-detached, duplex, townhouse and mobile homes. The current requirements do not allow these residential uses to utilize pervious pavers, permeable pavement or other alternative methods to reduce impervious surfaces. The current requirements, however, do allow multi-family, commercial and industrial uses to utilize pervious or porous pavers. Staff is proposing to modify the Off-street parking and loading area design standards section (36-483.) of the Zoning Ordinance to allow all uses to utilize this alternative to constructing off-street parking surfaces. This will provide an alternative to reducing impervious surface areas and stormwater runoff.

- Residential driveway or off-street parking will be able to use pervious or permeable pavement such as pervious concrete, permeable interlocking concrete and brick pavers, and other pervious or permeable paving systems for vehicle parking.
- All materials shall be designed, installed, and maintained per industry standards.
- The proposed amendments will allow for ribbon driveways.
- Each wheel track shall meet the surfacing requirements of this section and shall be at least three (3) feet in width. The median shall not exceed three (3) feet in width with a surface of grass, gravel, or other approved pervious materials.

Note: Language to be deleted is ~~stricken~~. Language to be added is underlined.

Sec. 36-453. - Off-street parking and loading area design standards.

(1) Off-street parking area design standards:

- (f) Surfacing. All off-street parking areas, shall be graded for proper drainage, provided with an all-weather, hard surface; and maintained in a condition to retain the original surface and to prevent the release of dust, mud or silt; and to be free of dust, mud, silt, standing water, trash and debris. The following materials Concrete, asphalt, and pavers constitute an acceptable all-weather hard surface material. Porous pavers also constitute an all-weather hard surface material subject to the following restrictions:
1. Asphalt ~~The porous pavers are used only for off-street parking spaces within an off-street parking area, open to the sky.~~
  2. Concrete ~~The off-street parking area open to the sky does not serve the following uses: single-family detached, single-family semi-detached, duplex or townhouse dwelling unit or mobile home.~~
  3. Pervious or permeable pavement such as pervious concrete, permeable interlocking concrete and brick pavers, and other pervious or permeable paving systems capable of withstanding the normal wear and tear associated with the parking and maneuvering of vehicles and appropriate for the traffic loads and frequency of use. All materials shall be designed, installed, and maintained per industry standards. Appropriate soils and site conditions shall exist for the pervious or permeable pavement to function. When designed to meet stormwater requirements for flood control detention or water quality, pervious or permeable pavement systems must be designed in accordance with City Code Chapter 96.
  4. Ribbon driveways that consist of two wheel tracks with a median are allowed for each drive lane for single-family detached, single-family semi-detached, duplex or townhouse dwelling units or mobile homes. Each wheel track shall meet the surfacing requirements of this section and shall be at least three (3) feet in width. The median shall not exceed three (3) feet in width with a surface of grass, gravel, or other approved pervious materials.

Mr. Ray opened the public hearing.

No Speakers.

Mr. Ray closed the public hearing and noted as well as Ms. Cox that these are good ideas.

**COMMISSION ACTION:**

Ms. Cox motions that we approve Residential Off-Street Parking Surface Amendments (Citywide). Mr. Cline seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Shuler, Cline, Cox, and Coltrin. Nays: None. Abstain: None. Absent: Ogilvy, Edwards, and Rose.

## Subdivision Regulation Amendments

Citywide

**Applicant:** City of Springfield

Mr. Hosmer states that this is a request to amend Section Subsection 36-247.(1) and (2), Lots., add a new Section 36-214 in the Subdivision Regulations to modify lot dimension and location requirements and add an amendment process.

Staff is requesting amendments to allow for a process to amend the Subdivision Regulations. The current Subdivision Regulations do not have a process for amendments to the regulations. State Statutes Section 89.410 states that the planning commission shall recommend and the council may by ordinance adopt regulations governing the subdivision of land within its jurisdiction. Staff is proposing to add a new section to the Subdivision Regulations that follows the current process and meets State Statutes where any amendments must be recommended by Planning and Zoning Commission and approved by the City Council. This will clarify the Subdivision Regulations amendment process for staff and citizens. The second amendment addresses the minimum lot size and width conflicts with current zoning code requirements Staff is proposing to amend Section 36-247(1) of the Subdivision Regulations to simply reference the Zoning Ordinance for required lot dimension minimums.

The third amendment clarifies what constitutes a valid subdivision lot. Staff is proposing to remove the term "full" from the lot location requirements and replace it with "required". The proposed amendment will allow a lot to be created if the lot has the minimum required width, as designated in the Zoning Ordinance, on a publicly dedicated street or a street that has received legal status.

Note: Language to be deleted is ~~stricken~~. Language to be added is underlined.

### Sec. 36-214. - Amendments

- (1) For the purpose of providing for the public health, safety and general welfare, the city council may from time to time amend the provisions imposed by this article. Public hearings on all proposed amendments shall be held by the planning and zoning commission and the city council.

### Sec. 36-247. - Lots.

- (1) Dimensions. The lot size, width, depth, shape and orientation, and the minimum building setback lines shall be appropriate for the location of the subdivision and for the type of development and use contemplated.
- (a) Lot dimensions shall conform to the requirements of the zoning article if such requirements are more stringent, otherwise lot dimensions shall be as follows:
1. Residential lots shall be not less than the minimum width and area as permitted in the zoning ordinance ~~6,000 square feet in area and shall not be less than 50 feet in width at the building line.~~
  2. Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated but in no case shall the lot frontage on a public street be less than 36 feet.
- (2) Location. All lots shall abut by their required ~~full~~ frontage on a publicly dedicated street or a street that has received legal status as such.

Mr. Ray opened the public hearing.

No Speakers

Mr. Ray closed the public hearing and noted that this is a common sense remedy.

**COMMISSION ACTION:**

Mr. Doennig motions that we approve the consent item Subdivision Regulation Amendments (Citywide). Ms. Cox seconded the motion. The motion **carried** as follows: Ayes: Ray, Doennig, Shuler, Cline, Cox, and Coltrin. Nays: None. Abstain: None. Absent: Ogilvy, Edwards, and Rose.