



Springfield Planning and Zoning Commission

City Council Chambers (830 Boonville)

Date: March 3, 2016
Time: 6:30 p.m.

Members: Jason Ray (Chairman), Randall Doennig (Vice-Chairman), Matt Edwards, Melissa Cox, David Shuler, Andrew Cline, Tom Baird, IV, and Cameron Rose

1. ROLL CALL

2. APPROVAL OF MINUTES

February 4th, 2016

Documents: [PZ MINUTES 2-4-2016.PDF](#)

3. COMMUNICATIONS

City Council Meeting Summary 2-22-16

Documents: [CITY COUNCIL MEETING SUMMARY 2-22-16.PDF](#)

4. CONSENT ITEMS

(All items may be approved with a single motion without a public hearing, unless removed from the consent agenda)

5. Relinquishment Of Easement 829

3700 South Farm Road 103, City Utilities

Documents: [RE 829.PDF](#)

6. UNFINISHED BUSINESS

7. Conditional Use Permit 417

506 West Edgewood Street, Mark Hunter, LLC

Documents: [UP 417 TABLE MEMO.PDF](#)

8. Amend The Transportation Plan

Citywide, City of Springfield

Documents: [MAJOR THOROUGHFARE PLAN AMENDMENTS 2016 SR.PDF](#)

9. East West Arterial Mapping

City of Springfield

Documents: [EAST WEST MAPPING SR.PDF](#)

10. PUBLIC HEARINGS

11. Z-2-2016

550 East Chestnut Expressway, William Brandt Properties, LLC

Documents: [Z-2-2016 SR.PDF](#)

12. Conditional Use Permit 420

522 West McDaniel Avenue, Bryan Bevel

Documents: [UP420.PDF](#)

13. COM-1 District Amendments

Citywide, City of Springfield

Documents: [COM-1 DESIGN REQUIREMENTS AMENDMENTS.PDF](#)

14. Reasonable Accommodation Amendments

Citywide, City of Springfield

Documents: [REASONABLE ACCOMMODATION POLICY AND PROCEDURE AMENDMENTS SR.PDF](#)

15. Amend Section 36-350 P&Z And Section 36-353 Landmark Board Terms

City of Springfield

Documents: [TERM LIMITS FOR PZ AND LANDMARKS BOARD MEMBERS AMENDMENT SR.MLS.PDF](#)

16. OTHER BUSINESS

17. Mount Vernon And Market Redevelopment Plan

616 South Market Avenue, WPV, LLC

Documents: [PLANNING AND ZONING COMMISSION MEMO MARCH 3 2016.PDF](#)

18. Extend Security Agreement No. 33

2935 East Sunshine Street, Darrell Rogers

Documents: [EXTEND SECURITY AGREEMENT NO. 33.PDF](#)

19. Final Development Plan PD 271 Amended

560 West Brvant Street (Lot 3 of Walnut Creek Phase 3). Verandas. LLC

Documents: [PD 271 AMENDED FDP.PDF](#)

20. Final Development Plan PD 228 Amended

1320 East McClemon Street, Whisker Investments, LLC

Documents: [PD 228 AMENDED FDP MLS.PDF](#)

21. ADJOURN

For items for which the public may speak, the Commission Chairperson will invite anyone who wishes to speak to an item after staff makes its presentation. **Please fill out a Speaker Card. When you address Commission, please step to the microphone at the podium and state your name and address.** All meetings are televised live and tape recorded. Please limit your remarks to five (5) minutes unless Commission allows a longer time. In accordance with ADA guidelines, if you need special accommodations when attending any City meeting, please notify the City Clerk's Office at 417-864-1443 at least three (3) days prior to the scheduled meeting.

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

The Planning and Zoning Commission met in regular session February 4, 2016 in the City Council Chambers. Chairman Tom Baird called the meeting to order.

Roll Call: Present: Tom Baird (Chair), Andrew Cline, Randy Doennig, Cameron Rose, and Matthew Edwards, David Shuler, Jason Ray, and Melissa Cox. Absent: None

Staff in attendance: Bob Hosmer, Principal Planner, Mary Lilly Smith, Director of Planning and Development, Tom Rykowski, Asst. City Attorney, Nicholas Woodman, Asst. City Attorney, and Rodney Colson, Public Works Storm water.

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

Communications:

Mr. Hosmer stated that staff is requesting that item numbers 6 (Relinquishment of Easement 829, 3700 South Farm Road), 12 (Conditional Use Permit 417, 506 West Edgewood St), 15 (Amend the Transportation Plan), and 16 (East West Arterial Mapping) be tabled until the March 3, 2016 meeting.

Mr. Baird requests that all four items be put together and have one motion for the four items

COMMISSION ACTION:

Mr. Cline motioned to approve the items to be tabled. Mr. Edwards seconded the motion. The motion **carried** as follows: Ayes: Baird, Edwards, Doennig, Cline, Rose, Ray, Shuler, and Cox. Nays: None. Abstain: None. Absent: None

Consent Items:

Relinquishment of Easement 827
3734 S. South Avenue
Applicant: Primrose Senior Living,
LLC

Relinquishment of Easement
830
4901 West Chestnut
Expressway
Applicant: Pilot Travel
Centers, LLC

Relinquishment of Easement 831
3736 South Cox Avenue
Applicant: Lutheran Senior
Services

COMMISSION ACTION:

Mr. Edwards motioned to approve the consent items. Mr. Ray seconded the motion. The motion **carried** as follows: Ayes: Baird, Edwards, Doennig, Cline, Rose, Ray, Shuler, and Cox. Nays: None. Abstain: None. Absent: None

UNFINISHED BUSINESS:

New Prime Phase 2
2800 North Cedarbrook Avenue and Packer Avenue
Applicant: Wolverine Land Holdings, LLC

Mr. Hosmer stated that this is a request to approve a preliminary plat to subdivide approximately 92.77 acres into a two (2) lot manufacturing subdivision. The preliminary plat of New Prime Subdivision expired on July 3, 2014. A new Preliminary Plat has been submitted Public improvement plans for the street and cul-de-sac on Cedarbrook and Packer Avenues will need to be approved and constructed or escrowed prior to approval of final plat. There is a \$.0227/s.f. public sewer trunkline connection fee for this property. A note to the plat: The existing billboards along Interstate 44 are separated by 490 feet to 690 feet. Section

36-454(3)(j) of the Zoning Ordinance requires a minimum of 2,500 feet of separation. These billboards are non-conforming and will be treated as such in accordance with the Zoning Ordinance. The applicant is also requesting a subdivision variance from extending Diamond Street (a stub street). Staff recommends approval of plat and variance.

Mr. Baird opened the public hearing.

Mr. Derek Lee, 2100 E. Woodhurst, representing the owner. The intent is to combine this land with the 40 acre piece and the existing Prime facility and turn it into a very large piece of land for development. Prime has an agreement with the City of Springfield and the adjoining property owners to build onto Packer Avenue.

Mr. Baird asked about the land on the west end of the proposed project.

Mr. Lee noted that the area is in flux and have not submitted any preplan review.

Ms. Cox asked about stormwater retention for the area and asked if the current detention/drainage easement will stay for the current phase.

Mr. Lee stated that there will be a very large detention basin and the current plan has a multi-use detention basin that will have some park area with trees so Prime employees can use. There is also a proposed detention basin on the far west side for a total three detention basins.

Mr. Baird closed the public hearing.

COMMISSION ACTION:

Mr. Doennig motions that we approve Preliminary Plat New Prime Phase 2 (2800 North Cedarbrook Avenue and Packer Avenue).

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

PUBLIC HEARINGS:

Conditional Use Permit 419
1124 East Elm Street
Applicant: Lantz 1124, LLC

Mr. Hosmer states that the applicant is requesting to reduce the front yard setback along Elm Street, a collector roadway, from twenty-five (25) feet to eighteen (18) feet. The reduced setback will allow the proposed fraternity building to be placed closer to Elm Street. City Council has approved other similar requests for reduced front yard setbacks near the MSU campus specifically along Kimbrough Avenue and Bear Boulevard. The existing building at 1150 E. Elm St., which is also on the south side of Elm Street, is located approximately 17 feet from the front property line. This would be consistent with the proposed setback reduction on the subject property. Staff recommends approval of this request with the conditions stated below:

The regulations and standards shall govern and control the use and development of the land in Use Permit Number 419 in a manner consistent with the site plan. The front yard setback along Elm Street may be reduced to eighteen (18) feet and the proposed fraternity building shall be located and constructed in substantial conformance to the site plan.

Mr. Baird opened the public hearing.

Mr. Dave Bodeen, 304B W. Erie, representing the owner and stated that this allows us to bring the building closer to the street and that the front of the building stays at the 25 foot set back. It has a two story colonial style porch with a balcony that has no access to the second story.

Mr. Baird asked when this issue came up in the process and was noted that it came up in the plan review process and the owner decided to keep the balcony and request a Conditional Use Permit.

Ms. Cox asked if there is a fraternity to the west and it was confirmed that there is one.

Mr. Baird closed the public hearing.

COMMISSION ACTION:

Ms. Cox motions that we approve Conditional Use Permit 419 (1124 East Elm Street). Mr. Edwards seconded the motion. The motion **carried** as follows: Ayes: Baird, Edwards, Doennig, Cline, Rose, Ray, Shuler, and Cox. Nays: None. Abstain: None. Absent: None

OTHER BUSINESS :

This is a Text Amendment request to Initiate Change to term limits for Planning and Zoning Commissioners:

Currently, the Planning and Zoning Commission members may be reappointed for a maximum of two, four year terms. Staff is proposing removing the maximum two term limits but still require that members be subject to the reappointment process after every two, four year term. Currently there are no term limits on the number of terms citizens may serve on some other City boards and Commission. This amendment will increase continuity and provide for more experienced Commission membership. Staff is also proposing changing the Landmarks Board term limits as well. Staff believes that amendments to the Zoning Ordinance, to remove the term limits, should be initiated and brought back to the Planning and Zoning Commission for discussion and consideration.

COMMISSION ACTION:

Mr. Ray motions that we approve the Text Amendment to Initiate Change to term limits for Planning and Zoning Commissioners and the Landmarks Board. Mr. Edwards seconded the motion. The motion **carried** as follows: Ayes: Baird, Edwards, Doennig, Cline, Rose, Ray, Shuler, and Cox. Nays: None. Abstain: None. Absent: None

Mr. Baird stated that Mr. Ray, Commission member would like to address the committee on the Comprehensive Plan

Mr. Ray noted that he has had discussions with other commissioners over the last couple years and have seen issues with Planning and Zoning cases where it has been noticed that they City's Comprehensive Plan is outdated and states:

"Springfield's Comprehensive Plan, or Master Plan was last updated over 15 years ago. It is important to note that the Field Guide 2030, which was approved a few years ago, is a strategic plan, and not an update to the City's Comprehensive Plan. Our laws require the P&Z Commission and City Council to make decisions for the orderly physical development of the city based on findings from the Comprehensive Plan, public hearings, and other relevant data. State law, and the City's Charter gives the power, authority, and responsibility to the P&Z Commission to maintain and update the City's Master Plan.

A complete update of the Plan is huge undertaking, and because Springfield's Long Range Planning division was eliminated during the recession and other City Planning positions have been frozen and not filled after people left their positions, the City will most likely need to hire outside help from a consultant to complete this job.

The Growth Management and Land Use portion of the Plan is what we primarily rely upon as a commission to make decisions, and it is what City staff is required to reference in their findings for each case included in our meeting packets. At the very least, we need to update the City's Growth Management and Land Use Plan to make sure it is in line with the values and desires of our community, and that it is taking into account the many changes that have occurred within our community since it was updated in 2001.

In order for to initiate this project, I move to recommend City Council appropriate funds during the next fiscal year in order for the commission and the city's planning & development department to carry out the duties of the commission as set forth in the city charter and Missouri state statutes to update Springfield's Growth Management and Land Use section of the Master Plan."

Mr. Baird asked for clarification that the board members can take a motion.

Mr. Rykowski stated that it is within the board boundary to make a motion and said that we should make a formal resolution that will be sent to City Council as part of your general role as Planning and Zoning Commission.

Ms. Smith stated that the Department of Planning is in the budget process and will be submitting budget priorities to the City Manager and the finance department. One of the budget priorities that will be submitted will be a request for funds to hire a consultant to prepare an update to the Growth Management Land Use Plan as well as have a staff senior planner who would manage that process and be available to start the Comprehensive Planning process. This request by Mr. Ray will lend support and credence to the budget request.

COMMISSION ACTION:

Mr. Ray motions to update Springfield's Growth Management and Land Use Plan. Mr. Cline seconded the motion. The motion **carried** as follows: Ayes: Baird, Edwards, Doennig, Cline, Rose, Ray, Shuler, and Cox. Nays: None. Abstain: None. Absent: None

Elections 2016 Chair and Vice Chair:

Mr. Baird stated that he has enjoyed serving on the committee for the last four years and chair the past year.

He asked for any nominations.

Mr. Edwards and Ms. Cox would like to nominate Jason Ray as Chair.

COMMISSION ACTION:

Mr. Doennig motioned to cease the nomination. Ms. Cox seconded the motion. Mr. Baird asked the commissioners to vote for Jason Ray as Chair. The motion **carried** as follows: Ayes: Baird, Edwards, Doennig, Cline, Rose, Ray, Shuler, and Cox. Nays: None. Abstain: None. Absent: None

Mr. Baird asked for nominations for Vice-Chair.

Ms. Cox would like to nominate Randy Doennig for Vice-Chair.

COMMISSION ACTION:

Mr. Edwards motioned to cease the nomination. Ms. Cox seconded the motion. Mr. Baird asked the commissioners to vote for Randy Doennig as Vice-Chair. The motion **carried** as follows: Ayes: Baird, Edwards, Doennig, Cline, Rose, Ray, Shuler, and Cox. Nays: None. Abstain: None. Absent: None



Noted Agenda City Council Meeting

City Council Chambers
Historic City Hall, 830 Boonville

Robert Stephens, Mayor

Zone Councilmembers

Phyllis Ferguson, Zone 1
Justin Burnett, Zone 2
Mike Schilling, Zone 3
Craig Fishel, Zone 4

General Councilmembers

Jan Fisk, General A
Craig Hosmer, General B
Kristi Fulnecky, General C
Ken McClure, General D

**Upcoming Council Meeting Agenda
February 22, 2016 - 6:30 p.m.**

Speakers must sign up with the City Clerk to speak to an issue on the agenda.
Speakers are to limit their remarks to three to five minutes.

Note: Sponsorship does not denote Council member approval or support.

ROLL CALL.

Approved as
Corrected
Approved as
Presented

APPROVAL OF MINUTES. February 8, 2016

FINALIZATION AND APPROVAL OF CONSENT AGENDAS. CITIZENS WISHING TO SPEAK TO OR REMOVE ITEMS FROM THE CONSENT AGENDAS MUST DO SO AT THIS TIME.

CEREMONIAL MATTERS.

CITY MANAGER REPORT AND RESPONSES TO QUESTIONS RAISED AT THE PREVIOUS CITY COUNCIL MEETING.

A REPORT FROM THE CHAIR OF THE CITIZENS SALES TAX OVERSIGHT COMMITTEE.

SECOND READING AND FINAL PASSAGE. Citizens Have Spoken. May Be Voted On.

Persons addressing City Council are asked to step to the microphone and clearly state their name and address before speaking.

All meetings are recorded.

In accordance with ADA guidelines, if you need special accommodations when attending any City meeting, please notify the City Clerk's Office at 864 -1443 at least 3 days prior to the scheduled meeting.

Tabled
Indefinitely at
request of
applicant

Council Bill 2016-034. (Schilling)

A general ordinance amending the Springfield Land Development Code, Section 36-306, Zoning Maps, by rezoning approximately 0.81 acres of property, generally located at 608, 614, and 618 West Mount Vernon Street, from R-SF, Single-Family Residential District, to R-LD, Low-Density Multi-Family Residential District; establishing Conditional Overlay District No. 103; and adopting an updated Official Zoning Map. (Staff, and Planning and Zoning Commission recommend approval.) (By: Mount Vernon 608, LLC; 608, 614 and 618 West Mount Vernon Street; Z-39-2015 & Conditional Overlay District No. 103.)

6266

Council Bill 2016-040. (McClure)

A general ordinance amending the Springfield City Code, Chapter 78 – Offenses and Miscellaneous Provisions, Article I – In General by repealing Section 78-2 – Aggressive solicitation in its entirety.

RESOLUTIONS.

EMERGENCY BILLS.

PUBLIC IMPROVEMENTS.

GRANTS.

AMENDED BILLS.

COUNCIL BILLS FOR PUBLIC HEARING. Citizens May Speak. Not Anticipated To Be Voted On.

Council Bill 2016-043. (McClure)

A special ordinance authorizing the issuance of Conditional Use Permit No. 419 to allow a reduction of the front yard setback along Elm Street within an R-HD, High-Density Multi-Family residential District and UN, University Combining Overlay District, generally located at 1124 and 1130 East Elm Street. (Planning and Zoning Commission and staff recommend approval.)

FIRST READING BILLS. Citizens May Speak. Not Anticipated To Be Voted On.

Council Bill 2016-044. (Hosmer, Fisk, and Fishel)

A general ordinance amending the Springfield City Code, Chapter 78 – Offenses and Miscellaneous Provisions, Article V – Offenses Against Morals by repealing Section 78-222(b)(1) and enacting a new Section 78-222(b)(1). (The Plans and Policies Committee recommends approval.)

PETITIONS, REMONSTRANCES, AND COMMUNICATIONS.

NEW BUSINESS.

As per RSMo. 109.230 (4), City records that are on file in the City Clerk's office and have met the retention schedule will be destroyed in compliance with the guidelines established by the Secretary of State's office.

UNFINISHED BUSINESS.

MISCELLANEOUS.

CONSENT AGENDA – FIRST READING BILLS. See Item #3.

Council Bill 2016-045. (Hosmer)

A special ordinance authorizing the Director of Planning and Development to accept the dedication of the public streets and easements to the City of Springfield, Missouri, as shown on the Preliminary Plat of New Prime Phase Two, generally located at the 2800 block of North Cedarbrook and Packer Avenues, upon the applicant filing and recording a final plat that substantially conforms to the preliminary plat; and authorizing the City Clerk to sign the final plat upon compliance with the terms of this ordinance. (Planning and Zoning Commission and Staff recommend that City Council accept the public streets and easements.)

CONSENT AGENDA – ONE READING BILLS. See Item #3.

