

One-rdg. \_\_\_\_\_  
P. Hrngs. 02-24-14  
Pgs. 20  
Filed: 02-18-14

Sponsored by: Rushefsky

First Reading: February 24, 2014

Second Reading: March 10, 2014

Amended

COUNCIL BILL NO. 2014 - 033

GENERAL ORDINANCE NO. 6103

AN ORDINANCE

1 AMENDING Urban Conservation District No. 2 and General Ordinance Nos. 3645 and  
2 5083, related to Area D, locally known as the National Avenue Corridor  
3 Area of the Rountree Urban Conservation District, and the Land  
4 Development Code, Section 1-1600, Zoning Maps, by rezoning an area  
5 generally consisting of the properties on the east side of the 600 to 900  
6 blocks of South National Avenue. (Planning and Zoning Commission and  
7 staff recommend approval.)  
8  
9

10 WHEREAS, the City Council created Urban Conservation District No. 2, more  
11 commonly referred to as the Rountree Urban Conservation District, and enacted Rules  
12 and Regulations pertaining thereto by passing General Ordinance No. 3645 on July 22,  
13 1985; and  
14

15 WHEREAS, the City Council adopted new Rules and Regulations governing the  
16 Rountree Urban Conservation District through General Ordinance No. 5083 on May 29,  
17 2001; and  
18

19 WHEREAS, the applicant initiated a zoning amendment to consider revisions to  
20 the provisions applicable to Area D, National Avenue Corridor Area, of Urban  
21 Conservation District No. 2; and  
22

23 WHEREAS, the Planning and Zoning Commission held a public hearing on  
24 February 6, 2014, to review said map and its form, a copy of the record of proceedings  
25 from said public hearing is attached as "Exhibit A," and made its recommendation; and  
26

27 WHEREAS, proper notice was given of a public hearing before the City Council  
28 and that said hearing was held in accordance with law.  
29

30 NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
31 SPRINGFIELD, MISSOURI, as follows:  
32

33 Section 1 - That General Ordinance No. 5083, enacting Urban Conservation

34 District No. 2, Rountree Urban Conservation District, as it relates to Area D, more  
35 particularly described in "Exhibit B", is hereby amended as set forth in "Exhibit C,  
36 Attachment 2."

37  
38 Section 2 - That the Land Development Code is hereby amended and modified by  
39 the adopting of the Rules and Regulations contained within "Exhibit C, Attachment 2,"  
40 attached hereto and incorporated by reference as if fully set forth herein, for the property  
41 contained within Area D of the Rountree Urban Conservation District, Urban  
42 Conservation District No. 2, and described in "Exhibit B", and that Division 1, Land  
43 Development Code, Section 1-1600, thereof, Zoning Maps, is hereby amended,  
44 changed, and modified accordingly. Notwithstanding any other provisions of the  
45 Springfield City Code to the contrary, the Rules and Regulations contained within "Exhibit  
46 C, Attachment 2" shall supplement existing zoning regulations, and in the event of  
47 conflict, the Rules and Regulations contained within "Exhibit C, Attachment 2" shall  
48 control with respect to the use of the property in Area D of Rountree Urban Conservation  
49 District under the Land Development Code.

50  
51 Section 3 - Savings Clause. Nothing in this ordinance shall be construed to affect  
52 any suit or proceeding now pending in any court or any rights acquired or liability incurred  
53 nor any cause or causes of action occurred or existing, under any act or ordinance  
54 repealed hereby. Nor shall any right or remedy of any character be lost, impaired, or  
55 affected by this ordinance.

56  
57 Section 4 - Severability Clause. If any section, subsection, sentence, clause or  
58 phrase of this ordinance is for any reason held to be invalid, such decision shall not affect  
59 the validity of the remaining portions of this ordinance. The Council hereby declares that  
60 it would have adopted the ordinance and each section, subsection, sentence, clause or  
61 phrase thereof, irrespective of the fact that any one or more sections, subsections,  
62 sentences, clauses, or phrases be declared invalid.

63  
64 Section 5 - This ordinance shall be in full force and effect from and after passage.

65  
66 Passed at meeting: March 10, 2014

67  
68   
69 Robert H. Stephen  
70 Mayor

71  
72 Attest: Brenda M. Cuito, City Clerk

73  
74  
75 Filed as Ordinance: March 10, 2014

76  
77  
78 Approved as to form: Mary K. Yendes Assistant City Attorney

79  
80  
81 Approved for Council Action: Greg B. Smith City Manager

**EXPLANATION TO COUNCIL BILL NO: 2014- 033**

FILED: 02-18-14

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To amend the Rountree Urban Conservation District (UCD) No. 2, Area D, which is approximately five acres of property generally located on the east side of the 600 to 900 blocks of South National Avenue to allow retail sales uses in existing non-residential structures with a conditional use permit.

