

May 6, 2021
MINUTES OF THE PLANNING AND ZONING COMMISSION
Springfield, Missouri

The Planning and Zoning Commission met in regular session and Zoom video conferencing in the City Council Chambers.

Roll Call - Present: Randall Doennig (Chairman), King Coltrin (Vice-Chairman), Britton Jobe, Bill Knuckles, Bruce Colony, Kuleya Bruce, Natalie Broekhoven, and Christopher Lebeck. Absent: Dee Ogilvy. Staff in attendance: Bob Hosmer, Planning Manager, Kyle Tolbert and Jill Burris, Assistant City Attorney's, and Brendan Griesemer, Acting Planning Director.

MINUTES: The minutes of April 8, 2020 were approved.

COMMUNICATIONS: Bob Hosmer reported on City Council meeting actions.

CONSENT ITEMS:

Relinquishment of Easement 912
3745 South Broadway Avenue

Applicant: School District of Springfield R-12

Request to Acquire 536

1900-2400 blk East Seminole & 2200-4500 blk South Lone Pine Avenue

Applicant: City of Springfield

COMMISSION ACTION:

Mr. Knuckles motioned to **approve** consent items Relinquishment of Easement 912 (3745 South Broadway Avenue) and Request to Acquire 536 (1900-2400 blk East Seminole & 2200-4500 blk South Lone Pine Avenue). Mr. Jobe seconded the motion. Ayes: Doennig, Coltrin, Jobe, Knuckles, Colony, Broekhoven, Bruce and Lebeck. Nays: None. Abstain: None. Absent: Ogilvy.

UNFINISHED BUSINESS:

Z-5-2021 w/COD #196

329 & 331 South Oak Grove Avenue

Applicant: KKJ Wholesale, LLC and Amaleki Robinson

Mr. Hosmer states that this is a request to rezone approximately 10.67 acres of property generally located at 329 and 331 South Oak Grove Avenue from R-SF, Single-Family Residential District to HM, Heavy Manufacturing District with a Conditional Overlay District No. 196. The Comprehensive Plan identifies the property as General Industry, Transportation and Utilities. The Transportation Plan classifies Oak Grove Avenue as a local street and Patterson Avenue as a Collector roadway. A Traffic Impact Study is not required. The property is not located in a FEMA designated floodplain or a stream buffer area. A fee in lieu of on-site stormwater detention will not be allowed. The COD will require:

- A tree survey shall be conducted at the time of development to identify significant trees for preservation within the bufferyard.
- A six-foot solid wood fence shall be required along all adjacent R-SF zoned properties.
- Vehicular access to East Horning Street and East Walnut Street is prohibited.
- No industrial truck access is permitted from Oak Grove Avenue. Only Employee and Emergency vehicular access will be permitted from Oak Grove Avenue. Oak Grove Avenue access restrictions shall be signed accordingly.

Staff recommends approval.

Mr. Doennig opened the public hearing.

Ms. Teresa Davison, representing the owners and stated at the neighborhood meeting that most of the issues that were discussed were addressed. Mentioned the concern of the neighborhood to the East of what would be the effect of this project and she stated that would have no impact to the east and also stated that stormwater will also have no impact to the surrounding area as it flows through the property.

Mr. Kim Singleton, 2613 W. Walnut was concerned of the impact as this development due to beings directly behind his home and asked if Oak Grove Avenue will be the entrance to the development.

Mr. Bob Hosmer stated that traffic would come through Oak Grove Avenue.

Mr. Singleton said that he is not in favor due to the noise and what could be possibly be manufactured on the property.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Jobe motioned to **approve** Z-5-2021 w/COD #196 (329 South Oak Grove Avenue). Mr. Knuckles seconded the motion. Ayes: Doennig, Coltrin, Jobe, Knuckles, Colony, and Lebeck. Nays: Broekhoven and Bruce. Abstain: None. Absent: Ogilvy.

PUBLIC HEARINGS:

Vacation 822

500 blk of North Robberson Avenue, between Tampa Street and Phelps Street

Applicant: MSU Board of Governors and Stove Works Lofts, LLC

Mr. Hosmer states that the applicant requests this be TABLED to the July 15, 2021 Planning and Zoning Commission meeting.

COMMISSION ACTION:

Ms. Broekhoven motioned to **table** Vacation 822 (500 blk of North Robberson Avenue, between Tampa Street and Phelps Street). Mr. Jobe seconded the motion. Ayes: Doennig, Coltrin, Jobe, Knuckles, Colony, Broekhoven, Bruce and Lebeck. Nays: None. Abstain: None. Absent: Ogilvy.