26696

Council Bill 2016-046. (Burnett)

A special ordinance to levy and assess a special tax against the lots, blocks, and parcels of ground hereinafter described to pay for the cost of the construction of sanitary sewers within the City, in Sanitary Sewer District No. 111L of Section No. 2, in the general vicinity of Elm Street and Anoka Place, providing for inclusion of said district in the City Sewer Financial Assistance Program, and authorizing the City Clerk to issue special tax bills and deliver the same to the Director of Finance to be registered in her office in accordance with the ordinance.

26697

Council Bill 2016-047. (Fisk)

A special ordinance amending Special Ordinance No. 26552 to redefine the boundaries of Sanitary Sewer District No. 17 of Section No. 26 of the main sewers of the City of Springfield located in the general vicinity of Kearney Street and Lurvey Road.

26698

Council Bill 2016-048. (Schilling)

A special ordinance authorizing the City Manager, or his designee, to accept state grant funds in the amount of \$10,000 from the Missouri Department of Conservation (MDC), to support native plant establishment and enhancement on the South Creek Restoration Project; to provide matching in-kind services in the approximate amount of \$3,760; to enter into an agreement with MDC for acceptance and use of those funds; to exercise any and all powers to obtain such funding and carry out the identified activities; and to amend the budget of the Department of Environmental Services for Fiscal Year 2015-2016 in the amount of \$10,000 to appropriate the state grant funds.

10260

Council Bill 2016-049. (Fulnecky)

A resolution adopting the National Incident Management System (NIMS) to serve as a policy guideline allowing the City to integrate the process into their everyday working environment.

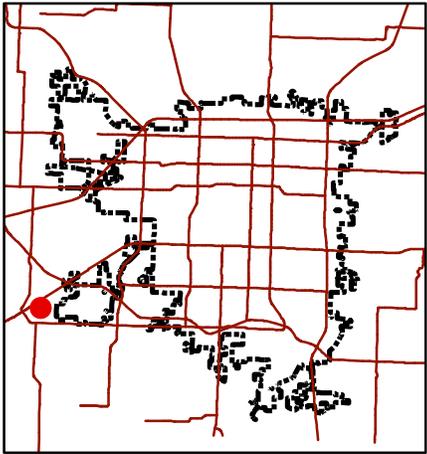
CONSENT AGENDA – SECOND READING BILLS.

END OF CONSENT AGENDA.

ADJOURN.

Development Review Staff Report

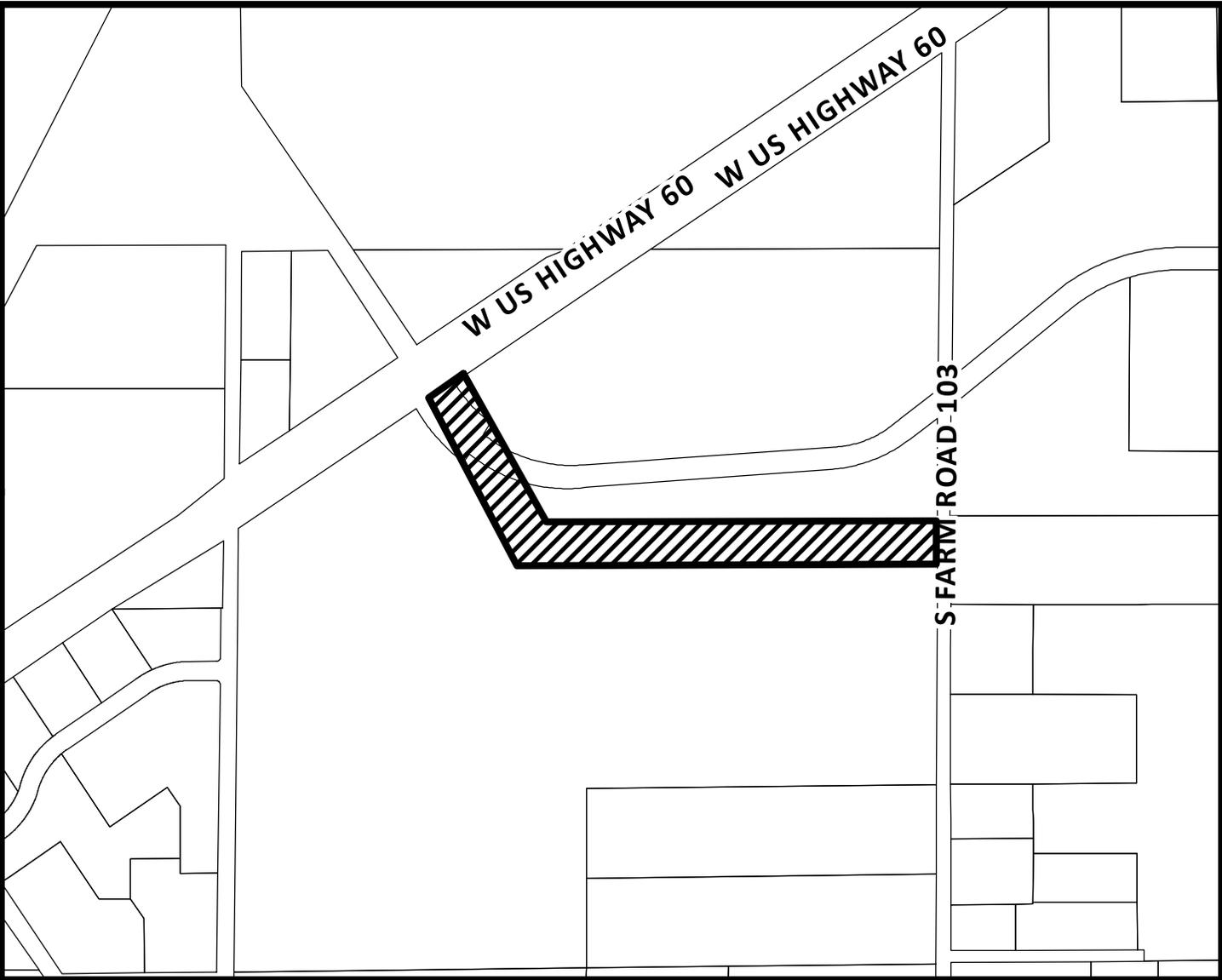
Department of Planning & Development - 417-864-1031
840 Boonville - Springfield, Missouri 65802



Relinquish Easement 829

LOCATION: 3700 block S. Farm Road 103, westside

LOCATION SKETCH



- Area of Proposal



1 inch = 600 feet

DEVELOPMENT REVIEW STAFF REPORT
REQUEST TO RELINQUISH EASEMENT NUMBER 829

PURPOSE: To relinquish an electric line easement

REPORT DATE: December 21, 2015

LOCATION: 3700 block of South Farm Road 103, west side

APPLICANT: City Utilities

RECOMMENDATION:

The request be **approved**.

FINDING:

The request meets the approval criteria listed in Attachment B.

STAFF CONTACT PERSON:

Michael G. Sparlin
Senior Planner

Attachment A: Background report
Attachment B: Approval criteria
Exhibit 1: Legal description
Exhibit 2: Drawing

ATTACHMENT A
RELINQUISH EASEMENT NO. 829
BACKGROUND REPORT

APPLICANT'S PROPOSAL:

City Utilities is requesting to relinquish an electric line easement to facilitate electric line improvements. The existing easement will be replaced by a new easement that will allow adequate area for a new 161kV power line to be added to the existing power line facilities.

STAFF COMMENTS:

1. The Planning and Zoning Commission has the authority to relinquish easements if the relinquishment does not affect public utilities.
2. City Utilities is requesting to relinquish an electric line easement to facilitate electric line improvements. A replacement easement is being provided.
3. City Utilities is the only agency using the existing easement.
4. No one has objected to this request to date.

ATTACHMENT B
RELINQUISH EASEMENT NO. 829
APPROVAL CRITERIA

In order to approve a relinquishment of a public easement, the Planning and Zoning Commission must make the following findings:

1. No one has objected to the relinquishment of this easement.

STAFF RESPONSE:

No one has objected to relinquishing the subject easement to date.

2. The appropriate City agency has filed with the Planning and Development Department a statement that the easement is no longer needed to provide service.

STAFF RESPONSE:

All interested City agencies have filed a statement and do not object to the relinquishment of the subject easement.

3. That the retention of the easements no longer serves any useful public purpose.

STAFF RESPONSE:

The retention of the subject easement no longer serves a public purpose.

RELINQUISH EASEMENT NO. 829
EXHIBIT 1

ALL OF THE NORTH HALF OF THE SOUTHWEST QUARTER EXCEPT THE S 1/2 OF THE NE 1/4 OF THE SW 1/4, AND THE SOUTH HALF OF THE NORTHWEST QUARTER, ALL IN SECTION ELEVEN (11), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-THREE (23) IN GREENE COUNTY, MISSOURI, EXCEPT THAT PART LYING NORTH AND WEST OF U.S. HWY. 60, ALSO EXCEPT ANY PART USED FOR ROAD AND RAILROAD RIGHT-OF-WAY, SUBJECT TO EASEMENTS OF RECORD, CONTAINING 117.3 AC±.

THE EASEMENT GRANTED WILL BE 150 FEET WIDE AND LIE ALONG AND 75 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE WHERE SAID CENTERLINE RUNS ACROSS, ADJOINS, OR TOUCHES THE AFOREMENTIONED TRACT. COMMENCING AT THE NORTHWEST CORNER OF SECTION 11, TOWNSHIP 28 NORTH, RANGE 23 WEST; THENCE SOUTH 07°35'33" EAST, 805.10 FEET TO CENTERLINE STATION 549 + 24.46 FOR A POINT OF BEGINNING; THENCE SOUTH 34° 20' 55" EAST, 2097.24 FEET; THENCE NORTH 89°52'38" EAST, 6313.19 FEET; THENCE NORTH 10°53'49" EAST, 2223.57 FEET; THENCE NORTH 70°31'57" EAST, 1052.09 FEET TO CENTERLINE STATION 671 + 10.55; THENCE FROM AFORESAID CENTERLINE NORTH 89°53'32" EAST, 1084.67 FEET TO THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 28 NORTH, RANGE 23 WEST, GREENE COUNTY, MISSOURI. BEARINGS BASED ON GRID NORTH, MISSOURI STATE PLANE COORDINATE SYSTEM, WEST ZONE.

ALSO ADJACENT TO AND CONTIGUOUS WITH THE AFOREDESCRIBED EASEMENT, BEGINNING AT A POINT ON THE SOUTHERLY BOUNDARY OF ABOVE DESCRIBED EASEMENT, SAID POINT LYING SOUTH 34°20'55" EAST, 2097.24 FEET; THENCE SOUTH 31°05'12" EAST, 87.46 FEET FROM THE ABOVE POINT OF BEGINNING; THENCE SOUTH 00°07'22" EAST, 35.00 FEET; THENCE SOUTH 89°52'38" WEST, 45.00 FEET; THENCE NORTH 00°07'22" WEST, 35.00 FEET; THENCE SOUTH 89°52'38" WEST, 40.00 FEET; THENCE NORTH 34°20'55" WEST, 40.00 FEET; THENCE SOUTH 55°39'05" WEST, 35.00 FEET; THENCE NORTH 34°20'55" WEST, 45.00 FEET; THENCE NORTH 55°39'05" EAST, 35.00 FEET; THENCE SOUTH 34°20'55" EAST, 85.00 FEET; THENCE NORTH 89°52'38" EAST, 85.00 FEET, TO THE POINT OF BEGINNING.

TIMOTHY D. WALKER
BOOK 2014,
PAGE 028404-14
TRACT 7

TRACT 6

PIG FARM LLC
BOOK 2003, PAGE 085636-03

NEW 150' 345kV ROW
150' ELECTRIC LINE ESMT.
BOOK 1992, PAGE 1509

NEW 50' 161kV ROW

Relinquished
9-21-88

150' ELECTRIC LINE ESMT.
BOOK 2009, PAGE 910

150' ELECTRIC LINE ESMT.
BOOK 1992, PAGE 1509

SE 1/4, NW 1/4, SEC. 11, T28N, R23W

150' ELECTRIC LINE ESMT.
BOOK 2016, PAGE 1687

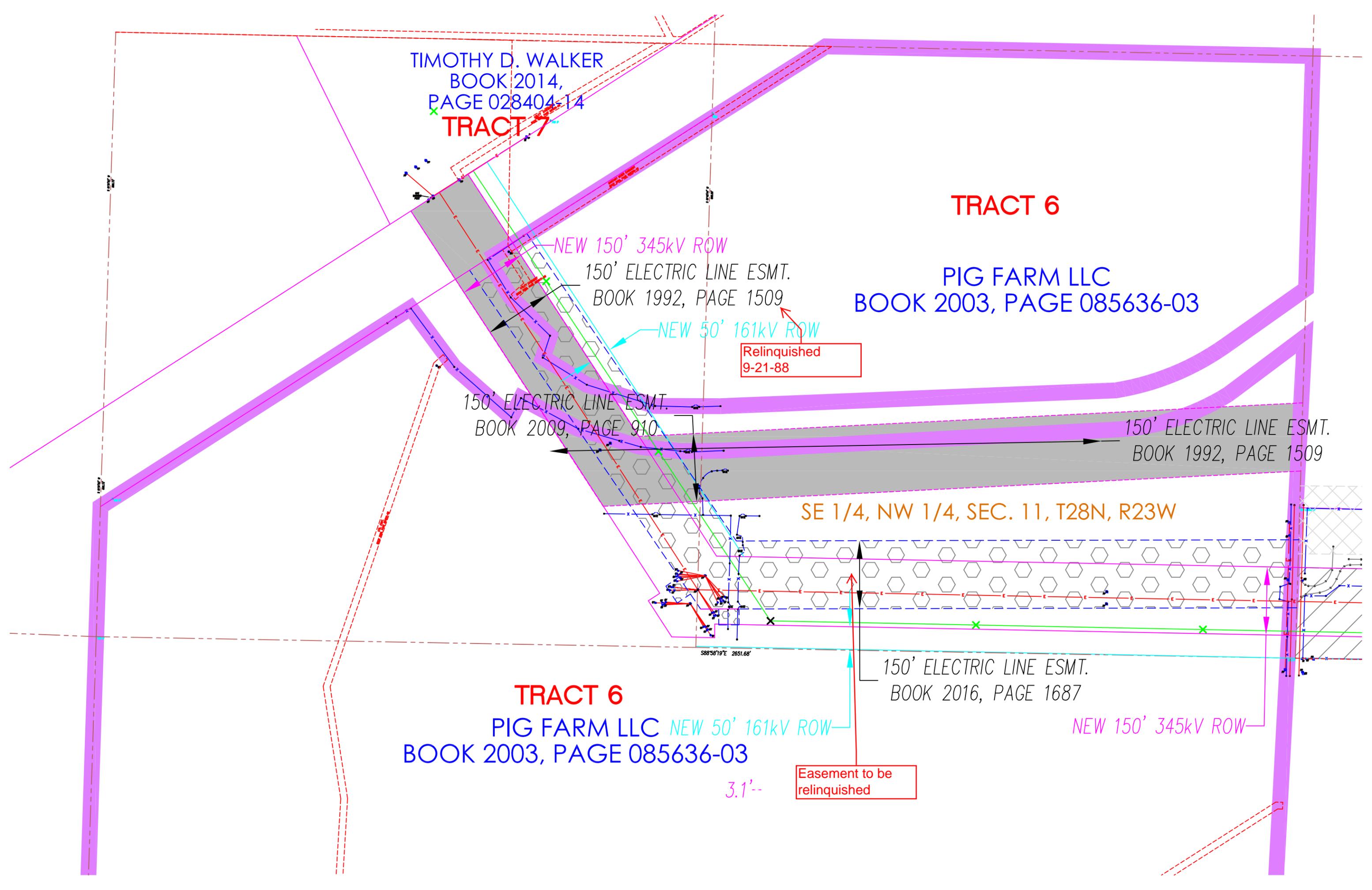
TRACT 6
PIG FARM LLC
BOOK 2003, PAGE 085636-03

NEW 50' 161kV ROW

NEW 150' 345kV ROW

3.1'-

Easement to be
relinquished



PLANNING AND ZONING DEPARTMENT
INTEROFFICE MEMORANDUM

DATE: February 22, 2016
TO: Planning and Zoning Commission Members
FROM: Alana D. Owen, AICP, Senior Planner
Planning and Development
SUBJECT: Conditional Use Permit #417

This is a request for approval of a Conditional Use Permit for a self-service storage facility within a GR, General Retail District at 506 West Edgewood Street. The applicant has requested to table this case to the March 31, 2016 meeting.

Please contact me at (417) 864-1831 if you have any questions or need any additional information.

DEVELOPMENT REVIEW STAFF REPORT
MAJOR THOROUGHFARE PLAN MAP AMENDMENT

DATE: January 25, 2016

PURPOSE: To amend Figure 20-2 and 20-9 in the City of Springfield Transportation Plan by adopting updates to the Major Thoroughfare Plan.

LOCATION: Various locations throughout the City of Springfield

APPLICANT: City of Springfield

FINDINGS FOR STAFF RECOMMENDATION:

1. The Springfield-Greene County Comprehensive Plan Transportation Plan Element was adopted by City Council on June 11, 2001. A portion of this document identifies the Major Thoroughfares within the City.
2. The Major Thoroughfare Plan represents future roadway functions. It is intended to provide an overall framework for making decisions on thoroughfare improvements and extensions. It identifies locations of future major transportation corridors and serves as a general guide for securing rights-of-ways. Future roads are shown in general locations, the actual location may vary.
3. The Major Thoroughfare Plan map currently exists as Figure 20-2 and Figure 20-9 in the Transportation Plan.
4. The proposed amendments are in compliance with the goals set forth in the Transportation Plan which are:
 - i. Identify and establish future thoroughfare systems that integrates land uses with transportation system needs.
 - ii. Recognize a distinct hierarchy of street classification as thoroughfare improvements and development definitions are made.
 - iii. Work with Ozarks Transportation Organization to review and update the plan every 5 years in conjunction with their Long Range Transportation Plan review/update.
5. Missouri State Statute Chapter 89.400.1 requires a municipality to file a certified copy of any adopted major street plan in the office of the county recorder. The city will file a copy of the Major Thoroughfare Plan with the Greene County Recorder's office upon adoption by the Planning & Zoning Commission and the Springfield City Council.

RECOMMENDATION:

Staff recommends adoption of the amended Major Thoroughfare Plan and subsequently amending Figure 20-2 and 20-9 in the Transportation Plan.