BACKGROUND INFORMATION:

**ZONING CASE NUMBER Z-4-2014**

The applicant is proposing to amend the Rountree Urban Conservation District (UCD) No. 2, Area D, to allow retail sales uses (Retail Sales Use Group) in existing non-residential structures with an approved Conditional Use Permit (CUP). This will allow structures like the former student textbook exchange store to be reused with an approved CUP. A CUP requires public notification and meetings including approval by City Council prior to any changes. Staff believes that this request is compatible with the other conditional uses currently listed in the Rountree UCD No. 2, Area D, and by limiting the retail uses to existing non-residential structures will have minimal impacts to the adjacent neighborhood. The applicant is also requesting a conditional use permit (Use Permit 410) for a wireless phone sales and repair business (Retail Sales Use Group) if the rezoning amendment is approved.

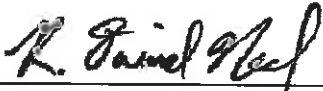
The Planning and Zoning Commission held a public hearing on February 6, 2014, and recommended approval, by a vote of 9 to 0, of the proposed zoning on the tract of land described on the Record of Proceedings.

The Planning and Development staff recommends the application be approved (see the attached Zoning and Subdivision Report):

**FINDINGS FOR STAFF RECOMMENDATION:**

1. The proposed Retail Sales Use Group is compatible with other conditional uses allowed in the Rountree UCD No. 2, Area D, along the National Avenue corridor.
2. The proposed rezoning amendment is located adjacent to the Missouri State University activity center and National Avenue which is a primary arterial roadway.
3. The requirement for any retail sales uses to be located within an existing non-residential structure will minimize the impact to the adjacent neighborhood.

Submitted by:



Daniel Neal, Senior Planner

Approved by:



Bob Hosmer, AICP, Principal Planner



Greg Burris, City Manager

**EXHIBITS:**

Exhibit A, Record of Proceedings

Exhibit B, Legal Description

Exhibit C, Zoning and Subdivisions Staff Report

**ATTACHMENTS:**

Attachment 1, Background Report

Attachment 2, Rountree UCD NO. 2, Area D, Amendment

Attachment 3, Neighborhood Meeting Summary and 185 ft. map and list (6 pgs.)

**EXHIBIT A  
RECORD OF PROCEEDINGS**

**GENERAL INFORMATION:** Z-04-2014/UCD #2 & Conditional Use Permit 410

The purpose of the request is to amend the Rountree Urban Conservation District (UCD) No. 2, Area D.

**COMMISSION HEARING:** February 6, 2014

Mr. Hosmer stated this request is to amend the Rountree Urban Conservation District (UCD) No. 2, Area D which is approximately five (5) acres of property generally located on the east side of the 600 – 900 blocks of South National Avenue to allow retail sales uses in existing non-residential structures with a conditional use permit. The property is zoned R-HD, High-Density Multi-Family Residential District with Urban Conservation District No. 2. Sixty-six (66) property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request. The applicant held a neighborhood meeting on December 30, 2013, at the Baptist Student Union (906 S. National) at 6 p.m. Two hundred ten (210) property owners, residents and neighborhood association members were notified. The Growth Management and Land Use Plan of the City's Comprehensive Plan show UCD No. 2, Area D adjacent to the Missouri State University Activity Center. The MSU campus is a significant location of employment, housing, business and entertainment. This area is considered a major activity center and is the reason that this area along the National Avenue corridor is desirable for housing, office and retail uses. National Avenue is classified as a primary arterial which is intended to provide for high-volume traffic between activity centers. The Rountree UCD No. 2 currently allows daycare centers, administrative, business, finance and professional offices, medical and dental offices, and studio's for art, dancing, drama, music and photography among other high-intensity uses with an approved conditional use permit. These uses are considered transitional uses to provide a buffer between single-family areas and higher intensity uses. The applicant is proposing to allow retail sales uses in existing non-residential structures. This will allow structures like the former student textbook exchange store to be reused with an approved conditional use permit. A conditional use permit requires public notification and meetings including approval by City Council prior to any changes. Staff believes that this request is compatible with the other conditional uses currently listed in the Rountree UCD and by limiting the retail uses to existing non-residential structures will have minimal impacts to the adjacent neighborhood. The applicant is also requesting a conditional use permit (Use Permit 410) for a wireless phone sales and repair business (Retail Sales Use Group) if the rezoning amendment is approved. Staff has identified six (6) existing non-residential structures in Rountree UCD, Area D which are along the National Avenue corridor that will potentially be allowed to apply for the proposed Retail Sales Use Group with a conditional use permit (Christian Campus House, United Marine Manufacturer's Association, Potter's House, Lutheran Student Center, Baptist Student Union and the former student textbook exchange store). Any retail sales must be located within the existing structure and will be further limited by the off-street parking and open space requirements of the district. Most of the existing non-residential structures are located on properties owned by religious organizations with the only exception being the United Marine Manufacturers Association Headquarters. While owned by the Baptist Convention, the former student textbook exchange store is one of two non-residential buildings that are not occupied by a religious organization and will be the only property immediately utilizing the changes to the Rountree UCD. The proposed Retail Sales Use Group is compatible with other conditional uses allowed in the Rountree UCD along the National Avenue corridor.