Z-6-2021

5505 West Sunshine Street

Applicant: West Sunshine Development, LLC

Mr. Hosmer states that the applicant requests this be TABLED to the June 3, 2021 Planning and Zoning Commission meeting.

COMMISSION ACTION:

Mr. Knuckles motioned to **table** Z-6-2021 (5505 West Sunshine Street). Ms. Broekhoven seconded the motion. Ayes: Doennig, Coltrin, Jobe, Knuckles, Colony, Broekhoven, Bruce and Lebeck. Nays: None. Abstain: None. Absent: Ogilvy.

Z-10-2021 w/COD #199

309 & 327 West Lakewood Street

Applicant: Moon City, LLC

Mr. Hosmer states that this is a request to rezone approximately 1.5 acres of property from GR, General Retail District to R-MD, Medium Density Multi-Family Residential District and establishing Conditional Overlay District No. 199. The Comprehensive Plan identifies the property as High Intensity Retail, Office, or Housing. The Transportation Plan classifies Lakewood Street as a Collector roadway. A Traffic Impact Study is not required. The property is not located in a FEMA designated floodplain or a stream buffer area. A fee in lieu of on-site stormwater detention will not be allowed. The Conditional Overlay District will limit the development to a maximum density of 28 dwelling units per acre for a total 42 unit. Site plan meets the Multi-Family Location and Design Guidelines and staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Jared Davis, representing the client and here to answer any questions.

Mr. Mark Foley, owner of the business property across the street and have concerns about cars parking on the side of the road. The business has large trucks (backing in) that utilize the street and any parked cars would cause problems and prevent possible access and would like to keep this general retail. He also asked if there was any enforcement for keeping cars from parking on the street noting that there are no signs currently posted.

Mr. Bruce Colony asked about the use for the street and if parking along the street was allowed.

Mr. Bob Hosmer stated that parking along the street was not allowed, however they can request a traffic sign to notify of “no parking.”

Mr. Brett Foster also noted that a sign can be put up for no parking.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Colony motioned to **approve** Z-10-2021 w/COD #199 (309 & 327 West Lakewood Street). Ms. Bruce seconded the motion. Ayes: Doennig, Coltrin, Jobe, Knuckles, Colony, Broekhoven, Bruce and Lebeck. Nays: None. Abstain: None. Absent: Ogilvy.

Conditional Use Permit 451

303 West Plainview Road

Applicant: Penny Development, LLC

Mr. Hosmer states that this is a request to allow self-service storage facilities with a Conditional Use Permit in a GR, General Retail District generally located at 303 West Plainview Road. The Comprehensive Plan identifies the property as Medium Intensity Retail, Office, or Housing. The Transportation Plan classifies Plainview Road as a Secondary Arterial roadway. A Traffic Impact Study is not required. The property is not located in a FEMA designated floodplain or a stream buffer area. A fee in lieu of on-site stormwater detention will be allowed. The proposed self-service storage facility is one of the few uses that can be developed on this site without extending public sewer. Public sewer extension is not feasible to this property because it has to traverse a sinkhole to get to the closest lift station and it cannot connect to the private force main that crosses its property. Sidewalk will be constructed along the frontage of Plainview Road. The CUP will limit access to the existing driveways along Plainview Road. A Type F bufferyard 5 feet with fence will be provided between residential county zoning and GR. The application meets the approval standards for the conditional use permit. Staff recommends approval.

Mr. Doennig opened the public hearing.

Mr. Billy Kimmons, representing the applicant and stated that the best and only use for this property would be for self-storage due to the fact that there is no sewer and here to answer any questions.

Mr. King Coltrin wanted to pass on his appreciation for making this look much better.

Mr. Doennig closed the public hearing.

COMMISSION ACTION:

Mr. Knuckles motioned to **approve** Conditional Use Permit 451 (303 West Plainview Road). Mr. Coltrin seconded the motion. Ayes: Doennig, Coltrin, Jobe, Knuckles, Colony, Broekhoven, Bruce and Lebeck. Nays: None. Abstain: None. Absent: Ogilvy.

Preliminary Plat of Brody's Place

5505 West Sunshine Street

Applicant: West Sunshine Development, LLC

Mr. Hosmer states that the applicant requests this be TABLED to the June 3, 2021 Planning and Zoning Commission meeting.

COMMISSION ACTION:

Ms. Bruce motioned to **table** Preliminary Plat of Brody's Place (5505 West Sunshine Street). Mr. Jobe seconded the motion.
Ayes: Doennig, Coltrin, Jobe, Knuckles, Colony, Broekhoven, Bruce and Lebeck. Nays: None. Abstain: None. Absent: Ogilvy.