PUBLIC COMMENTS:

The public notice was advertised in the Daily Events at least 15 days prior to the public hearing.

CITY COUNCIL PUBLIC HEARING:

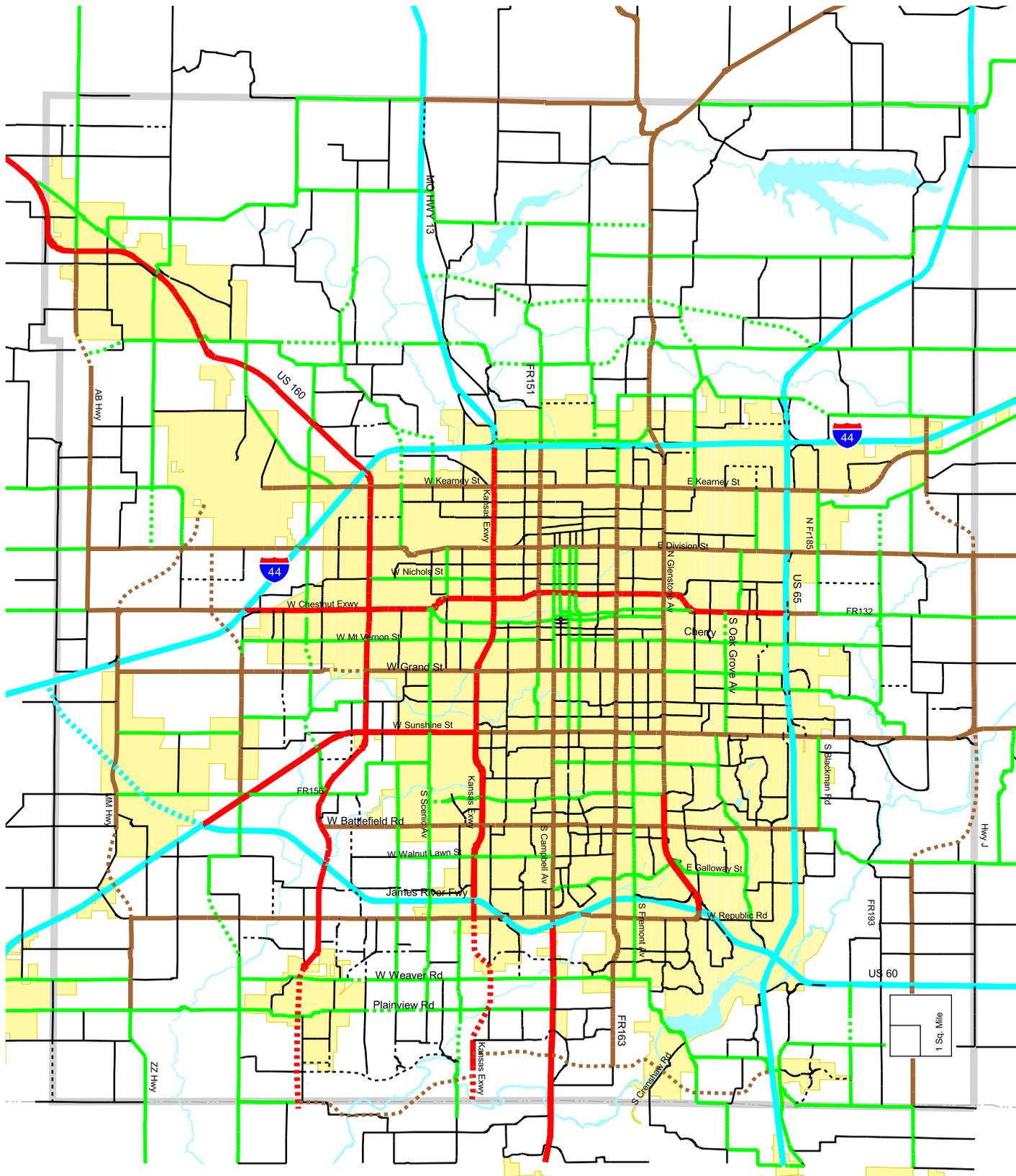
March 21, 2016

STAFF CONTACT:

Dawne Gardner, AICP
Transportation Planner
417-864-1863

EXHIBITS:

- Exhibit A: Existing Major Thoroughfare Plan Map
- Exhibit B: Major Thoroughfare Plan Map with proposed amendments
- Exhibit C: Description of each change to the map



- | | | | |
|--|--------------------|--|-------------------|
| | COLLECTOR | | EXPRESSWAY |
| | FUTURE COLLECTOR | | FUTURE EXPRESSWAY |
| | SECONDARY ARTERIAL | | FREEWAY |
| | FUTURE SECONDARY | | FUTURE FREEWAY |
| | PRIMARY ARTERIAL | | MPO Boundary |
| | FUTURE ARTERIAL | | |

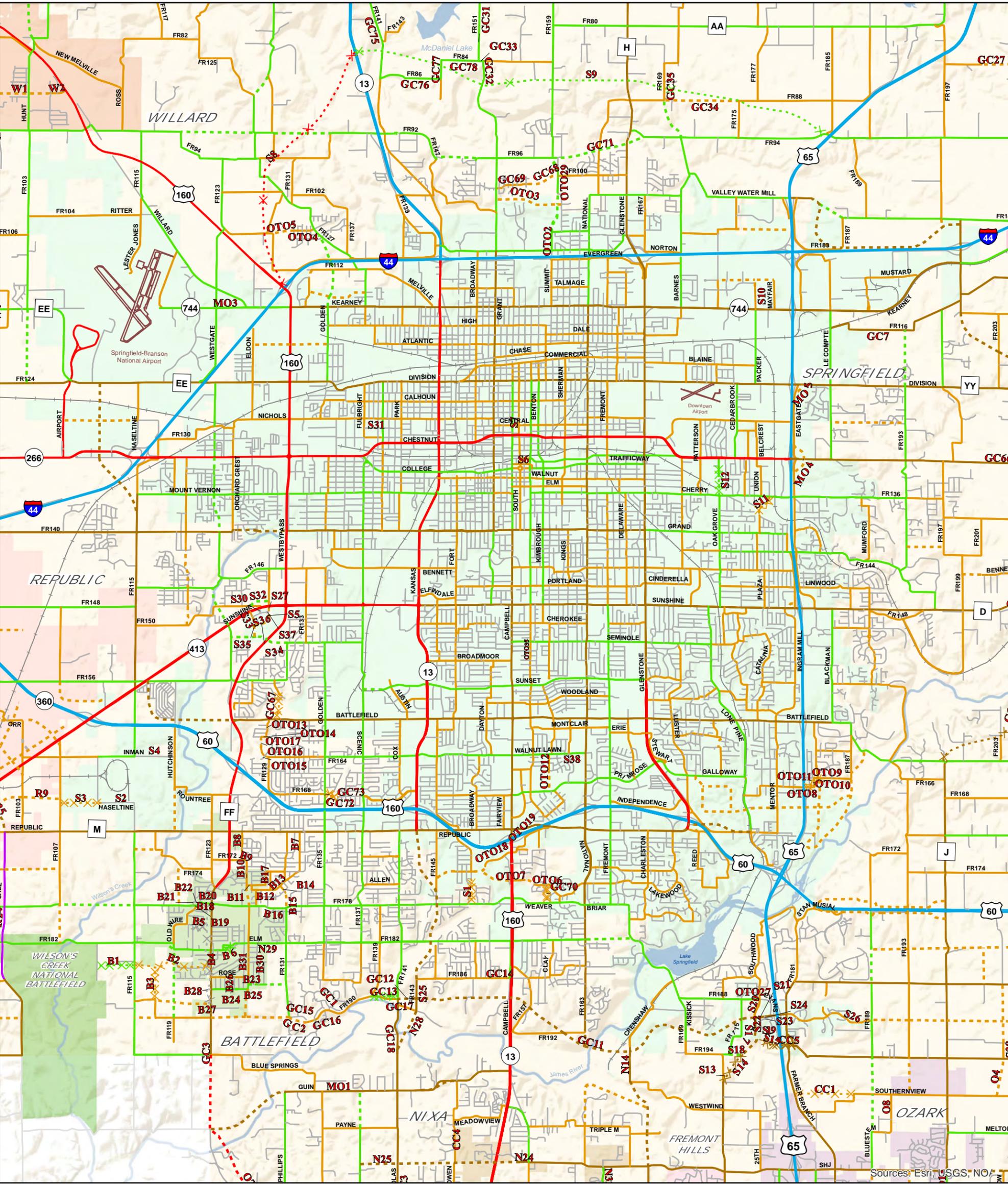
Figure 20-2
Major Thoroughfare Plan

Recommended 6-lane facilities:
 * Campbell from JRF to Christian County line
 * US 65 from I-44 to Christian County line
 * Kansas Expressway connection from I-44 to Christian County line



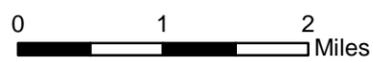
Springfield Major Thoroughfare Plan Jurisdictional Changes

Ozarks Transportation Organization



Sources: Esri, USGS, NOAA

Existing Roads	Proposed Roads	Removals
Freeway	Future Expressway	Future Expressway
Expressway	Future Primary Arterial	Future Primary Arterial
Primary Arterial	Future Secondary Arterial	Future Secondary Arterial
Secondary Arterial	Future Collector	Future Collector
Collector	Future Local Street	Future Local Street
Boulevard		Collector
Local Street		Collector
Railroad		Collector
		Other Boundaries
		OTO Area



DISCLAIMER

The Ozarks Transportation Organization is responsible for the facts and accuracy of the data presented herein. The contents do not necessarily reflect the official views or policies of the Federal Highway Administration (FHWA), the Federal Transit Administration (FTA), the Missouri Department of Transportation (MoDOT), or the Ozarks Transportation Organization. This map does not constitute a standard, specification, or regulation.

The FHWA, FTA, OR MoDOT acceptance of this map does not constitute endorsement or approval of the need for any recommended improvements nor does it constitute approval of their location and design or a commitment to fund any such improvements. Additional project level environmental impact assessments and/or studies of alternatives may be necessary.

As each of the projects in the Major Thoroughfare Plan (MTP) is implemented, coordination, agreement, and independent approval of the participating local jurisdiction is required. No part of this MTP is to be interpreted as to diminish the authority of local jurisdictions in the area of land use and transportation.

Exhibit III

MTP Updates by Jurisdiction

Battlefield

- B1. Remove the future Secondary Arterial between South Farm Road 115 and South Farm Road 111.
- B2. Remove the future Collector between South Farm Road 115 and a point approximately 83 feet west of South State Highway FF.
- B3. Remove the future Collector between West Farm Road 190 and a future Collector (B2).
- B4. Remove the future Local Street that would serve as an outer road for South State Highway FF.
- B5. Remove the future Local Street between South Lewis Street and the future Local Street (B4).
- B6. Remove the future Secondary Arterial between West 3rd Street and West Elm Street.
- B7. Reclassify South Ridgecrest Drive between West Sexton Street and West Republic Street: Local Street to Collector.
- B8. Reclassify South Farm Road 125 between West Republic Street and West Farm Road 172: Local Street to Collector. Remove the future Collector that runs the same length.
- B9. Reclassify West Farm Road 172 between South Farm Road 125 and South Ridgeview Avenue: Local Street to Collector. Remove the future Collector that runs the same length.
- B10. Reclassify South Ridgeview Avenue between West Farm Road 172 and a point approximately 138 feet south of West Eagle Crest Street: Local Street to Collector. Remove the future Collector the runs the same length.
- B11. Reclassify West Eagle Crest Street between South Ridgeview Avenue and South Hemlock Avenue: Local Street to Collector.
- B12. Reclassify West Randall Road between South Ridgecrest Drive and South Prairie View Avenue: Local Street to Collector.
- B13. Reclassify South Ridgecrest Drive between West Randall Road and South Western Avenue: Local Street to Collector.
- B14. Reclassify South Farm Road 131 between South Ridgecrest Drive and a point approximately 170 feet south of West Blakey Street: Local Street to Collector.
- B15. Realign the future Collector between West Farm Road 178 and South Ridgecrest Drive to connect South Farm Road 131 and West Farm Road 178.
- B16. Realign the intersections of West Farm Road 178/South Farm Road 131 and West Farm Road 178/South Ridgecrest Drive to match the updated aerials.
- B17. Reclassify South Mary Ann Avenue between West Sexton Street and West Randall Road: Local Street to Collector.

- B18. Remove the future Secondary Arterial between West Farm Road 178 and West Weaver Road.
- B19. Reclassify West Coach Drive between West Farm Road 178 and South Old Wire Road: Local Street to Secondary Arterial.
- B20. Reclassify South Old Wire Road between West Coach Drive and West Weaver Road: Collector to Secondary Arterial.
- B21. Reclassify South Lewis Road between West Weaver Road and West Farm Road 178: Secondary Arterial to Local Street.
- B22. Reclassify West Weaver Road Between South Gold Road and South Old Wire Road: Secondary Arterial to Local Street.
- B23. Realign future Secondary Arterial between West Apple Blossom Terrace and South Cloverdale Lane.
- B24. Add a Secondary Arterial to extend West Azalea Street to South Geranium Lane.
- B25. Add portion of West Azalea Street between South Morning Glory Lane and a point approximately 0.06 miles east of South Honeysuckle Lane: Secondary Arterial.
- B26. Add South Geranium Lane as an existing Local Street.
- B27. Remove the future Local Street west of the intersection of West Azalea Street/South State Highway FF.
- B28. Realign the future Collector between West Farm Road 190 and the removed future Local Street west of South State Highway FF (B4) to extend to South State Highway FF.
- B29. Add a Local Street connecting South Aspen Drive from the intersection of West Carnation Lane/South Aspen Drive and the intersection of West Elm Street/South Aspen Drive.
- B30. Add a Local Street between West Cloverleaf Terrace and West Apple Blossom Terrace named Cottonwood.
- B31. Extend South Cloverdale Lane south from West Cloverleaf Terrace to West Azalea Street. The portion between West Cloverleaf Terrace and West Apple Blossom Terrace is a Collector and the portion between West Apple Blossom Terrace and West Azalea Street is a Secondary Arterial. This change will also remove the proposed Collector and Secondary Arterial spanning the same distances.

Nixa

- N1. Remove the future Expressway between Rosedale and State Highway 14.
- N2. Add a future Collector between Inman and Rosedale.
- N3. Reclassify Rosedale between Gregg and US Highway 160: Expressway to Secondary Arterial.
- N4. Reclassify Rosedale west of Gregg: Expressway to Secondary Arterial.

- N5. Reclassify Scott Wayne between Main and Walleye: Collector to Local Street.
- N6. Reclassify Tracker between Old Castle and a point approximately 0.85 miles west of the intersection of Tracker and Old Castle, and remove the future secondary arterial: Local Street to Secondary Arterial.
- N7. Remove the future Secondary Arterial between a point on North approximately 76 feet west of Old Castle and a point on State Highway 14 approximately 913 feet east of Ridgecrest.
- N8. Remove the future Collector approximately 464 feet north of the Weldon/Taylor/Walleye. Reclassify Weldon between the intersection of Taylor/Walleye and Roubidoux: Local Street to Collector.
- N9. Remove the portion of the future Secondary Arterial that runs along South Elegant Drive from Ozark to a point approximately 170 feet north of Crystal. Reclassify South Elegant Drive from the same points: Local Street to Secondary Arterial.
- N10. Remove the future Collector between a point on Cheyenne approximately 0.23 miles north of State Highway 14 and a future Secondary Arterial (N7).
- N11. Realign the future Collector between a point on Fremont approximately 180 feet north of McGuffey and Cheyenne to swing south below the southern tip of Fremont Hills.
- N12. Realign the future Collector between Roubidoux and a point on Cheyenne approximately 0.5 miles north of North.
- N13. Reclassify North between Cheyenne and Main: Primary Arterial to Secondary Arterial.
- N14. Reclassify Westwind between Crenshaw and a point approximately 0.38 miles south of Crenshaw: Collector to Primary arterial.
- N15. Reclassify State Highway F between Aven Spring and Riverdale: Local Street to Collector. Remove the future Collector between the same points.
- N16. Reclassify Itaska: Local Street to Secondary Arterial. Remove portion of future Secondary Arterial over Itaska.
- N17. Reclassify West between Bryant and a point approximately 140 feet south of Livingston: Local Street to Secondary Arterial. Remove portion of future Secondary Arterial covering the same portion of West.
- N18. Reclassify Inman between Gregg and Shamrock: Local Street to Secondary Arterial. Remove portion of future Secondary Arterial that covers the same portion of Inman.
- N19. Remove the future Secondary Arterial between Inman/Firefly intersection and a point on State Highway M approximately 838 feet northeast of Inman.
- N20. Realign future Secondary Arterial between Inman and US Highway 160 to align with Inman.
- N21. Reclassify Shamrock between Gooch and West Rosedale: Local Street to Secondary Arterial. Remove Portion of future Secondary Arterial the runs the same portion of Shamrock.

- N22. Reclassify Bedrock between Dewberry and a point approximately 219 feet north of Dewberry: Local Street to Secondary Arterial. Remove future Secondary Arterial that spans the same portion of Bedrock.
- N23. Reclassify Jerico between North and Roubidoux: Local Street to Collector. Remove portion of future collector that covers the same length.
- N24. Reclassify Cedar between Main and approximately 149 feet east of Lake Shore: Local Street to Primary Arterial. Remove future Primary Arterial that spans the same distance.
- N25. Realign the future Primary Arterial between Emerald Hills and Cedar.
- N26. Reclassify State Highway F between the intersection of McClean/Riverdale and the west end of McClean: Local Street to Expressway. Remove portion of future Expressway the covers the same portion of road.
- N27. Realign the future Expressway between Rosedale and State Highway F to line up with the McClean/HWY F intersection. Reclassify the same stretch of road: future Expressway to future Primary Arterial.
- N28. Realign the future Primary Arterial (Kansas Expressway extension) between West Farm Road 190 and Nicholas to the Nicholas alignment.
- N29. Remove future Primary Expressway (Kansas Expressway extension western alignment) portion that intersects Dewberry at a point approximately 656 feet east of bedrock.
- N30. Realign the future Secondary Arterial between Gregg and Nicholas to connect to Nicholas approximately 0.25 miles north of Dewberry and to the intersection of Gregg/Northview.
- N31. Add a Secondary Arterial on Cheyenne between State Highway 14 and a point approximately 430 feet south of Timber Springs.
- N32. Realign Timber Springs between Cheyenne and Timberhill to connect with Cheyenne.
- N33. Reclassify Old Castle between State Highway CC and Tracker: Local Street to Secondary Arterial. Remove the future Secondary arterial that covered the same span of Old Castle.
- N34. Reclassify Old Castle between North and E Meridian Avenue: Local Street to Secondary Arterial. Remove the future Secondary Arterial that covered the same span of Old Castle.
- N35. Realign the future Secondary Arterial between Tracker and E Meridian Avenue to align to Old Castle.
- N36. Realign the future Collector to connect to the east/west future collector (N11) swinging south of the southern tip of Fremont Hills.
- N37. Remove portion of future Secondary Arterial that intersects Nicholas at a point approximately 0.26 miles north of Dewberry to stop at the future Primary Arterial (Kansas Expressway Extension/Nicholas) approximately 0.17 miles northeast of where it runs into Nicholas.
- N38. Realign the future Collector between Norton and Truman to connect with Truman.