The applicant is requesting approval of a Conditional Use Permit 410 to allow retail sales use at 852 S. National Avenue within the Rountree Urban Conservation District No. 2, Area D. This will facilitate reuse of

the existing structure for a wireless phone sales and repair business. This is a companion bill to zoning case Z-4-2014 which proposes the addition of the retail sales use to the conditional uses in the Rountree UCD, Area D. Staff recommends approval.

Mr. Tim Leek, 4588 East Fox Run Drive, stated he is representing two entities here; by Power of Attorney he is representing the Executive Board of Missouri Baptist Convention and the potential lessee of the property which is Wireless Trends. Mr. Leek stated he is available for questions.

Mr. Edwards stated he noticed a sign up on the building already.

Mr. Leek stated it is already up. That is one of the reasons they are before Commission. Upon getting the store ready to open and attempting to get a business license they discovered the zoning had a problem. The past bookstore that was there operated there without a business license.

Mr. Edwards opened the public hearing. As there were no speakers to the issue, the public hearing was closed.

**COMMISSION ACTION:**

Mr. McClelland motioned to **approve** Z-04-2014 UCD No. 2. Mr. Baird **seconded** the motion. The motion **carried** as follows: Ayes: Edwards, Coltrin, Hansen, McClelland, Ray, Baird, Lawhon, Young, and White. Nays: None. Abstain: None. Absent: None. (9/0)

Mr. Lawhon motioned to **approve** Conditional Use Permit 410. Mr. Hansen **seconded** the motion. The motion **carried** as follows: Ayes: Edwards, Coltrin, Hansen, McClelland, Ray, Baird, Lawhon, Young, and White. Nays: None. Abstain: None. Absent: None. (9/0)



Bob Hosmer, AICP  
Principal Planner

EXHIBIT B  
LEGAL DESCRIPTION  
ZONING CASE Z-4-2014

**A Part of Rountree UCD #2, Area D**

All of the Western 150' of Lot 8, George M. Jones [First] Addition as it currently exists,  
all in Springfield, Greene County, Missouri.

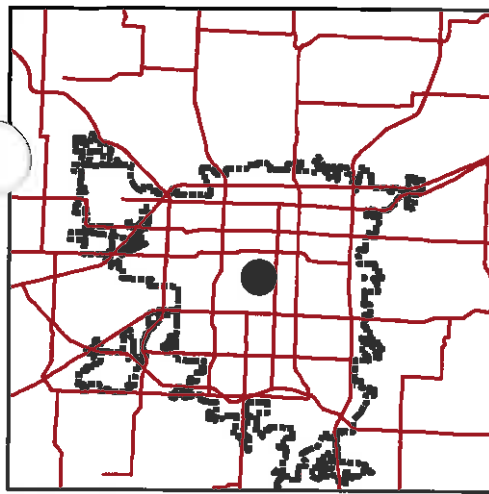
# Zoning & Subdivision Report

Planning & Development - 417/864-1031  
840 Boonville - Springfield, Missouri 65802