- N39. Reclassify Truman between a points approximately 121 feet south of Livingston and approximately 187 feet north of Baily: Local Street to Collector.
- N40. Reclassify Truman between State Highway 14 and a point approximately 132 feet south of Heather Glen: Local Street to Collector.
- N41. Realign the future Collector between the northern (N40) and southern (N39) portions of Truman to connect the two portions.
- N42. Realign the future Collector between Bryant and the future Collector (N41) to connect the two.
- N43. Reclassify Dustin between Truman and the western end of Chestnut Bend: Local Street to Collector. Remove portion of future Collector spanning the same portion.
- N44. Add a future Collector between Pembroke and Silver Oak.
- N45. Remove future Secondary Arterial between Butterfield and Old Bittersweet.
- N46. Remove future Secondary Arterial between West and Rosedale.
- N47. Add future Local Street between West and Harrison. Intersecting US Highway 160 at a point approximately 0.26 miles south of South Street.
- N48. Add a future Local Street between West and City Del.
- N49. Add a future Local Street between Butterfield and the future Local Street between West and City Del (N48).
- N50. Add a future Local Street headed east approximately 488 feet and turning south approximately 880 feet, from a point on the future local street (N48) approximately 480 feet south of it's intersection with West Street.
- N51. Add a future Local Street between Harrison and Trail Point.
- N52. Reclassify Firefly between Inman and State Hwy M: Local Street to Collector.
- N53. Remove portion of the future Collector between Walleye and Tracker north of Tracker.
- N54. Reclassify Roubidoux between Jerico and the future Collector connecting to Cheyenne (N12).

Ozark

- O1. Reclassify North Hidden Creek Drive between East County Line and Heather: Local Street to Collector.
- O2. Reclassify North 22nd Street between points approximately 780 feet south of West Jackson and 1,273 feet south of West Jackson: Local Street to Collector.
- O3. Reclassify North 17th Street between West Clay and West Lakeland: Local Street to Secondary Arterial. Remove portion of the future Secondary Arterial that ran the length of the same segment.

- O4. Realign future Collector between East County Line and East Southernview to connect to South Farm Road 203.
- O5. Add East Houghton Drive as a Collector and remove a portion of the future collector that spans the length of East Houghton Drive.
- O6. Realign the future Collector between North 22nd Street and McCauley to connect the two.
- O7. Add Summit between Sandstone and Stargrass as a Rural Collector.
- O8. Reclassify North Bluestem between West Merle and East Southernview: Local Street to Collector.
- O9. Add a future Secondary Arterial as a replacement for North Riverside between Greenbridge and a point on North Smallin approximately 0.38 miles east of East Riverbluff, intersecting North Riverside just at the end of the North side of the Bridge.
- O10. Reclassify Cottonwood between East Farm Road 194 and south along Cottonwood approximately 0.69 miles: Local Street to Rural Collector.
- O11. Reclassify Heather between East Blue Sky and North Hidden Creek Drive: Local Street to Collector.
- O12. Reclassify North Smallin between North Pheasant and Houghton/East Hemlock and a point approximately 0.41 miles east of East Riverbluff: Primary Arterial to Secondary Arterial.
- O13. Reclassify North Pheasant between East Stone Brook and State Highway NN: Primary Arterial to Secondary Arterial.
- O14. Reclassify the future Primary Arterial between North Pheasant and East Cardinal: future Primary Arterial to future Secondary Arterial.
- O15. Reclassify the future Primary Arterial between North Smallin and East Hemlock: future Primary Arterial to future Secondary Arterial.
- O16. Reclassify East Greenbridge between North Hawkins and North Riverside: Primary Arterial to Secondary Arterial.
- O17. Reclassify North Hawkins between East Greenbridge and approximate 0.64 miles south: Primary Arterial to Secondary Arterial.

Republic

- R1. Reclassify West Farm Road 178 between South Farm Road 71 and South Martone Lane: Secondary Arterial to Collector.
- R2. Reclassify West Farm Road 178 between South Farm Road 59 and South Marton Lane: Local Street to Collector.

- R3. Reclassify West Farm Road 174 between South Wilsons Creek Boulevard and North Oakwood Avenue: Secondary Arterial to Collector.
- R4. Reclassify East Miller Road between South State Highway ZZ and South Main Street: Secondary Arterial to Collector.
- R5. Realign the future Collector between East Rosewood Street and a point along US Highway 60 East approximately 303 feet south of South Morningside Avenue.
- R6. Reclassify East Rosewood Street between points approximately 100 feet west of South Morningside Avenue and 62 feet east of South Linwood Avenue: Local Street to Collector.
- R7. Reclassify East Kentwood Street between the northern and southern portions of North Oakwood Avenue: Local Street to Secondary Arterial.
- R8. Reclassify North Oakwood Avenue between East Kentwood Street and East Elm Street: Local Street to Secondary Arterial.
- R9. Realign the future Collector between South Farm Road 103 and South Farm Road 107.
- R10. Reclassification of East Williamsburg Walk between South Farm Road 89 and West Farm Road 194: Local Street to Secondary Arterial.
- R11. Add a future Collector between West Frisco Boulevard and West Farm Road 194.
- R12. Add a future Secondary Arterial between South Farm Road 67 and the future Collector connecting West Farm Road 194 and West Frisco Boulevard (R11).
- R13. Reclassify the future Secondary Arterial west off of State Highway MM approximately 0.5 miles south of West Farm Road 144: future Secondary Arterial to future Collector.
- R14. Add a future Collector between a point along West Farm Road 144 approximately 0.45 miles west of State Highway MM and the future Collector headed west off of State Highway MM approximately 0.5 miles south of West Farm Road 144 (R13).
- R15. Reclassify East Freedom Street between North Lynn Avenue and North Liberty Avenue: Local Street to Secondary Arterial
- R16. Reclassify North Liberty Avenue between East Freedom Street and East Independence Street: Local Street to Secondary Arterial.
- R17. Reclassify East Independence Street between North Liberty Avenue and US 60 East: Local Street to Secondary Arterial.
- R18. Realign the future Secondary Arterial between South Bailey Street and US 60 East.
- R19. Reclassify the portion of South Bailey Street between West North Street and West Wade Street: Local Street to Secondary Arterial.
- R20. Realign the future Collector between West Farm Road 182 and East Hines Street to run into the south end of North Jester Avenue.

- R21. Realign the future Collector between East Hines Street and West Farm Road 170 to run into North White Rock Avenue instead of Hines.
- R22. Add a future Collector between points approximately 0.25 miles north of West Farm Road 188 on South Farm Road 67 and South Kansas Avenue.
- R23. Add a future Collector between the intersection of North Main Street/East Lapis Street and South Farm Road 71/West Farm Road 174.
- R24. Reclassify South Wilsons Creek Boulevard between West Republic Road and West Farm Road 186: Primary Arterial to Boulevard.
- R25. Realign the future Primary Arterial between West Republic Road and South State Highway MM.
- R26. Realign the future Primary Arterial between Farm Road 97 and the ZZ extension (R25).
- R27. Realign the future Secondary Arterial between the ZZ extension (R25) and the intersection of South Farm Road 99/West Farm Road 168.
- R28. Realign the future Collector between South Farm Road 103 and South Rhine Circle to stop at West Farm Road 170.
- R29. Add a future Collector between West Farm Road 144 and West Farm Road 140.
- R30. Realign the future Collector between South Colorado Avenue and West Miller Road to connect at the west end of Miller.
- R31. Realign South Colorado Avenue to extend to Civic Boulevard and remove the portion of future Collector that spans the same distance.
- R32. Add a future Local Street between points along South Illinois Avenue approximately 456 feet east of Civic Boulevard and 511 feet east of the end point of South Colorado Avenue along the future Collector.
- R33. Remove portion of West Miller Road that connects to US 60 West.
- R34. Add a future Local Street between the intersection of South Illinois Avenue/Civic Boulevard and the future Collector that would be the extension of Frisco Boulevard.
- R35. Add a future Local Street between points approximately 290 feet south of US 60 West along South Colorado Avenue and 600 feet north of South Colorado Avenue along the future Collector (R30) between South Colorado Avenue and West Miller Road.
- R36. Add a future Local Street between the intersection of South Colorado Avenue/Civic Boulevard and a point approximately 313 feet northwest of that intersection.
- R37. Add a future Local Street between the future Collector (R30) and the future Local Street (R38), running parallel to South Colorado Avenue and the future collector that extends Colorado.
- R38. Add a future Local Street connecting the future Local Street running parallel to South Colorado Avenue (R37) and the future Collector that would be the extension of South Colorado Avenue.

- R39. Reclassify future Secondary Arterial between West Farm Road 178 and South Farm Road 59: Secondary Arterial to Collector.
- R40. Reclassify East Rosewood Street between South Pinewood Ave and South Brasswood Ave: Local Street to Collector.
- R41. Reclassify South Brasswood Ave between East Elm Street and West Farm Road 186: Local Street to Collector.

Springfield

- S1. Remove the Future Collector between Weaver Road and Quail Creek Avenue
- S2. Reclassify South Farm Road 115/ South Haseltine Road from West Farm Road 164 to West State Highway M: Secondary Arterial to Local Street.
- S3. Remove the Future Collector between South Haseltine Road/South Farm Road 115 and S Farm Road 107.
- S4. Reclassify West Inman Road from South Hutchinson Road to South Haseltine Road: Collector to Local Street.
- S5. Realign the Future Collector from Zimmer Avenue to the Future Collector connecting to the Future Collector that will be McCurry Avenue.
- S6. Reclassify East Olive Street between East Saint Louis Street and North Campbell Avenue: Secondary Arterial to Collector.
- S7. Reclassify North Boonville Avenue between Park Central North and West Division Street: Secondary Arterial to Collector.
- S8. Remove the Future Expressway between I44/US160 intersection and North State Highway 13.
- S9. Remove the Future Secondary Arterial between North State Highway 13 and East Farm Road 94.
- S10. Reclassify the Future Collector between East Kearney Street and approximately 1/10 of a mile South of East Jean Street: Future Collector to Existing Collector.
- S11. Remove the Future Collector between East Cherry Street and South Devonshire Dr.
- S12. Remove the Future Secondary Arterial between East Cherry Street and the intersection of North Oak Grove Avenue/East Saint Louis Street.
- S13. Remove the Future Collector at a point on North Fremont approximately 530 feet north of East Sun Valley.
- S14. Remove the Future Primary Arterial between the intersection of North Fremont/East Sun Valley and the Future Secondary Arterial that extends east from South Farm Road 175.
- S15. Remove the Future Primary Arterial intersecting US Highway 65 at a point approximately 0.41 miles south of East Evans Road.

- S16. Remove the Primary Arterial between South Glenstone Avenue and the intersection of East Republic Street/South Lone Pine Avenue.
- S17. Realign the future Primary Arterial between South Southwood Road and the future Secondary Arterial that intersects South Farm Road 175 (S18).
- S18. Realign the future Secondary Arterial intersecting South Farm Road 175 at a point approximately 511 feet east of North Fremont to avoid a body of water.
- S19. Realign East Farm Road 188 to connect to South Southwood Road.
- S20. Add South Southwood Road between East Evans Road and the roundabout at East Riverbluff Boulevard: Collector. Remove the future Collector in the along the same roadway.
- S21. Add East Riverbluff Boulevard between East Evans Road and the roundabout at South Southwood Road: Primary Arterial. Remove the future Primary Arterial along the same roadway.
- S22. Add South Southwood Road South of the roundabout at South Southwood Road and East Riverbluff Boulevard: Primary Arterial. Remove portion of future Primary Arterial over the same portion of the roadway.
- S23. Add Local Street between points approximately 0.08 miles east and 0.23 miles east of South Southwood Road along East Farm Road 188.
- S24. Add Local Street between East Riverbluff Boulevard and Local Street surrounding the Mercy Medical Center.
- S25. Reclassify South Farm Road 143 between West Twin Bridges Lane and East Farm Road 186: Collector to Primary Arterial.
- S26. Reclassify East Millwood Drive between South Farm Road 189 and South Lookout Ridge Drive: Local Street to Collector.
- S27. Reclassify South Walmart Access road at the intersection of East Sunshine Street and South Farm Road 129: Local Street to Collector.
- S28. Reclassify South Farm Road 203 between East County Line Road and East Farm Road 192: Local Street to Collector.
- S29. Remove the future Collector between what was the Republic Road extension and South Glenstone Avenue.
- S30. Add a Future Local Street connecting Washita Street to West Sunshine Street.
- S31. Reclassify West Nichols Street between South West By Pass and North Kansas Expressway: Secondary Arterial to Collector.
- S32. Add a future Secondary Arterial between South Farm Road 129 and West Farm Road 148.
- S33. Add McCurry Avenue as a completed Collector between West Sunshine Street and Washita St.

- S34. Add a Future Collector connecting the future extension of Zimmer Avenue to the future extension of McCurry Avenue.
- S35. Add a Future Collector extending McCurry Avenue south to the Future Secondary Arterial that connects West Seminole Street to South Farm Road 123.
- S36. Add an existing Local Street named Washita Street between McCurry Avenue and approximately 164 feet west of Zimmer Avenue.
- S37. Add a Future Local Street extending Washita Street east to Zimmer Ave.

Strafford

- ST1. Reclassify North Farm Road 249 between East Farm Road 104 and East State Highway OO: Local Street to Collector.
- ST2. Reclassify East Farm Road 104 between North Farm Road 249 and the OTO border (Greene and Webster County Borders): Collector to Local Street.
- ST3. Reclassify Bumgarner Boulevard between South Madison Avenue and a point approximately 0.15 miles west of South Lincoln Avenue: Local Street to Collector.
- ST4. Add a future Collector between South State Highway 125 and Bumgarner Boulevard.

Willard

- W1. Add a future Collector between East Hughes Road and East Granite Road.
- W2. Reclassify East Hughes Road between U.S. Highway 160 East and a point approximately 156 feet west of South Megan Lane: Local Street to Collector
- W3. Reclassify East Granite Road between East Hughes Road and a point approximately 100 feet east of South Red Rock Court: Local Street to Collector.
- W4. Add a future Collector between points along North Farm Road 101 approximately 0.46 miles south of West State Highway EE and approximately 0.49 miles north of West State Highway EE. Also intersecting West State Highway EE at a point approximately 0.23 miles west of North Farm Road 101.
- W5. Realign the future Secondary Arterial between West Farm Road 68 and South Hunt Road to run into the intersection of South Hunt Road and West Farm Road 84.

Christian County

- CC1. Remove the future Collector between North Farmer Branch and East Southernview. The proposed route goes through the quarry.
- CC2. Remove the future Collector between Parch Corn and Cottonwood.
- CC3. Reclassify Nicholas Road between a point approximately 0.56 miles north of State Highway AA and State Highway 14: Collector to Primary Arterial.
- CC4. Reclassify Owens Road between State Highway AA and Tracker Road: Secondary Arterial to Collector.
- CC5. Remove the future Primary Arterial between North US 65 and East Farm Road 194.
- CC6. Reclassify Quarry Road between Bornemann and State Highway JJ: Collector to Rural Collector.
- CC7. Reclassify Bornemann between Quarry Road and Arbour: Collector to Rural Collector.
- CC8. Reclassify Arbour between Bornemann and State Highway JJ: Collector to Rural Collector.
- CC9. Reclassify Rochester between State Highway JJ and Arbour: Collector to Rural Collector.
- CC10. Reclassify Smyrna west of State Highway 125 to the intersection of Smyrna/Parched Corn: Collector to Rural Collector.
- CC11. Reclassify Parched Corn between Smyrna and North State Highway 125: Collector to Rural Collector.
- CC12. Reclassify Hunter between Parched Corn and Cypress: Collector to Rural Collector.
- CC13. Reclassify Glade between State Highway 125 and Briar: Collector to Rural Collector.
- CC14. Reclassify Briar between Glade and State Highway 125: Collector to Rural Collector.
- CC15. Reclassify the future Collector between East Farm Road 194 and Cypress: future Collector to future Rural Collector.
- CC16. Reclassify Cottonwood between Parched Corn and a point approximately 0.69 miles south of East Farm Road 194: Collector to Rural Collector.
- CC17. Reclassify State Highway OO between State Highway 14 and Summit: Collector to Rural Collector.
- CC18. Reclassify Davis between State Highway 14 and Summit: Collector to Rural Collector.
- CC19. Reclassify Summit between the State Highway OO and Sandstone: Collector to Rural Collector.
- CC20. Reclassify the future Collector between Summit and State Highway W: future Collector to future Rural Collector.

Greene County

- GC1. Reclassify South Overlook Trail between South Riverbend Road and West Farm Road 190: Collector to Local Street.
- GC2. Add a future Collector between West Farm Road 190 and South Farm Road 131.
- GC3. Realign State Highway FF to run straight south into West Blue Springs.
- GC4. Remove the future Primary Arterial between South State Highway J and South Farm Road 205.
- GC5. Reclassify North Farm Road 209 between East State Highway OO and East Farm Road 116: Local Street to Secondary Arterial.
- GC6. Add a new future Secondary Arterial between the intersection of North Farm Road 209/East Farm Road 116 and a point along East Division Street approximately 0.62 miles east of North Farm Road 203.
- GC7. Reclassify East Farm Road 116 between North Le Compte Road and North Farm Road 99: Secondary Arterial to Primary Arterial.
- GC8. Reclassify East Farm Road 112 between North Farm Road 99 and North State Highway 125: Collector to Primary Arterial.
- GC9. Reclassify South Farm Road 213 between East Farm Road 170 and East Farm Road 185: Local Street to Secondary Arterial.
- GC10. Add a new future Secondary Arterial between the intersection of East Farm Road 164/South State Highway J and the intersection of East Farm Road 170/South Farm Road 213.
- GC11. Realign the future Primary Arterial between South Farm Road 143 and South U.S. 65.
- GC12. Realign the future Secondary Arterial between South Farm Road 141 and South Farm Road 141.
- GC13. Remove the future Secondary Arterial between South Farm Road 141 and South Farm Road 139.
- GC14. Reclassify West Farm Road 186 between South Fairview Avenue and South 160 Outer Road: Local Street to Collector.
- GC15. Reclassify West Farm Road 190 east of South Farm Road 131: Secondary Arterial to Local Street.
- GC16. Reclassify West Farm Road 190 west of South Farm Road 139: Secondary Arterial to Collector.
- GC17. Reclassify the future Secondary arterial between South Farm Road 141 and South Farm Road 143: future Secondary Arterial to future Primary Arterial.
- GC18. Reclassify South Farm Road 141 between West Farm Road 190 and a point approximately 0.20 miles south of West Farm Road 192: Secondary Arterial to Primary Arterial.
- GC19. Reclassify South Farm Road 69 between West Farm Road 168 and West State Highway TT: Local Street to Collector.

- GC20. Add a future Secondary Arterial between the intersection of West Farm Road 168/South Farm Road 97 and West Farm Road 170.
- GC21. Add a future Primary Arterial between the intersection of North State Highway B/West State Highway 226 and a point along North State Highway AB approximately 0.86 miles north of West State Highway 226.
- GC22. Realign the future Primary Arterial straightening out North State Highway AB at West Farm Road 94.
- GC23. Realign the future Secondary Arterial connecting East Herbert Lane and the future Primary Arterial straightening out North State Highway AB (GC22).
- GC24. Reclassify East Herbert Lane west of East Hughes Road: Local Street to Secondary Arterial.
- GC25. Reclassify West Farm Road 76 between North Farm Road 129 and North Farm Road 137: Local Street to Collector.
- GC26. Reclassify North Farm Road 137 between West Farm Road 76 and West State Highway O: Local Street to Collector.
- GC27. Add a future Collector between East Farm Road 84 and the intersection of East Farm Road 84/North Farm Road 205.
- GC28. Reclassify North Farm Road 205 north of East Farm Road 84: Local Street to Collector.
- GC29. Add a future Collector between North Farm Road 205 and East State Highway C.
- GC30. Reclassify North Farm Road 175 between East State Highway AA and East Farm Road 66: Local Street to Collector.
- GC31. Reclassify North Farm Road 151 between West Farm Road 76 and West Farm Road 84: Collector to Secondary Arterial.
- GC32. Reclassify North Farm Road 151 between West Farm Road 84 and a point approximately 0.27 miles south: Collector to Secondary Arterial.
- GC33. Reclassify West Farm Road 84 between the north and south portions of North Farm Road 151: Collector to Secondary Arterial.
- GC34. Add a future Collector between the intersections of East Farm Road 88/North Farm Road 175 and East Farm Road 88/North Farm Road 169.
- GC35. Reclassify North Farm Road 169 from East Farm Road 88 north approximately 0.17 miles: Secondary Arterial to Collector.
- GC36. Add a future Collector between East Farm Road 68 and East State Highway C.
- GC37. Reclassify North Farm Road 215 between East Farm Road 94 and the OTO border: Local Street to Collector.

- GC38. Reclassify North Farm Road 239 from North State Highway 125 to the OTO border: Local Street to Collector.
- GC39. Reclassify North Farm Road 223 from East Farm Road 84 north to the OTO border: Local Street to Collector.
- GC40. Reclassify East Farm Road 80 between North Farm Road 223 and North Farm Road 215: Local Street to Collector.
- GC41. Reclassify North Farm Road 227 between East State Highway C and North State Highway 125: Local Street to Collector.
- GC42. Reclassify North Farm Road 243 between East State Highway DD and East Farm Road 80: Local Street to Collector.
- GC43. Reclassify East Farm Road 80 between North Farm Road 243 and North State Highway 125: Local Street to Collector.
- GC44. Reclassify North Farm Road 237 between East Farm Road 112 and East Division Street: Local Street to Collector.
- GC45. Reclassify East Farm Road 116 between North Farm Road 241 and North Farm Road 237: Local Street to Collector.
- GC46. Reclassify North Farm Road 241 between East Farm Road 116 and East Farm Road 112: Local Street to Collector.
- GC47. Reclassify North Farm Road 227 between East Division Street and East Farm Road 112: Local Street to Collector.
- GC48. Reclassify North Farm Road 213 between East Division Street and East Farm Road 116: Local Street to Collector.
- GC49. Reclassify North Farm Road 213 between East Farm Road 112 and East State Highway OO: Local Street to Collector.
- GC50. Reclassify East Farm Road 128 between North Farm Road 205 and North Farm Road 217: Local Street to Collector.
- GC51. Reclassify North Farm Road 217 between East Farm Road 128 and East Division Street: Local Street to Collector.
- GC52. Reclassify South Farm Road 221 between East Farm Road 138 and East Farm Road 132: Local Street to Collector.
- GC53. Reclassify South Farm Road 219 between East Farm Road 156 and East Farm Road 170: Local Street to Collector.
- GC54. Reclassify East Farm Road 168 between South Farm Road 205 and South Farm Road 219: Local Street to Collector.

- GC55. Reclassify South Farm Road 227 between East Farm Road 156 and East Farm Road 174: Local Street to Collector.
- GC56. Reclassify East Farm Road 174 between South State Highway 125 and South Farm Road 227: Local Street to Collector.
- GC57. Reclassify South Farm Road 229 between U.S. Highway 60 and East Farm Road 174: Local Street to Collector.
- GC58. Reclassify South Farm Road 223 between East Farm Road 164 and East Farm Road 170: Local Street to Collector.
- GC59. Reclassify East Farm Road 146 between East State Highway D and East Farm Road 148: Local Street to Collector.
- GC60. Reclassify East Farm Road 148 between South State Highway 125 and East Farm Road 146: Local Street to Collector.
- GC61. Reclassify South Farm Road 219 between East Farm Road 150 and East Farm Road 148: Local Street to Collector.
- GC62. Reclassify East Farm Road 170 between South State Highway J and South State Highway 125: Collector to Secondary Arterial.
- GC63. Reclassify East Farm Road 62 from North Farm Road 223 north to the OTO border: Local Street to Collector.
- GC64. Reclassify East Farm Road 62 from North Farm Road 239 east to the OTO border: Local Street to Collector.
- GC65. Reclassify East Farm Road 148 from East State Highway D to a point approximately 0.41 miles east: Collector to Local Street.
- GC66. Reclassify East Farm Road 132 east of North Farm Road 185: Secondary Arterial to Primary Arterial.
- GC67. Remove the Future Collector between South Marlborough Avenue and West Battlefield Road.
- GC68. Add a Future Collector connecting East Farm Road 100 and East Beverly Hills Drive.
- GC69. Reclassify East Beverly Hills Drive east of North Farm Road 151: Local Street to Collector.
- GC70. Remove the future Collector between Weaver Road and East Lakewood Street.
- GC71. Realign the future Secondary Arterial extending East Farm Road 96 east to East Farm Road 94.
- GC72. Remove the future Collector connecting West Westview Street and West Farm Road 168.
- GC73. Reclassify West Westview Street between South Walnut Hill Avenue and South Scenic Avenue: Collector to Local Street.
- GC74. Reclassify West Farm Road 76 between North Farm Road 145 and North Farm Road 141: Secondary Arterial to Collector.

- GC75. Reclassify North Farm Road 141 between West Farm Road 76 and West Farm Road 86: Collector to Secondary Arterial.
- GC76. Reclassify West Farm Road 86 between North Farm Road 145 and North Farm Road 141: Collector to Secondary Arterial.
- GC77. Reclassify North Farm Road 145 between West Farm Road 86 and West Farm Road 84: Collector to Secondary Arterial.
- GC78. Reclassify West Farm Road 84 between North Farm Road 145 and North Farm Road 151: Collector to Secondary Arterial.

MODOT

- MO1. Reclassify State Highway AA between Shoemaker and Phillips: Collector to Primary Arterial.
- MO2. Reclassify South State Highway MM between West Farm Road 160 and a point approximately 456 feet north of West Morning Star Lane: Local Street to Primary Arterial.
- MO3. Reclassify West Kearney Street between Springfield Branson National Airport and U.S. Highway 160: Primary Arterial to Secondary Arterial.
- MO4. Add a future Collector for the realignment of North Eastgate Avenue at the intersection with West Chestnut Expressway.
- MO5. Add a future Collector for the realignment of North Eastgate Avenue at the intersection with East Division Street.
- MO6. Reclassify East Evergreen Street east of North State Highway 125: Local Street to Collector.
- MO7. Reclassify Rosedale between U.S. Highway 160 and a point approximately 0.25 miles east of South Main Street: Expressway to Primary Arterial.

OTO Staff Changes

- OTO1. Remove the future Secondary Arterial that would connect West Farm Road 76 over McDaniel Lake.
- OTO2. Reclassify North Summit Avenue between North Norton Road and East Smith Street: Local Street to Secondary Arterial. Remove portion of future Secondary Arterial to end at the intersection of North Summit Avenue/East Smith Street.
- OTO3. Realign the future Collector running east located approximately 0.18 miles north of West Farm Road 102 along North Farm Road 151.
- OTO4. Reclassify West Smith Street between North Ohara Avenue and a point approximately 126 feet west of North Western Avenue: Local Street to Collector.

- OTO5. Realign the future Collector between West Smith Street and the intersection of West Farm Road 106/North Farm Road 125.
- OTO6. Reclassify East Lakewood Street between South Roanoke Avenue and a point approximately 170 feet east of South Holland Ave: Local Street to Collector. Realign the future Collector to line up with East Lakewood Street.
- OTO7. Reclassify the portion of West 160 Outer Road the spans approximately 233 feet west of West Lakewood Street: Local Street to Collector. Realign future Collector to line up with this intersection.
- OTO8. Reclassify East Gasconade Street between South U.S. Highway 65 and South Bedford Avenue: Local Street to Collector.
- OTO9. Reclassify East El Dorado Street between South Bedford Avenue and a point approximately 38 feet east of South Woodstock Drive: Local Street to Collector.
- OTO10. Add a Collector named South Bedford Avenue between East Gasconade Street and East El Dorado Street.
- OTO11. Remove the future Collector runs between South U.S. Highway 65 and East El Dorado Street.
- OTO12. Add an extension segment to South Kimbrough Avenue heading south approximately 126 feet from East Powell Street.
- OTO13. Reclassify South Anabranche Boulevard between West Battlefield Road and West Rockwood Street: Local Street to Collector.
- OTO14. Reclassify West Rockwood Street between South Anabranche Boulevard and South Barrington Avenue: Local Street to Collector.
- OTO15. Reclassify South Barrington Avenue between South Farm Road 129 and a point approximately 643 feet northwest of West Greenway Drive: Local Street to Collector.
- OTO16. Realign future Collector to complete South Barrington Avenue.
- OTO17. Add portion of South Barrington Avenue to connect future Collector (OTO18) and West Rockwood Street.
- OTO18. Reclassify West El Camino Alto Drive between East Monastery Street and a point approximately 0.38 miles west of South Lyon Avenue: Local Street to Collector.
- OTO19. Reclassify East Monastery Street between West El Camino Alto Drive and South Roanoke Avenue: Local Street to Collector.
- OTO20. Reclassify the future Primary Arterial between North Smallin and East Greenbridge: future Primary Arterial to future Secondary Arterial.
- OTO21. Reclassify the future Primary Arterial between North Hawkins and East Hartley: future Primary Arterial to Secondary Arterial.
- OTO22. Reclassify Salers between East Hartley and East South: Primary Arterial to Secondary Arterial.

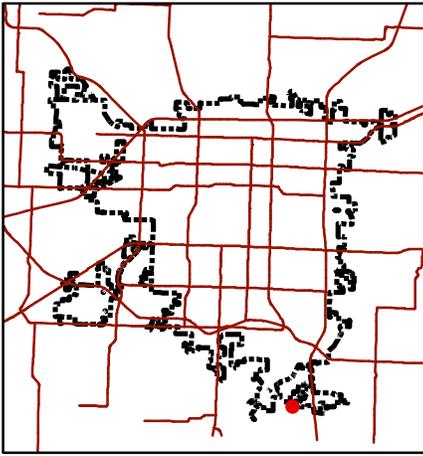
- OTO23. Realign and reclassify the future Primary Arterial between North Riverside and North State Highway NN to connect to West Stonehill at a point approximately 0.54 miles east of North State Highway NN: future Primary Arterial to future Secondary Arterial.
- OTO24. Reclassify West Stonehill between North State Highway NN and the future Secondary Arterial (OTO25): Local Street to Secondary Arterial.
- OTO25. Reclassify Maynard between State Highway 14 and Union Chapel: Collector to Local Street.
- OTO26. Realign the future expressway that would be the FF extension to connect with State Highway 14 at a point approximately 0.24 miles west of Maynard.
- OTO27. Reclassify East Evans Road between South Southwood Road and East Riverbluff Boulevard: Secondary Arterial to Local Street.
- OTO28. Reclassify Riverdale between Aven Spring and Cave Hollow: Local Street to Secondary Arterial.
- OTO29. Reclassify North Farm Road 159 between points approximately 0.05 miles north of East Farm Road 100 and 0.24 miles south of East Farm Road 100: Local Street to Secondary Arterial.
- OTO30. Reclassify East Palomino Lane east of South Farm Road 205: Local Street to Collector.
- OTO31. Reclassify South Harmony Avenue between points approximately 0.07 and 0.18 miles south of East Tranquility Street: Local Street to Collector.
- OTO32. Add a future Collector between the south end of Countryman to connect to South 21st Street.
- OTO33. Realign the future Collector extending east off of East Lark to align with the property line.
- OTO34. Realign the future Collector extending north off of East Hartley.
- OTO35. Remove arrant line work.

Development Review Staff Report

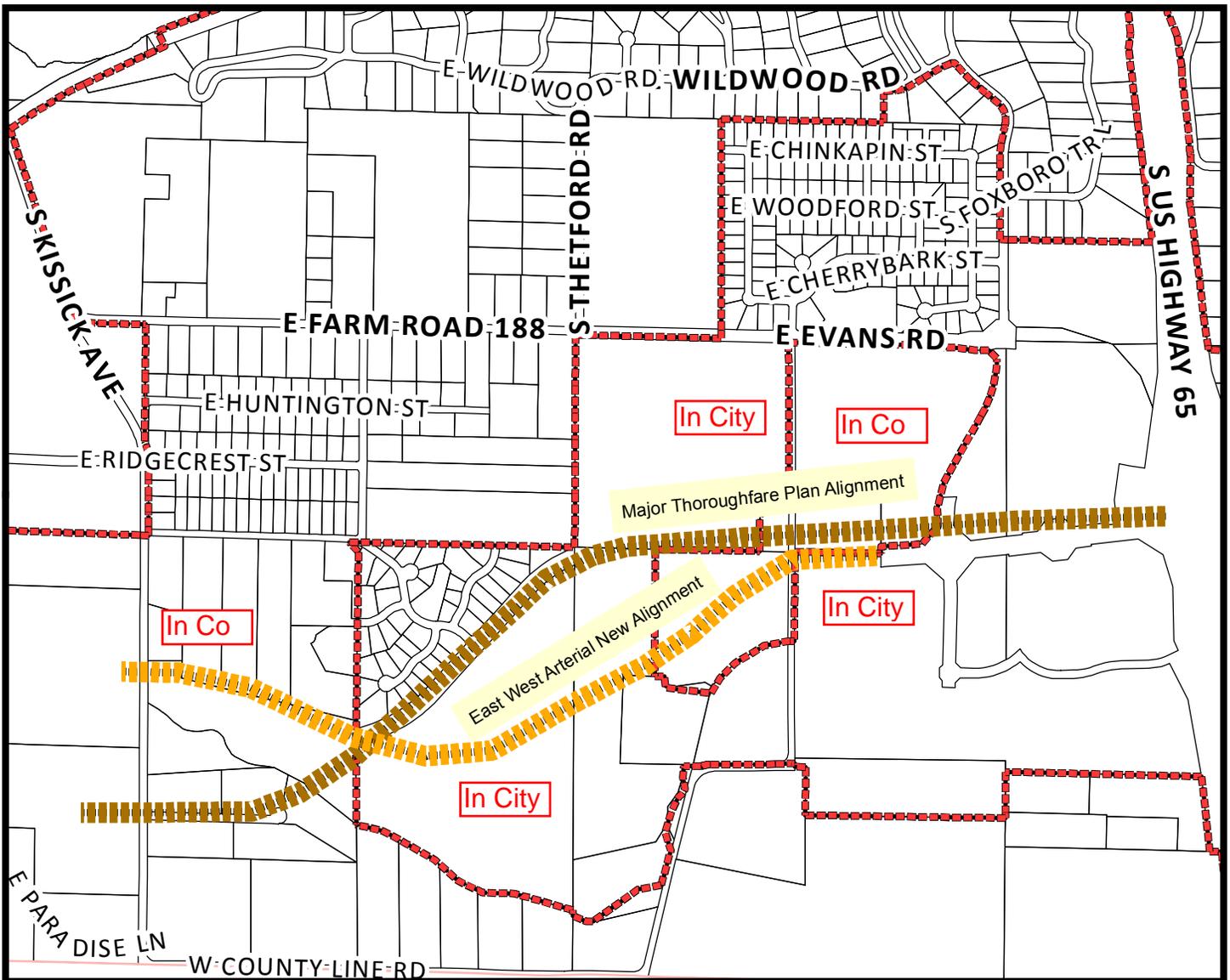
Department of Planning & Development - 417-864-1031
840 Boonville - Springfield, Missouri 65802

East West Arterial Mapping

LOCATION: US Highway 65/ Riverbluff Blvd to Kissick Ave
CURRENT ZONING: NA
PROPOSED ZONING: NA



LOCATION SKETCH



- Area of Proposal



1 inch = 1,000 feet

DEVELOPMENT REVIEW STAFF REPORT
EAST WEST ARTERIAL MAPPING

DATE: January 21, 2016

LOCATION: US Highway 65 and Riverbluff Boulevard to Kissick Avenue
(Farm Road 169)

APPLICANT: City of Springfield

EXISTING USE: Agricultural uses, single family residential and undeveloped
vacant land

RECOMMENDATION: The request be **approved**.