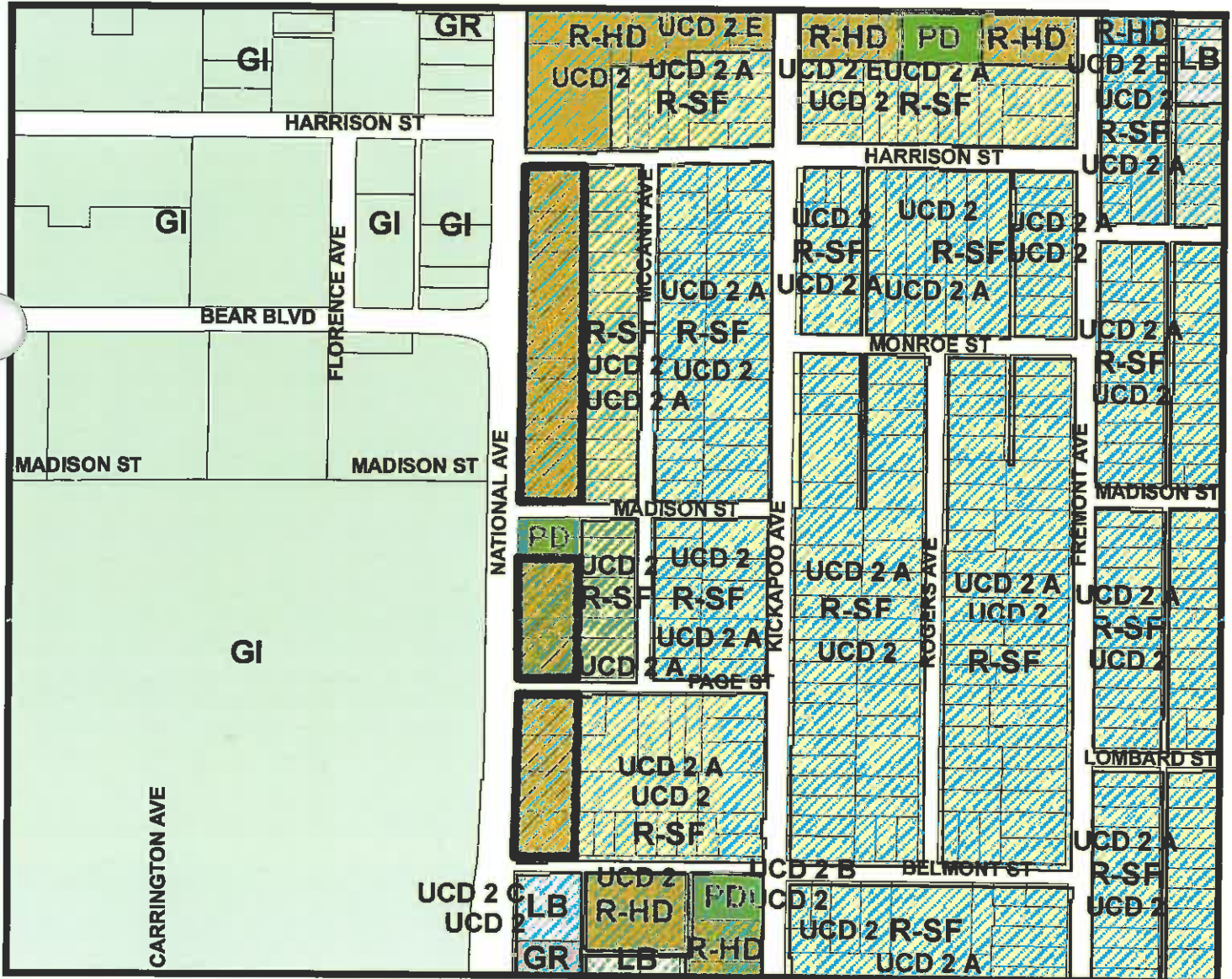
## Z-4-2014/UCD #2 Area D

Location: 600-900 blocks S. National Ave.

Current Zoning: R-HD/UCD #2, Area D



### LOCATION SKETCH



- Area of Proposal



1 inch = 400 feet



ATTACHMENT 1  
BACKGROUND REPORT  
ZONING CASE Z-4-2014

DATE: January 27, 2014

LOCATION: East side of the 600-900 blocks South National Avenue

APPLICANT: Executive Board of Missouri Baptist Convention c/o Tim Leek

TRACT SIZE: Approximately 5 acres

EXISTING USE: R-HD, High Density Multi-Family Residential and UCD #2 Uses

PROPOSED USE: R-HD and UCD #2 uses

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	R-HD, UCD #2	Multi-family residential uses
East	R-SF, UCD #2	Single-family residential uses
South	LB, UCD #2	Retail and office uses
West	GI	Missouri State University

**BUILDING DEVELOPMENT SERVICES COMMENTS:**

No issues with amended use.

**PUBLIC WORKS TRAFFIC DIVISION COMMENTS:**

No objections to the amendment. Shared driveway agreement already exists.

**STORMWATER COMMENTS:**

1. There are no Stormwater issues with rezoning this property; however, please note that development (or re-development) of the subject property will be subject to the following conditions at the time of development:

- a. Any increase in impervious area from 1983 aerial photo information will require the development to meet current detention and water quality requirements. Impervious surfaces in place prior to 1983 and currently in good condition can be credited as existing impervious surface. Existing

gravel surfaces meeting the above definition are only eligible for 50% credit.

b. Payment in lieu of construction of detention facilities may be approved on a case by case basis, depending on downstream and other conditions. A Buyout Application must be submitted for full consideration. Cost of downstream improvements may be credited towards the payment in lieu of constructing detention.

c. The proposed percent of impervious surfacing must not exceed the maximum impervious surfacing allowed for site by zoning, platting, and/or previous stormwater reports.

#### CLEAN WATER SERVICES COMMENTS:

Clean Water Services does not have any objections to the UCD amendment.

#### ADJACENT PROPERTY OWNER COMMENTS:

Sixty-six (66) property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request. No one has objected to date.

#### NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on December 30, 2013, at the Baptist Student Union (906 S. National) at 6 p.m. Two hundred ten (210) property owners, residents and neighborhood association members were notified. A summary of the meeting is included on Attachment 3.

#### STAFF COMMENTS:

1. The Growth Management and Land Use Plan of the City's Comprehensive Plan show UCD No. 2, Area D adjacent to the Missouri State University Activity Center. The MSU campus is a significant location of employment, housing, business and entertainment. This area is considered a major activity center and is the reason that this area along the National Avenue corridor is desirable for housing, office and retail uses. National Avenue is classified as a primary arterial which is intended to provide for high-volume traffic between activity centers.
2. The Rountree UCD No. 2 currently allows daycare centers, administrative, business, finance and professional offices, medical and dental offices, and studio's for art, dancing, drama, music and photography among other high-intensity uses (Attachment 2) with an approved conditional use permit. These uses are considered transitional uses to provide a buffer between single-family areas and higher intensity uses. The applicant is proposing to allow retail sales

uses in existing non-residential structures. This will allow structures like the former student textbook exchange store to be reused with an approved conditional use permit. A conditional use permit requires public notification and meetings including approval by City Council prior to any changes. Staff believes that this request is compatible with the other conditional uses currently listed in the Rountree UCD and by limiting the retail uses to existing non-residential structures will have minimal impacts to the adjacent neighborhood. The applicant is also requesting a conditional use permit (Use Permit 410) for a wireless phone sales and repair business (Retail Sales Use Group) if the rezoning amendment is approved.

3. Staff has identified six (6) existing non-residential structures in Rountree UCD, Area D which are along the National Avenue corridor that will potentially be allowed to apply for the proposed Retail Sales Use Group with a conditional use permit (Christian Campus House, United Marine Manufacturer's Association, Potter's House, Lutheran Student Center, Baptist Student Union and the former student textbook exchange store). Any retail sales must be located within the existing structure and will be further limited by the off-street parking and open space requirements. Most of the existing non-residential structures are located on properties owned by religious organizations with the only exception being the United Marine Manufacturers Association Headquarters. While owned by the Baptist Convention, the former student textbook exchange store is one of two non-residential buildings that are not occupied by a religious organization and will be the only property immediately utilizing the changes to the Rountree UCD.

#### FINDINGS FOR STAFF RECOMMENDATION:

1. The proposed Retail Sales Use Group is compatible with other conditional uses allowed in the Rountree UCD along the National Avenue corridor.
2. The proposed rezoning amendment is located adjacent to the Missouri State University activity center and National Avenue which is a primary arterial roadway.
3. The requirement for any retail sales uses to be located within an existing non-residential structure will minimize the impact to the adjacent neighborhood.

#### RECOMMENDATION:

Staff recommends **approval** of this request.

#### STAFF CONTACT PERSON:

Daniel Neal  
Senior Planner  
864-1036

ATTACHMENT 2  
ROUNTREE UCD NO. 2, AREA D AMENDMENT  
ZONING CASE Z-4-2014

New text is underlined and deleted text is ~~overstruck~~

**SECTION 7- AREA D REGULATIONS**

**A. INTENT AND APPLICABILITY.**

Area D of the Rountree Urban Conservation District is known as the National Avenue Corridor Area. Area D is situated directly between Southwest Missouri State University and a large single-family residential area. The regulations in this Section acknowledge that transitional uses are necessary for this area to provide a buffer between single-family areas and higher intensity uses.

In addition to the district regulations set forth in Section 3 of this Ordinance, the following regulations shall govern and control the use and development of land in Urban Conservation District No. 2, the Rountree Urban Conservation District, Area D.