PURPOSE:

1. To approve the mapping of the East West Arterial alignment located between US Highway 65 and Riverbluff Boulevard to Kissick Avenue (Farm Road 169).

FINDINGS:

1. 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. When Commission certifies to the City Council that they have made such a survey; the City may by ordinance map the subject street on the official street map.
2. The East West Arterial is generally located between US Highway 65/ Riverbluff Boulevard on the east and Kissick Avenue/ Farm Road 169 on the west.
3. 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.
4. 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.
5. 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 depend on the development in the area.

6. 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.
7. 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.
8. The public can view the exact alignment plans in the City of Springfield Public Works Department, file #2016PW0009T.

ATTACHMENT 1
BACKGROUND REPORT
EAST WEST ARTERIAL MAPPING

APPLICANT'S PROPOSAL:

The City of Springfield proposes to map the alignment of the East West Arterial located between US Highway 65 and Riverbluff Boulevard to Kissick Avenue or Farm Road 169. 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.

STAFF COMMENTS:

1. The Planning and Zoning Commission shall have the power to make or cause to be made surveys for the exact location of the lines of new streets and to make and certify to the Council the location of the street lines as the planned or mapped lines of future streets.
2. The Council may by ordinance establish an official map of the City, on which shall be shown and indicated:
 - a. All public streets existing and established by law at the time of the establishment of the official map.
 - b. All planned streets or street lines as located on plats adopted by Council in accordance with the provisions of [Section 11.11](#) of this Charter at the time of the establishment of the map.
 - c. All streets or street lines as located on final or recorded plats of subdivisions approved by the Planning and Zoning Commission at the time of the establishment of the map. The placing of any street or street lines upon the official map 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 Council may in the same manner place upon the official map the location of existing or planned parks or other public open spaces (City Code 11.11).
3. Any modification of such mapping shall before passage be submitted to the Planning and Zoning Commission and either approved by it or, if disapproved, be approved by a favorable vote of the City Council (City Code 11.11).
4. City Council will hold a public hearing on March 21, 2016.
5. Thereafter, all street locations on final or recorded plats of subdivisions approved in accordance with the provisions of this Charter or plats adopted by council under the provisions of [Section 11.11](#) shall be deemed additions to or modifications of the official map and shall be placed thereon (City Code 11.11).

6. The public can view the plans as set forth by the City by going to the Public Works Department file number 9PS6179.

PUBLIC COMMENTS:

The public notice was advertised in the Daily Events at least 15 days prior to the public hearing. Public notice letters were sent out at least 10 days prior to the public hearing to all record owners of land on or abutting the future street lines designated on the East West Arterial. Fifteen (15) record owners of land on or abutting the future street lines designated on the East West Arterial were notified by mail of this request.

CITY COUNCIL MEETING:

March 21, 2016

STAFF CONTACT PERSON:

Bob Hosmer, AICP
Principal Planner

ATTACHEMNT 2
EAST WEST ATERIAL MAPPING
LEGAL

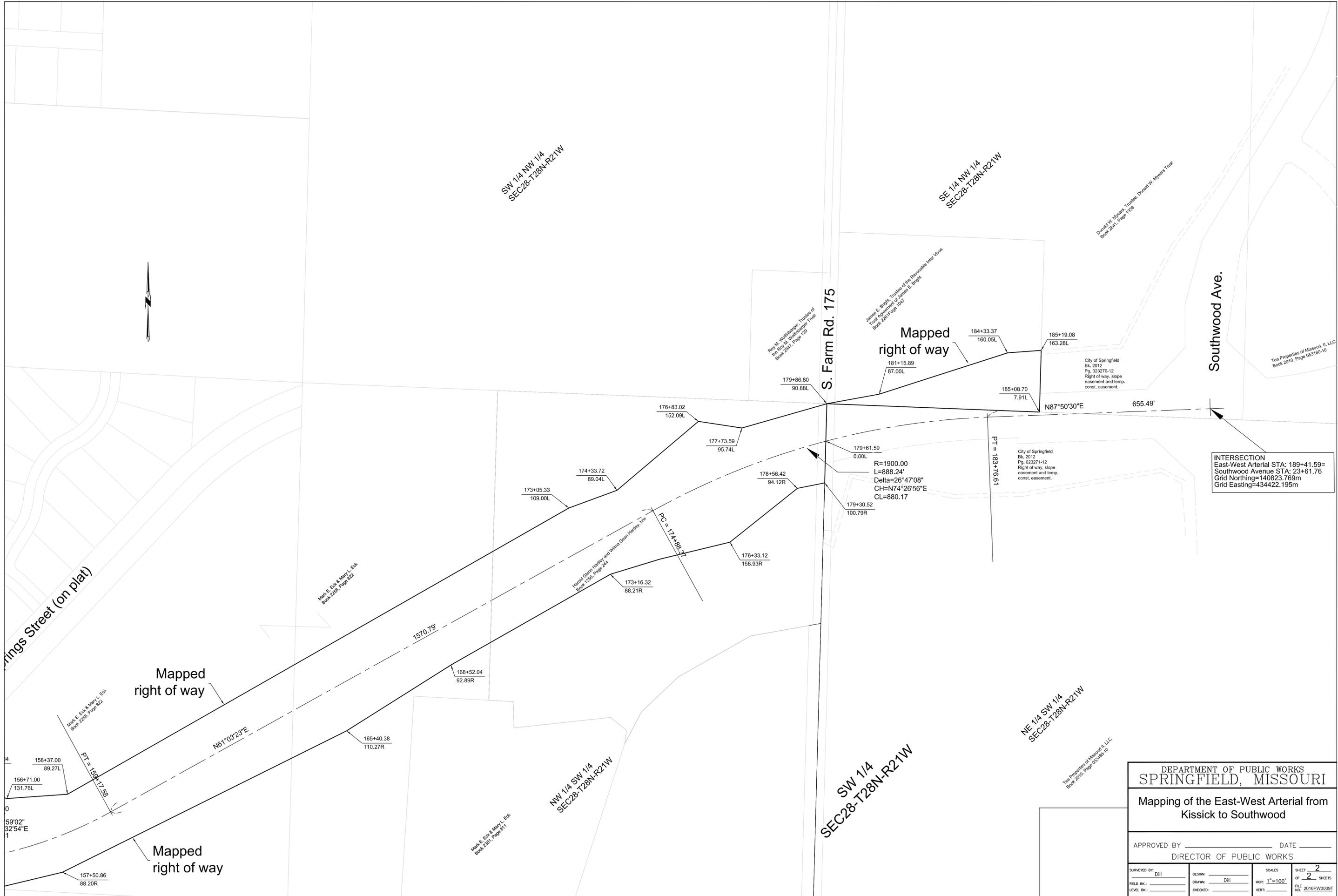
The description of the surveyed centerline of East-West Arterial (also known as Riverbluff Boulevard), from Station 131+07.28 (a point west of Kissick Avenue) to Station 189+41.59 (the intersection of Southwood Avenue) as shown on the:

Mapping Plan
for
East-West Arterial
City of Springfield, Greene County, Missouri

on file with the City of Springfield Public Works Department, file #2016PW0009T and described as follows:

COMMENCING at a found iron pin at the Northeast corner of the Southwest Quarter of Section 29, Township 28 North, Range 21 West, Greene County, Missouri; thence North 86 Degrees 54 Minutes 37 Seconds West along the North line of said Quarter, a distance of 496.80 feet to a point in the same; thence departing said North line South 03 Degrees 05 Minutes 23 Seconds West, a distance of 883.49 feet to centerline station 131+07.28 for a POINT OF BEGINNING of centerline; thence South 88 Degrees 24 Minutes 23 Seconds East, a distance of 617.52 feet to centerline P.C. station 137+24.80; thence Southeastwardly along a curve to the right having a Radius of 1,050.00 feet, an Included Angle of 20 Degrees 26 Minutes 47 Seconds, a distance of 374.71 feet to centerline P.T. station 140+99.51; thence South 67 Degrees 57 Minutes 35 Seconds East, a distance of 883.75 feet to centerline P.C. station 149+83.26; thence Southeastwardly on a curve to the left having a Radius of 1,050.00 feet, an Included Angle of 50 Degrees 59 Minutes 02 Seconds, a distance of 934.32 feet to centerline P.T. station 159+17.58; thence North 61 Degrees 03 Minutes 23 Seconds East, a distance of 1,570.79 feet to centerline P.C. station 174+88.37; thence Northeastwardly on a curve to the right having a Radius of 1,900.00 feet, an Included Angle of 26 Degrees 47 Minutes 08 Seconds, a distance of 888.24 feet to centerline P.T. station 183+76.61; thence North 87 Degrees 50 Minutes 30 Seconds East, a distance of 564.98 feet to the intersection of the centerline of Southwood Avenue at station 189+41.59 and the POINT OF TERMINATION.

Right of way widths, slope easements, and other appurtenances are as shown on plan #2016PW0009T which is made a part of this description by reference.



ings Street (on plat)

SW 1/4 NW 1/4
SEC28-T28N-R21W

SE 1/4 NW 1/4
SEC28-T28N-R21W

Southwood Ave.

S. Farm Rd. 175

Mapped right of way

Mapped right of way

Mapped right of way

INTERSECTION
East-West Arterial STA: 189+41.59=
Southwood Avenue STA: 23+61.76
Grid Northing=140823.769m
Grid Easting=434422.195m

DEPARTMENT OF PUBLIC WORKS
SPRINGFIELD, MISSOURI

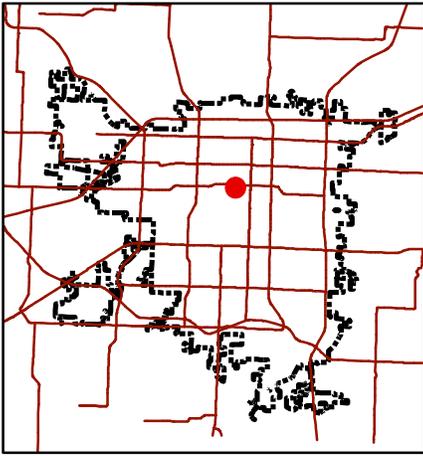
Mapping of the East-West Arterial from
Kissick to Southwood

APPROVED BY _____ DATE _____
DIRECTOR OF PUBLIC WORKS

SURVEYED BY: DIII	DESIGN: DIII	SCALES: 1"=100'	SHEET 2 OF 2 SHEETS
FILE NO.:	CHECKED:	VERT:	FILE NO. 2016PW0009T

Development Review Staff Report

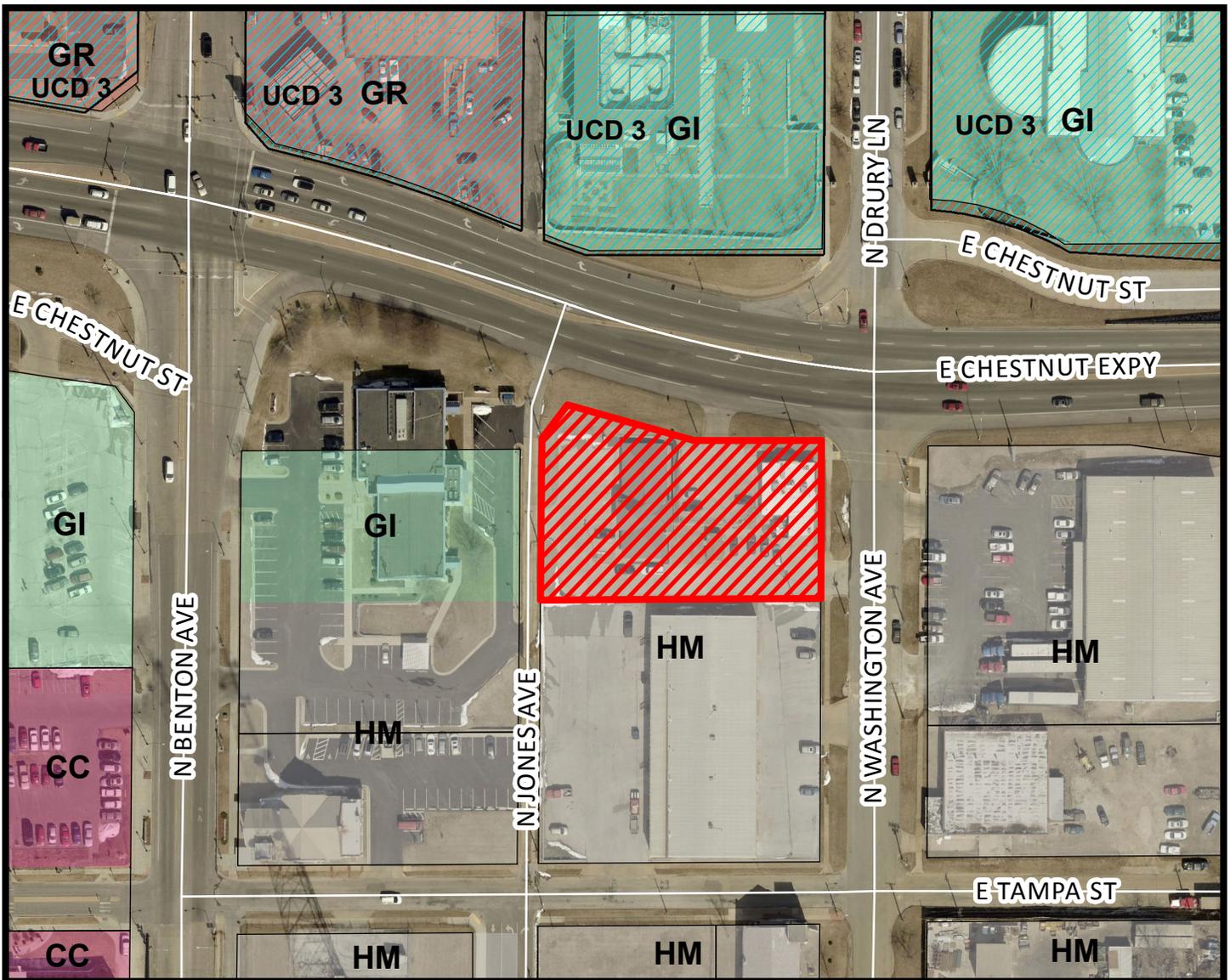
Department of Planning & Development - 417-864-1031
840 Boonville - Springfield, Missouri 65802



Z-2-2016

LOCATION: 540 & 550 E. Chestnut Expressway
CURRENT ZONING: HM, Heavy Manufacturing
PROPOSED ZONING: GR, General Retail

LOCATION SKETCH



- Area of Proposal



1 inch = 125 feet

DEVELOPMENT REVIEW STAFF REPORT
ZONING CASE Z-2-2016

PURPOSE: To rezone approximately 0.62 acres of property generally located at 540 & 550 East Chestnut Expressway from a HM, Heavy Manufacturing District to a GR, General Retail District

REPORT DATE: February 18, 2016

LOCATION: 540 & 550 East Chestnut Expressway

APPLICANT: William P Brandt Properties, LLC

TRACT SIZE: Approximately 0.62 acres

EXISTING USE: Office use & vacant restaurant

PROPOSED USE: Office use & restaurant

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Growth Management and Land Use Plan* Element of the *Comprehensive Plan* identifies this area as Greater Downtown and appropriate for high-intensity office, retail, housing, academic and public land uses.
2. Approval of this application will allow a more compatible zoning district in relation to the existing uses of the subject property. The existing restaurant will be a conforming use within the proposed GR district.

RECOMMENDATION:

Staff recommends approval of this request.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	GI	Drury University
East	HM	OTC Center for Workforce Development
South	HM	Warehouse & commercial uses
West	GI	Medical & Dental Clinic

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* element of the *Comprehensive Plan* element designates this area within the Greater Downtown land use district. This district, which pertains to the downtown and University Plaza portions of Center City, promotes high-intensity office, retail and housing, preferably in mixed-use buildings with strong pedestrian orientation.

STAFF COMMENTS:

1. The applicant is requesting to rezone the subject property from a HM, Heavy Manufacturing District to a GR, General Retail District. The subject property is within the Center City Activity Center as shown in the *Growth Management and Land Use Plan* element of the *Comprehensive Plan*. Activity Centers are identified as areas of significant business and high-density housing. It is intended that additional development be concentrated in and around these activity centers to optimize transportation investments, citizen convenience, investor confidence and a compact growth pattern. Properties within Activity Centers are to be intensively and efficiently used. The subject property would fit within these criteria. The *IDEA Commons Plan* identifies this property within the General Mixed-Use future land use category.
2. The existing restaurant is considered a legal non-conforming use in the current HM, Heavy Manufacturing District. If the rezoning is approved, it would allow the existing restaurant use to be considered a permitted use. The GR district will be a more compatible zoning district in relation to the existing restaurant and office uses on the subject property.
3. Sidewalks will be required to be constructed on Chestnut Expressway frontage at time of redevelopment.
4. The proposed rezoning was reviewed by City departments and comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on February 11, 2016 regarding the rezoning request. A summary of the meeting is attached (Attachment 2).

PUBLIC COMMENTS:

The property was posted by the applicant at least 10 days prior to the public hearing. The public notice was advertised in the Daily Events at least 15 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. Seven (7)

property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request.

CITY COUNCIL MEETING:

March 21, 2016

STAFF CONTACT PERSON:

Michael Sparlin
Senior Planner
864-1091

ATTACHMENT 1
DEPARTMENT COMMENTS
ZONING CASE Z-2-2016

BUILDING DEVELOPMENT SERVICES COMMENTS:

Building Development Services does not have any objections to this request.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

Traffic has no issues with the rezoning request.

MODOT COMMENTS:

Need sidewalks along Chestnut Expressway at time of redevelopment.

FIRE DEPARTMENT COMMENTS:

No issues with fire department.

STORMWATER COMMENTS:

There are no stormwater issues with rezoning this property. Please note, however, that any re-development of the property will be subject to the following conditions at the time of development:

1. Any increase in impervious area will require the development to meet current detention and water quality requirements. Existing impervious surfaces currently in good condition can be credited as existing impervious surface. Existing gravel surfaces meeting the above definition are eligible for 50% credit.
2. Concentrated points of discharge from these improvements will be required to drain into a certified natural surface-water channel, public right-of-way, or a drainage easement.

CLEAN WATER SERVICES COMMENTS:

No objection to rezoning. Tract is served by public sewer.

CITY UTILITIES:

No objection to rezoning request.