**B. PERMITTED USES.**

1. Single-family detached dwellings.
2. Duplexes.
3. Single-family semi-detached dwellings, such as patio court homes and twin homes.
4. Multi-family dwellings.
5. Townhouses.
6. Accessory apartments in owner occupied single-family detached dwellings, in accordance with Section 5-2400 of the Zoning Ordinance.
7. Accessory uses, as permitted by Section 5-1000 of the Zoning Ordinance.
8. Churches and other places of worship including parish houses and Sunday schools, but excluding emergency shelters and temporary outdoor revivals, on a minimum of two (2) acres of land, to provide sufficient land for off-street parking , buffer yards and proper site design to lessen the impact on adjoining residential neighborhoods. Churches and other places of worship on less than two (2) acres of land at the time the district is mapped shall be considered conforming uses.
9. Day care homes and group day care homes in accordance with Springfield City Code.

10. Group homes, residential, in accordance with Section 5-2500 of the Zoning Ordinance.
11. Home occupation uses, as permitted by Section 5-1100 of the Zoning Ordinance; except, the specific use identified in Sections 3.E and 7.C.2 herein.
12. Police and fire stations.
13. Public and private parks and playgrounds.
14. Schools, elementary and secondary, and schools or development centers for elementary and secondary school age children with disabilities, on a minimum five (5) acres of land.
15. Temporary uses, as permitted by Section 5-1200 of the Zoning Ordinance.
16. Zero-lot-line construction, in accordance with Section 3-3200 of the Zoning Ordinance.
17. Noncommercial, not-for-profit residential neighborhood facilities, including indoor and outdoor recreational facilities, community centers, offices and property owners associations and maintenance facilities operated by a neighborhood or community organization or a property owners association in accordance with the provisions of Subsection 5-2700 of the Zoning Ordinance.
18. Transitional housing for multi-family or single-family use.

**C. CONDITIONAL USES.**

The following conditional uses may be permitted provided they meet the provisions of, and a Conditional Use permit is issued pursuant to Section 3-3300 of the Zoning Ordinance.

1. Art galleries, libraries and museums.
2. Renting sleeping rooms and serving meals to not more than two (2) persons not members of the family occupying the dwelling unit; and in accordance with Section 5-1100 of the Zoning Ordinance and Section 3.E herein.
3. Group homes, custodial.
4. Day care centers in accordance with Springfield City Code.
5. Offices, administrative, business, finance and professional.
6. Offices, medical and dental.
7. Private clubs, lodges, fraternities, sororities, and dormitories.
8. Public parking areas.
9. Studios for art, dancing, drama, music and photography.
10. Retail Sales Use Group in an existing non-residential structure located along South National Avenue between Page and Belmont Streets at the time of this amendment (2014).

**D. SIGNS.**

All signage shall meet the standards of Section 5-1400 of the Zoning Ordinance unless otherwise modified herein:

1. Size. A maximum of twenty (20) square feet of effective area shall be permitted for each attached sign. Detached signs may be two-sided, each side not to exceed fifteen (15) square feet.
2. Height. No detached sign shall exceed a height of seven (7) feet as measured from street grade.
3. Sign Types. Only on-premise signs are permitted in Area D.

## Summary of the Meeting for: The Rountree Neighborhood Association

PLN: 2013-00171

Date of letter Mailing: 12 / 19 / 2013

Letters Mailed: 220

Attendees: 9

Meeting Date: 12 / 30 / 2013

Meeting Time: 6:00 PM

Meeting Location: Baptist Student Union 906 S. National Ave. Springfield, Mo. 65804

Host: Baptist Student Union / Bill Grady and Wireless Trends / Tim Leek

Summary: The meeting was started at 6:15 PM to allow time for anyone who might be running late. All attendees were introduced. A presentation was given by Tim Leek, first introducing to the group to Bill Grady with B.S.U. and that they were in fact the property owners. I also introduced Wireless Trends, explaining to the attendees who we are and what is that we do, and referring them that we were the lessees.

Presented was the history of the property at 852 S. National Ave. and the past and present zoning. Explaining to them that a Conditional Use Permit had to be applied for. In addition the Use Permit will require a rezoning of Sub Area D of the Rountree TCD, to permit retail uses in existing non-residential structures, with a Use Permit.

We then accepted any questions, concerns or comments. They all commented that they saw no problem with this. The only request was that B.S.U. and or Wireless Trends give them advanced notice of intent if the status of this lease might change. We both agreed. They also invited us to join them and get involved with the Association. They as a group were very cordial and welcoming to us. They also stated they appreciated us for keeping them informed, and looked forward to us being part of their neighborhood.

The Meeting ended at approximately 7:15 PM

Prepared by: Tim Leek WIRELESS TRENDS

01/02/2014

*Neighborhood Meeting Summary*

# Comments 1

Baptist Student Union Neighborhood Meeting  
12/30/2013 PLN: 2013-00371

Guest Name	Address	Phone
Matt Storm	- Let Renee know for us to look into	
Matt Storm	- Get involved - Association, etc Go to meetings	
Steve Baker	- Put <sup>my</sup> cards in Book of Hours - Put a <sup>copy</sup> newsletter - give down to some	

Neighborhood Meeting



Baptist Student Union Neighborhood Meeting  
 12/30/2013 PEN: 2013-00371


Guest Name	Address	Phone
John Melton	707 S Weller	831-0233
Larry Stotkey	1222 E Cherry	864-7265
Matt Young	244 Elm 901 S Pickwick	478-2475
Nancy Evans	1307 E. Deanne	549-1670
Tom Wilson	1222 E Cherry	831-0554
Billy Crady	906 S National Ave	860-7795
Tim Lee	852 S. National Ave	803-7382
Cindy Lee	852 S National Ave	807-0470
Mrs Matt Stroum	901 S Pickwick	862-4725

Neighborhood Meeting Attendees

# Area D Rountree UCD - 185 foot meeting list



**N** **DISCLAIMER:** All information included on this map or digital file is provided "as-is" for general information purposes only. The City of Springfield, and all other contributing data suppliers, make no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of the data for any particular use. Furthermore, the City of Springfield, and all other contributing data suppliers, assume no liability whatsoever associated with the use or misuse of the data.