NEIGHBORHOOD MEETING SUMMARY

- 1. Request change to zoning from: HEAVY MANUFACTURING to GENERAL RETAIL
(existing zoning) (proposed zoning)
- 2. Meeting Date & Time: FEB 11, 2016
- 3. Meeting Location: 540 E. CHESTNUT EXPY #111 SPRINGFIELD, MO 65806
- 4. Number of invitations that were sent: 42
- 5. How was the mailing list generated: CITY OF SPRINGFIELD
- 6. Number of neighbors in attendance (attach a sign-in sheet): 0
- 7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all of the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved.)

NO NEIGHBORS ATTENDED THE MEETING. HOWEVER, PRIOR TO THE MEETING, A REPRESENTATIVE FROM SOUTHERN MATERIALS COMPANY, CALLED TO INQUIRE ABOUT THE USAGE. WHEN HE WAS TOLD THAT THE INTENT WAS TO CONTINUE THE LOCATION AS A RESTAURANT, HE STATED HE HAD NO OBJECTION TO THE ZONING CHANGE.

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

N/A

on this 17th day of February 2016

SUBMITTED BY WILLIAM P. BRANDT

W P 2/17/16

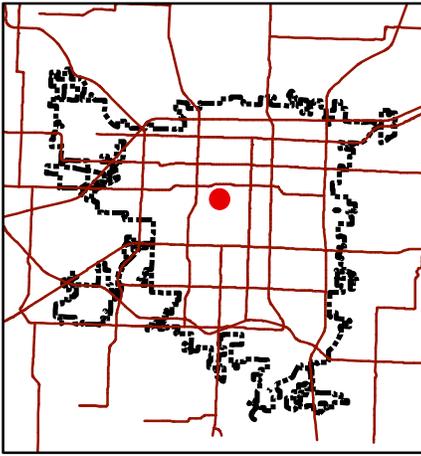
Sarah Rogers
Notary Public

My Commission Expires 7-31-16



Development Review Staff Report

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



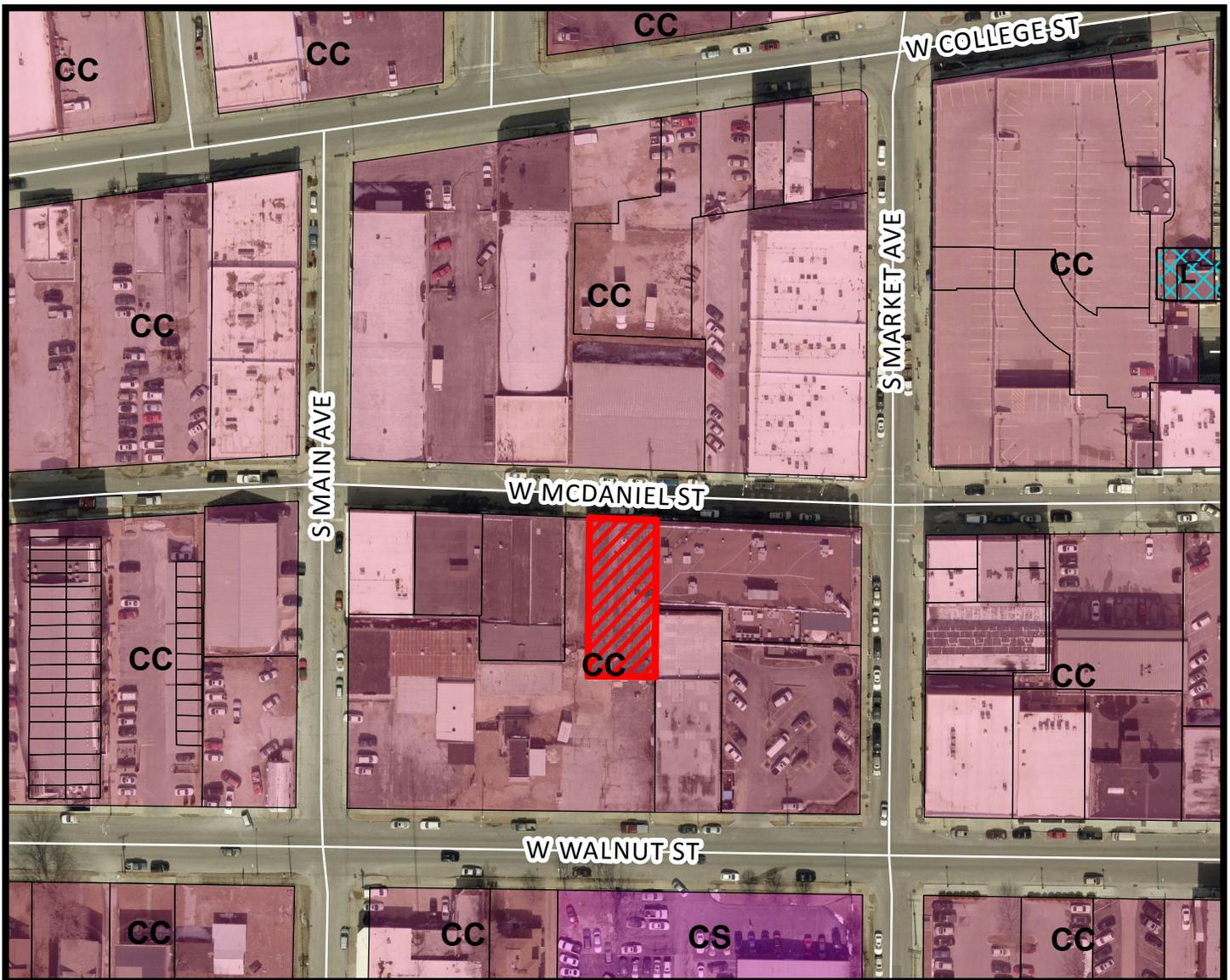
Use Permit 420

LOCATION: 522 W. McDaniel Street

CURRENT ZONING: CC, Center City

PROPOSED ZONING: CC, Center City with a Conditional Use Permit to allow Brewery Production (Any manufacturing, production, processing, cleaning, servicing, testing, repair, or storage of materials, goods or products which is not allowed as a permitted use & Warehouses, storage and distribution centers)

LOCATION SKETCH



- Area of Proposal



1 inch = 125 feet

DEVELOPMENT REVIEW STAFF REPORT
CONDITIONAL USE PERMIT 420

PURPOSE: To allow a brewery within a CC, Center City District generally located at 522 West McDaniel Street

REPORT DATE: February 19, 2016

LOCATION: 522 West McDaniel Street

APPLICANT: Front Row Property LLC

TRACT SIZE: Approximately 0.14 acres

EXISTING USE: Small-scale brewery accessory to the restaurant use

PROPOSED USE: Brewery

FINDINGS FOR STAFF RECOMMENDATION:

1. The *Growth Management and Land Use Plan* of the *Comprehensive Plan* identifies this area as Greater Downtown and appropriate for high-intensity office, retail, housing, academic and public land uses.
2. Approval of this request will provide for the productive use of the subject property which is already served with public infrastructure and services and is not expected to adversely impact the surrounding properties.
3. This application meets the approval standards for a Conditional Use Permit and is in conformance with the *Comprehensive Plan*, which identifies this area as appropriate for a variety of high-intensity commercial uses.

RECOMMENDATION:

Staff recommends approval of this request with the following conditions:

1. The regulations and standards listed on Attachment 2 and Attachment 3 and shall govern and control the use and development of the land in Use Permit Number 420 in a manner consistent with the attached site plan (Attachment 5).

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	CC	Commercial uses
East	CC	Brewery and pub/restaurant
South	CC	Parking Lot and Distillery
West	CC	Commercial uses

ZONING ORDINANCE REQUIREMENTS:

1. The conditional use permit procedure is designed to provide the Planning and Zoning Commission and the City Council with an opportunity for discretionary review of requests to establish or construct uses or structures which may be necessary or desirable in a zoning district, but which may also have the potential for a deleterious impact upon the health, safety and welfare of the public. In granting a conditional use, the Planning and Zoning Commission may recommend, and the City Council may impose such conditions, safeguards and restrictions upon the premises benefited by the conditional use as may be necessary to comply with the standards set out in the Zoning Ordinance to avoid, or minimize, or mitigate any potentially adverse or injurious effect of such conditional uses upon other property in the neighborhood. The general standards for conditional use permits are listed in Attachment 3.
2. No conditional use permit shall be valid for a period longer than 18 months from the date City Council grants the conditional use permit, unless within this 18 months:
 - a. A building permit is obtained and the erection or alteration of a structure is started; or
 - b. An occupancy permit is obtained and the conditional use is begun.

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan of the Comprehensive Plan* identifies this area as Greater Downtown and appropriate for high-intensity office, retail, housing, academic and public land uses, preferably in mixed-use buildings with a strong pedestrian orientation.

STAFF COMMENTS:

1. The applicant is requesting approval of a Conditional Use Permit for a Brewery on the subject property within a CC, Center City District. The Zoning Ordinance requires a use permit in the CC, Center City District for "any manufacturing, production, processing, cleaning, servicing, testing, repair, or storage of

materials, goods or products which is not allowed as a permitted use" and "warehouses, storage and distribution centers." A brewery is required to obtain a use permit at this location because it is considered to be the manufacturing and production of a product. Approval of this use permit will allow the warehousing and distribution of the product on site.

2. The subject property was identified by the *Growth Management and Land Use Plan* element of the *Comprehensive Plan* identifies this area as Greater Downtown and appropriate for high-intensity office, retail, housing, academic and public land uses. The subject property is within the Center City Activity Center. Activity Centers are identified as areas of significant business and high-intensity housing. It is intended that additional development be concentrated in and around these activity centers to optimize transportation investments, citizen convenience, investor confidence and a compact growth pattern. Properties within Activity Centers are to be intensively and efficiently used.
3. The applicant is requesting to expand an existing pub and brewery at 305 South Market Avenue to an adjacent existing structure at 522 West McDaniel Street. A Use Permit was approved by Resolution Number 8472 in June 1997 that allows the existing pub and brewery at 305 South Market Avenue.
4. The approval of this request will provide for the productive use of a commercial structure and allow for the adjacent pub and brewery an opportunity for on-site expansion of the business.
5. Staff has reviewed the applicant's request for a Conditional Use Permit and has determined that it satisfies the standards for Conditional Use Permits outlined in Section 36-363 (10) (Attachment 3) of the Zoning Ordinance. Any development of this property must also follow the CC, Center City District requirements.
6. The proposed Conditional Use Permit was reviewed by City departments and comments are contained in Attachment 1.

NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on February 1, 2016 regarding the request for a conditional use permit. A summary of the meeting is attached (Attachment 4).

PUBLIC COMMENTS:

The property was posted by the applicant on February 22, 2016 at least 10 days prior to the public hearing. The public notice was advertised in the Daily Events at least 15 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.

Ten (10) property owners within one hundred eighty-five (185) feet of the subject property were notified by mail of this request.

CITY COUNCIL PUBLIC HEARING: March 21, 2016

STAFF CONTACT PERSON:

Michael Sparlin
Senior Planner
864-1091

ATTACHMENT 1
DEPARTMENT COMMENTS
CONDITIONAL USE PERMIT 420

BUILDING DEVELOPMENT SERVICES COMMENTS:

No issues with the use permit.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

No issues with the use permit.

STORMWATER COMMENTS:

No issues with the use permit. The building exists and site is all impervious.

CLEAN WATER SERVICES COMMENTS:

No issues with the use permit.

CITY UTILITIES:

City Utilities has no issue with proposed use permit.

FIRE DEPARTMENT:

No issues with the use permit.

ATTACHMENT 2
REQUIREMENTS FOR CONDITIONAL USE PERMIT 420

1. A Brewery is permitted in conformance with Attachment 5.
2. An Administrative Lot Combination shall be approved for the two properties
3. All other standards of the Zoning Ordinance and other applicable ordinances shall be adhered to.

ATTACHMENT 3
STANDARDS FOR CONDITIONAL USE PERMITS
CONDITIONAL USE PERMIT 420

An application for a conditional use permit shall be granted only if evidence is presented which establishes the following:

1. The proposed conditional use will be consistent with the adopted policies in the Springfield Comprehensive Plan;
2. The proposed conditional use will not adversely affect the safety of the motoring public and of pedestrians using the facility and the area immediately surrounding the site;
3. The proposed conditional use will adequately provide for safety from fire hazards, and have effective measures of fire control;
4. The proposed conditional use will not increase the hazard to adjacent property from flood or water damage;
5. The proposed conditional use will not have noise characteristics that exceed the sound levels that are typical of uses permitted as a matter of right in the district;
6. The glare of vehicular and stationary lights will not affect the established character of the neighborhood, and to the extent possible such lights will be visible from any residential district, measures to shield or direct such lights so as to eliminate or mitigate such glare as proposed;
7. The location, lighting and type of signs and the relationship of signs to traffic control is appropriate for the site;
8. Such signs will not have an adverse effect on any adjacent properties;
9. The street right-of-way and pavement width in the vicinity is or will be adequate for traffic reasonably expected to be generated by the proposed use;
10. The proposed conditional use will not have any substantial or undue adverse effect upon, or will lack amenity or will be incompatible with, the use or enjoyment of adjacent and surrounding property, the character of the neighborhood, traffic

conditions, parking utility facilities, and other matters affecting the public health, safety and general welfare.

11. The proposed conditional use will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations. In determining whether the proposed conditional use will so dominate the immediate neighborhood, consideration shall be given to:
 - a. The location, nature and height of buildings, structures, walls and fences on the site; and
 - b. The nature and extent of landscaping and screening on the site;
12. The proposed conditional use, as shown by the application, will not destroy, damage, detrimentally modify or interfere with the enjoyment and function of any significant natural topographic or physical features of the site;
13. The proposed conditional use will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance;
14. The proposed conditional use otherwise complies with all applicable regulations of the Article, including lot size requirements, bulk regulations, use limitations and performance standards;
15. The proposed conditional use at the specified location will contribute to or promote the welfare or convenience of the public;
16. Off-street parking and loading areas will be provided in accordance with the standards set out in 36-455, 36-456 and 36-483 of this Article, and such areas will be screened from any adjoining residential uses and located so as to protect such residential uses from any injurious effect.
17. Adequate access roads or entrance or exit drives will be provided and will be designed so as to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.
18. The vehicular circulation elements of the proposed application will not create hazards to the safety of vehicular or pedestrian traffic on or off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian travel.

19. The proposed use, as shown by the application, will not interfere with any easements, roadways, rail lines, utilities and public or private rights-of-way;
20. In the case of existing structures proposed to be converted to uses requiring a conditional use permit, the structures meet all fire, health, building, plumbing and electrical requirements of the City of Springfield, and;
21. The proposed conditional use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services.

APPLICATION FOR CONDITIONAL USE PERMIT
PROPERTY LOCATION: 305 S Market Ave (Expansion into 522 W McDaniel Building)

Attachment A – **RESPONSES**

STANDARDS FOR ALL CONDITIONAL USE PERMITS

36-363 (10) **Standards.** An application for a conditional use permit shall be granted only if evidence is presented at the public hearing which establishes the following:

With respect to all proposed conditional uses, to the extent applicable:

1. The proposed conditional use will be consistent with the adopted policies in the *Springfield Comprehensive Plan*;

RESPONSE: THE PROPOSED CONDITIONAL USE IS CONSISTENT WITH ALL ADOPTED POLICIES.

2. The proposed conditional use will not adversely affect the safety of the motoring public and of pedestrians using the facility and the area immediately surrounding the site;

RESPONSE: THE PROPOSED CONDITIONAL USE WILL NOT ADVERSELY AFFECT THE SAFETY OF THE MOTORING PUBLIC AND PEDESTRIANS AS THE STREET IS ALREADY MARKED OFF FOR LOADING AND UNLOADING. NO CHANGE PROPOSED.

3. The proposed conditional use will adequately provide for safety from fire hazards, and have effective measures of fire control;

RESPONSE: THE PROPOSED CONDITIONAL USE WILL NOT AFFECT SAFETY OF THE SURROUNDING PROPERTY AND MEETS ALL LOCAL CODES.

4. The proposed conditional use will not increase the hazard to adjacent property from flood or water damage;

RESPONSE: THE PROPOSED CONDITIONAL USE DOES NOT AFFECT THE ADJACENT PROPERTY AND WILL NOT CAUSE FLOOD OR WATER DAMAGE.

5. The proposed conditional use will not have noise characteristics that exceed the sound levels that are typical of uses permitted as a matter of right in the district;

RESPONSE: THE PROPOSED CONDITIONAL USE DOES NOT CREATE ANY OUTSIDE NOISES.

6. The glare of vehicular and stationary lights will not affect the established character of the neighborhood, and to the extent such lights will be visible from any residential district, measures to shield or direct such lights so as to eliminate or mitigate such glare are proposed;

RESPONSE: THE PROPOSED CONDITIONAL USE DOES NOT AFFECT THE CHARACTER OF THE NEIGHBORHOOD. THE EXISTING STREET ON MCDANIEL IS

ALREADY SET UP FOR LOADING/UNLOADING AS ESTABLISHED WITH THE CITY OF SPRINGFIELD.

7. The location, lighting, and type of signs and the relationship of signs to traffic control is appropriate for the site;

RESPONSE: THERE IS NO CHANGE TO EXISTING AND NONE PROPOSED.

8. Such signs will not have an adverse effect on any adjacent properties;

RESPONSE: THE PROPOSED CONDITIONAL USE DOES NOT AFFECT ADJACENT PROPERTIES.

9. The street right-of-way and pavement width in the vicinity is or will be adequate for traffic reasonably expected to be generated by the proposed use;

RESPONSE: THE PROPOSED CONDITIONAL USE DOES NOT CHANGE THE STREET RIGHT OF WAY OR PAVEMENT WIDTH.

10. The proposed conditional use will not have any substantial or undue adverse effect upon, or will lack amenity or will be incompatible with, the use or enjoyment of adjacent and surrounding property, the character of the neighborhood, traffic conditions, parking utility facilities, and other matters affecting the public health, safety and general welfare;

RESPONSE: THE PROPOSED CONDITIONAL USE IS CONSISTENT WITH SURROUNDING BUSINESSES AND DOES NOT AFFECT THE SURROUNDING PROPERTIES OR PUBLIC SAFETY.