0 110 220 440 660 880 Feet

OWNER_NAME	OWNER_ADDR	OWNER_CITY	OWNER_STAT	OWNER_ZIPC
A9 PROPERTIES LLC	PO BOX 14145	SPRINGFIELD	MO	658140145
ADVERTISING SYSTEMS INC	PO BOX 4524	SPRINGFIELD	MO	658084524
AJUWON, PAUL M	836 S MCCANN AVE	SPRINGFIELD	MO	658040020
ATKISSON, ROGER	5349 S TIMBERLAKE DR	SPRINGFIELD	MO	658047762
BELMONT INV LLC	1675 E SEMINOLE ST	SPRINGFIELD	MO	65804
BOARD OF MO GEN BAPTIST ASSOC	906 S NATIONAL AVE	SPRINGFIELD	MO	658040028
BOYD, GEORGE	2438 S FARM ROAD 123	SPRINGFIELD	MO	65807
BRABSON, JOHN HARRIS ETAL TR	2347 E NOTTINGHAM ST	SPRINGFIELD	MO	658047822
BROWN, CHARLES T	700 S MCCANN AVE	SPRINGFIELD	MO	658040018
CANNON, DAVID M	4200 N BATTLECREEK DR	BROKEN ARROW	OK	74012
CAPECI, DOMINIC J JR	648 S MCCANN AVE	SPRINGFIELD	MO	658040016
CARROLL, NICHOLAS C	801 S MCCANN AVE	SPRINGFIELD	MO	658040019
CHRISTIAN SUPPORT CENTER	678 S NATIONAL AVE	SPRINGFIELD	MO	658040051
CONWAY, JULIANNA M	5115 CLINTON CT	SPRINGFIELD	MO	658091523
COZAD, AMANDA LYNN TRUST	736 S MCCANN AVE	SPRINGFIELD	MO	658040018
CZYZNIEJEWSKI, MICHAEL	723 S MCCANN AVE	SPRINGFIELD	MO	658040017
DALSING, ALAN M	207 N BLUEBIRD LN	NIXA	MO	657148461
DAVIS, DERIQUE M	4447 W WESTWOOD DR	BATTLEFIELD	MO	656199707
EXEC BOARD OF MO BAPTIST CONV	400 E HIGH ST	JEFFERSON CITY	MO	651013215
FIRST TEAM VENTURES LLC	2040 N ALLIANCE AVE	SPRINGFIELD	MO	658039600
HALL, DARRELL	2387 E STATE HIGHWAY KK	FAIR GROVE	MO	656488008
JOHNS, JENNY A	PO BOX 159	SEYMOUR	MO	657460159
JORDAN HOLDINGS LLC	2421 S CAMPBELL AVE	SPRINGFIELD	MO	65803
KANAKA, PROP LLC	1100 WILSHIRE BLVD ST	LOS ANGELES	CA	900171950
KILPATRIC, JAMES W	649 S MCCANN AVE	SPRINGFIELD	MO	658040015
LAMPERT, BEN	4367 E BOGEY CT	SPRINGFIELD	MO	658092415
LEIGH, DWIGHT A TR	1754 N DEFFER AVE	NIXA	MO	65714
LOOMER, RODNEY E ETAL	PO BOX 4043	SPRINGFIELD	MO	658084043
LUECKENHOFF, JAMES	207 BUSCH RD	JEFFERSON CITY	MO	651019454
MASLAK, MARY M	815 S MCCANN AVE	SPRINGFIELD	MO	658040019
MCGEE, ROBERT CLAYTON	2375 E ROSEBRIER ST	SPRINGFIELD	MO	658043956
MCKENNEY, FLORENCE RUTH	706 S MCCANN AVE	SPRINGFIELD	MO	658040018
MILLER, WORTH R	1235 E HARRISON ST	SPRINGFIELD	MO	658040005
MISSOURI STATE UNIVERSITY	901 S NATIONAL AVE	SPRINGFIELD	MO	65804
MISSOURI STATE UNIVERSITY	901 E SAINT LOUIS ST	SPRINGFIELD	MO	658062561
MISSOURI VALLEY OPERATING PART LP	2039 E INDEPENDENCE ST	SPRINGFIELD	MO	65804
MO DIST LUTHERAN CHURCH	660 MASON RIDGE CENTER DR	SAINT LOUIS	MO	631418557
NAZARENE CH OF JOPLIN DIST	PO BOX 575	CARTHAGE	MO	648360575
NICHOLS, LINDA D	PO BOX 3834	SPRINGFIELD	MO	658083834
NIEMAN, STEPHEN C	854 N SQUIRES LN	SPRINGFIELD	MO	658029202
NORMAN, CHARLES J TR	2325 W FARM ROAD 178	SPRINGFIELD	MO	658102340
NORMAN, CHARLES T	2343 W FARM ROAD 178	SPRINGFIELD	MO	658102340
NUNN, AMANDA	655 S MCCANN AVE	SPRINGFIELD	MO	658040015
NUNN, ROBERT W	5011 S PRISTINE CT	SPRINGFIELD	MO	658047753
OUTZEN, SHARON ANNE	PO BOX 3434	SPRINGFIELD	MO	65808
REED, DANNY	IJVC-SOFF(TEO); N KAIA	APO	AE	9320
REGENCY TOWERS LLC	3509 E BLUFF POINT DR	OZARK	MO	65721
RUARK, SHERRI A	633 S MCCANN AVE	SPRINGFIELD	MO	65804
SCHMIDT, DAVID	701 S MCCANN AVE	SPRINGFIELD	MO	658040017
SMITH, COURTNEY R	682 S MCCANN AVE	SPRINGFIELD	MO	658040016
SPARKS, KEVIN J	811 S MCCANN AVE	SPRINGFIELD	MO	658040019
STURM, SCOTT	733 S MCCANN AVE	SPRINGFIELD	MO	658040017
SWEANEY, JERRY	659 S MCCANN AVE	SPRINGFIELD	MO	658040015
THOMPSON, GARY A	672 S MCCANN AVE	SPRINGFIELD	MO	658040016
UNITED WORLDWIDE RESOURCES LLC	714 S NATIONAL AVE	SPRINGFIELD	MO	658040024

WADE, RYAN DAVID	729 S MCCANN AVE	SPRINGFIELD	MO	658040017
WEIMER, NICHOLAS	1080 S GENESEE AVE	LOS ANGELES	CA	900192448
WHEELER, TRACY W	1012 E WALNUT ST	SPRINGFIELD	MO	658062605
WICKS WISE LLC	3460 S WOODSTOCK AVE	SPRINGFIELD	MO	658094174
WICKS-WISE LLC	3460 S WOODSTOCK DR	SPRINGFIELD	MO	65809
WILDE, ANDREW P	673 S MCCANN AVE	SPRINGFIELD	MO	65804
WILLIAMS, CHARLES M TR	4701 OPERETTA DR	HUNTINGTON BEACH	CA	926496207
WORMAN, FREDERICK SCOTT	654 S MCCANN AVE	SPRINGFIELD	MO	658040016
YOUNG, CARWIN II	730 S MCCANN AVE	SPRINGFIELD	MO	65804
ZHU, XINYUAN	1950 W CANTEBURY ST	SPRINGFIELD	MO	65810