11. The proposed conditional use will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations. In determining whether the proposed conditional use will so dominate the immediate neighborhood, consideration shall be given to:

a. The location, nature and height of buildings, structures, walls and fences on the site; and b. The nature and extent of landscaping and screening on the site;

RESPONSE: THE PROPOSED CONDITIONAL USE WILL NOT CHANGE THE BUILDING STRUCTURE OR ITS HEIGHT. THE BUILDING WILL BE USED IN ITS EXISTING CAPACITY AND WILL ADD ONE ADDITIONAL OVERHEAD DOOR.

12. The proposed conditional use, as shown by the application, will not destroy, damage, detrimentally modify or interfere with the enjoyment and function of any significant natural topographic or physical features of the site;

RESPONSE: THE PROPOSED CONDITIONAL USE DOES NOT CHANGE THE SURROUNDING TOPOGRAPHICS OR PHYSICAL FEATURES AS IT IS AN EXISTING BUILDING.

13. The proposed conditional use will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance;

RESPONSE: THE PROPOSED CONDITIONAL USE WILL NOT AFFECT THESE ITEMS.

14. The proposed conditional use otherwise complies with all applicable regulations of the Article, including lot size requirements, bulk regulations, use limitations and performance standards;

RESPONSE: THE PROPOSED CONDITIONAL USE IS CONSISTENT WITH ALL REGULATIONS OF THE CITY'S ORDINANCE AND CODES.

15. The proposed conditional use at the specified location will contribute to or promote the welfare or convenience of the public;

RESPONSE: THE PROPOSED CONDITIONAL USE WILL CONTRIBUTE TO AND PROMOTE THE WELFARE OR CONVENIENCE OF THE PUBLIC.

16. Off-street parking and loading areas will be provided in accordance with the standards set out in 36-455, 36-456 and 36-483 of this Article, and such areas will be screened from any adjoining residential uses and located so as to protect such residential uses from any injurious effect;

RESPONSE: THERE IS NO ADDITIONAL PARKING REQUIRED FOR THIS DEVELOPMENT AS IT IS IN CENTER CITY AND THE FUNCTION DOES NOT REQUIRE THE NEED FOR ANY ADDITIONAL PARKING.

17. Adequate access roads or entrance or exit drives will be provided and will be designed so as to prevent traffic hazards and to minimize traffic congestion in public streets and alleys;

RESPONSE: THERE ARE NO ADDITIONAL ACCESS ROADS OR ENTRANCE/EXIT DRIVES REQUIRED OR TO BE PROVIDED.

18. The vehicular circulation elements of the proposed application will not create hazards to the safety of vehicular or pedestrian traffic on or off the site, disjointed vehicular or pedestrian circulation paths on or off the site, or undue interference and inconvenience to vehicular and pedestrian travel;

RESPONSE: THE PROPOSED CONDITIONAL USE DOES NOT AFFECT VEHICULAR CIRCULATION ELEMENTS OR CREATE HAZARDS TO SAFETY OF VEHICLES OR PEDESTRIANS.

19. The proposed use, as shown by the application, will not interfere with any easements, roadways, rail lines, utilities and public or private rights-of-way;

RESPONSE: THE PROPOSED CONDITIONAL USE DOES NOT INTERFERE WITH THESE ITEMS AS THE BUILDING IS EXISTING.

20. In the case of existing structures proposed to be converted to uses requiring a conditional use permit, the structures meet all fire, health, building, plumbing and electrical requirements of the City of Springfield; and

RESPONSE: THE PROPOSED CONDITIONAL USE IS CONSISTENT WITH ALL CITY CODES AND ORDINANCES.

21. The proposed conditional use will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services.

RESPONSE: THE PROPOSED CONDITIONAL USE IS EXISTING AND IS ALREADY SERVED BY PUBLIC STREETS AND PUBLIC SERVICES LISTED ABOVE.

AFFIDAVIT OF NEIGHBORHOOD NOTIFICATION AND MEETING SUMMARY

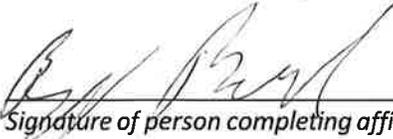
1. Conditional Use Permit for: 305 S Market Ave expanding into 522 W McDaniel
2. Meeting Date & Time: Monday, February 1, 2016 4:00pm - 6:30pm
3. Meeting Location: Springfield Brewing Company - 305 S Market
4. Number of invitations that were sent: 129
5. How was the mailing list generated: City of Springfield
6. Number of neighbors in attendance (attach a sign-in sheet): See attached Sign-In Sheet
7. List the verbal comments and how you plan to address any issues:
(City Council does not expect all of the issues to be resolved to the neighborhood's satisfaction; however, the developer must explain why the issues cannot be resolved.)

"Very excited for your expansion"
 "Will only make my property worth more"
 "No issue with this at all"

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

No negative comments received. Nothing to address.

I, Bryan Bevel (print name), attest that the neighborhood meeting was held on 2-1-16 (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."



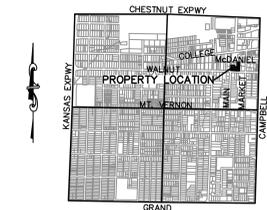
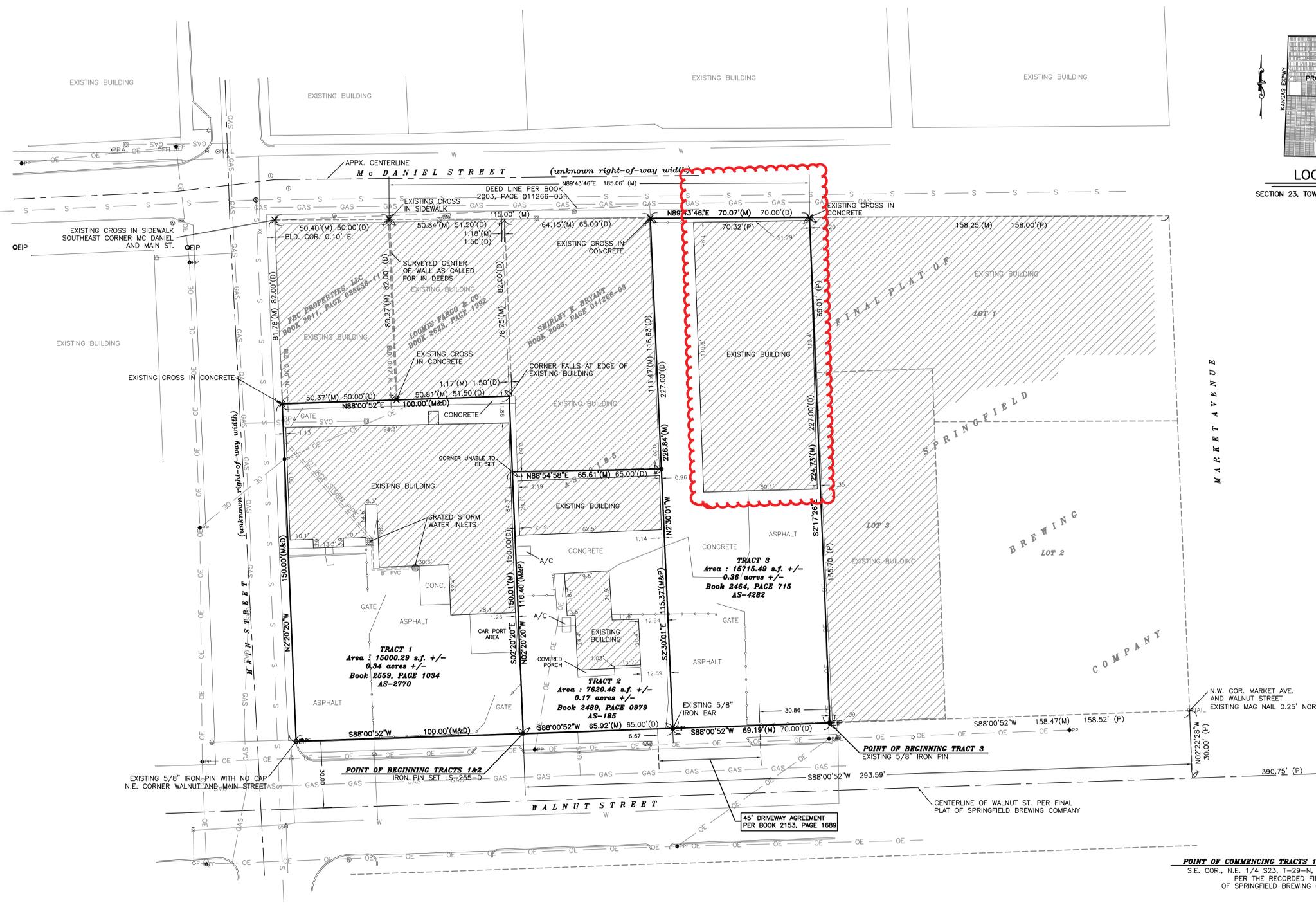
 Signature of person completing affidavit

Bryan Bevel

 Printed name of person completing affidavit

Sign - In Sheet
Neighborhood Meeting - 305 S Market
Conditional Use Permit
February 1, 2016 - 4:00 pm to 6:30 pm

Name	Address	Phone Number
Jim & Patti Lindsay	Rt 626 College	417-830-8138
Thane & Troy Kifer	120 W. Aldrich Rd Bolivar	417-399-7196
Dan Kaczynski	Rt 620 W Walnut	379-3531
Chris Houghton	414 S Main	417 840 4210
Teresa Emerson	600 W WALNUT	417 343 3348
Ed & Tara Faxon	3800 W Randall Battleground MO	417-830-8750



Scale 1" = 20'
 BEARINGS ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF McDANIEL STREET AS N89°43'46"E, PER THE FINAL PLAT OF SPRINGFIELD BREWING COMPANY, A RECORDED FINAL PLAT IN SPRINGFIELD, MO.

NOTES

1. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND EVIDENCE, LOCAL UTILITY COMPANY MAPS AND MARKINGS PAINTED ON THE GROUND BY UTILITY LOCATE PERSONNEL. THE SURVEYOR MAKES NO GUARANTEE THAT UNDERGROUND UTILITY LOCATIONS SHOWN ON THIS SURVEY ACTUALLY EXIST. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THE FIELD WORK TO FIND OR VERIFY UNDERGROUND UTILITY LOCATIONS.
2. THE PROPERTY SURVEYED IS LOCATED IN THE PHYSIOGRAPHIC REGION OF MISSOURI KNOWN AS THE OZARK PLATEAU. DUE TO KARST CONDITIONS IN THIS AREA, SUBSURFACE FEATURES, SUCH AS SINKHOLES, ARE COMMON AND MAY EXIST ON THIS PROPERTY. THE SURVEYOR ENCOUNTERED NO APPARENT SURFACE EVIDENCE OF SINKHOLES DURING THE PROCESS OF THE FIELD WORK, HOWEVER, SINKHOLES MAY EXIST WHEN SURFACE EVIDENCE IS NOT APPARENT. A GEOTECHNICAL EXPERT SHOULD BE CONSULTED IF CONCERNS SHOULD ARISE REGARDING SINKHOLES ON THIS PROPERTY.
3. THE PROPERTY SHOWN HEREON IS NOT LOCATED IN A FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP PANEL NUMBER 0333E; MAP NO. 29077C0333E, DATED DECEMBER 17, 2010 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
4. VISIBLE IMPROVEMENTS AND CONDITIONS SHOWN WERE AS THEY EXISTED ON AUGUST 7, 2012. CERTAIN AREAS WERE OBSCURED BY PARKED AUTOMOBILES AND THEREFORE INACCESSIBLE. IT WAS NOT CLEAR WHETHER THERE WERE PERMANENT STRUCTURES IN THESE AREAS. THERE MAY BE EXISTING STRUCTURES THAT ARE NOT SHOWN HEREON FOR THIS REASON. APPARENT OWNERSHIP LINES AS SHOWN, WERE BASED ON INFORMATION BY OTHERS AND DO NOT REPRESENT AN OPINION AS TO TITLE.
5. ALL PROPERTY SHOWN HEREON IS ZONED CENTER CITY (CC).

DEED DESCRIPTIONS

- TRACT 1:**
 Beginning at the Northeast corner of Walnut and Main Streets; thence East 100 feet; thence North 150 feet; thence West 100 feet; thence South 150 feet to the place of beginning, in the City of Springfield, Greene County, Missouri.
- TRACT 2:**
 Beginning 228 feet and 4 inches West of the Northwest corner of Market Avenue and West Walnut Street, in the City of Springfield, Greene County, Missouri; thence West 65 feet; thence North 116.4 feet; thence East 65 feet; thence South 115.37 feet to the place of beginning.
- TRACT 3:**
 Beginning 158 feet and 4 inches West of the Northwest corner of Market Avenue and West Walnut Streets in the City of Springfield, Greene County, Missouri; thence West along the North line of West Walnut Street, 70 feet to the Southeast corner of a tract recorded in Book 1962 Page 1993; thence North 227 feet to the Northeast corner of a tract described in Book 1920 Page 1327; thence East 70 feet to the Northwest corner of the First tract recorded in Book 1393 Page 25; thence South 225 feet to the point of beginning.

THESE DESCRIPTIONS ARE PER CHICAGO TITLE INSURANCE COMPANY TITLE POLICY FILE NUMBER 1202311-970, DATED JULY 9, 2012.

LEGEND

- GNAIL EXISTING NAIL AS MONUMENT
- OEIP EXISTING IRON PIN (TYPE AS NOTED)
- X EXISTING CROSS IN CONCRETE (NOTED)
- (P) PLATTED COURSE AND DISTANCE
- (M) MEASURED COURSE AND DISTANCE
- (D) DEEDED DISTANCE
- +/- MORE OR LESS
- W- APPX. LOCATION WATER LINE
- GAS- APPX. LOCATION GAS LINE
- S- APPX. LOCATION SANITARY SEWER LINE
- OE- OVERHEAD ELECTRIC
- X- EXISTING CHAIN LINK FENCING
- ⊗ WATER METER
- ⊗ EXISTING GAS METER
- ⊗ EXISTING STREET SIGN
- ⊗ EXISTING WATER METER
- ⊗ EXISTING WATER VALVE
- ⊗ EXISTING SWBT MANHOLE
- ⊗ EXISTING SANITARY SEWER MANHOLE

REFERENCES

THE SURVEYOR USED THE FOLLOWING REFERENCES IN THE DETERMINATION OF BOUNDARY LINES SHOWN HEREON:

- A. THE RECORDED FINAL PLAT OF SPRINGFIELD BREWING COMPANY
- B. THE RECORDED FINAL PLAT OF ABBOTTS SUBDIVISION
- C. RECORDED DEED DESCRIPTIONS AT THE GREENE COUNTY COURTHOUSE (NOTED)
- D. AS-185, AS-2197, AS-2768, AS-4282, AS-2770

AT THE TIME OF SURVEY, NO RELIABLE INFORMATION WAS AVAILABLE ON THE WIDTH OF McDANIEL STREET AND MAIN AVENUE.

SURVEYOR'S CERTIFICATION

I, DAVID D. DRUMM DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS PREPARED UNDER MY PERSONAL DIRECT SUPERVISION AND THAT IT IS IN COMPLIANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS. THIS IS AN URBAN CLASS SURVEY.

David D. Drumm
 MO P.L.S. No. 2007017958
 Date: August 9, 2012

HOOD-RICH, INC.
 Land Surveying Corp.
 LS-255-D

SURVEYOR'S DESCRIPTION TRACT 1

A PARCEL OF LAND BEING A PART OF THE NORTHEAST QUARTER OF SECTION TWENTY-THREE (23), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-TWO (22), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH ALONG THE EAST LINE THEREOF, A DISTANCE OF 1083.50 FEET TO A POINT BEING ON THE CENTERLINE OF WALNUT STREET, AS IT NOW EXISTS; THENCE LEAVING SAID EAST LINE AND WEST ALONG SAID CENTERLINE, A DISTANCE OF 390.75 FEET; THENCE LEAVING SAID CENTERLINE, NORTH 02°-22'-28" WEST, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF MARKET STREET, AS IT NOW EXISTS AND SAID WALNUT STREET; THENCE SOUTH 88 DEGREES 00 MINUTES 52 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF WALNUT STREET, A DISTANCE OF 293.59 FEET TO AN IRON PIN SET FOR THE POINT OF BEGINNING;

THENCE SOUTH 88 DEGREES 00 MINUTES 52 SECONDS WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET TO AN EXISTING IRON PIN BEING THE NORTHEAST CORNER OF SAID WALNUT STREET AND MAIN STREET, AS IT NOW EXISTS; THENCE NORTH 02 DEGREES 20 MINUTES 20 SECONDS WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID MAIN STREET, A DISTANCE OF 150.00 FEET TO AN EXISTING CROSS IN CONCRETE; THENCE NORTH 88 DEGREES 00 MINUTES 52 SECONDS EAST, LEAVING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET TO A POINT FOR CORNER; THENCE SOUTH 02 DEGREES 20 MINUTES 20 SECONDS EAST, A DISTANCE OF 150.01 FEET TO THE POINT OF BEGINNING, CONTAINING 15,000.29 SQUARE FEET, MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

SURVEYOR'S DESCRIPTION TRACT 2

A PARCEL OF LAND BEING A PART OF THE NORTHEAST QUARTER OF SECTION TWENTY-THREE (23), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-TWO (22), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH ALONG THE EAST LINE THEREOF, A DISTANCE OF 1083.50 FEET TO A POINT BEING ON THE CENTERLINE OF WALNUT STREET, AS IT NOW EXISTS; THENCE LEAVING SAID EAST LINE AND WEST ALONG SAID CENTERLINE, A DISTANCE OF 390.75 FEET; THENCE LEAVING SAID CENTERLINE, NORTH 02°-22'-28" WEST, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF MARKET STREET, AS IT NOW EXISTS AND SAID WALNUT STREET; THENCE SOUTH 88 DEGREES 00 MINUTES 52 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF WALNUT STREET, A DISTANCE OF 293.59 FEET TO AN IRON PIN SET FOR THE POINT OF BEGINNING;

THENCE SOUTH 88 DEGREES 00 MINUTES 52 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF WALNUT STREET, A DISTANCE OF 293.59 FEET TO AN EXISTING IRON PIN FOR THE POINT OF BEGINNING;

THENCE NORTH 02 DEGREES 20 MINUTES 20 SECONDS WEST, A DISTANCE OF 116.40 FEET TO A POINT FOR CORNER; THENCE NORTH 88 DEGREES 04 MINUTES 58 SECONDS EAST, A DISTANCE OF 65.61 FEET TO AN IRON PIN SET; THENCE SOUTH 02 DEGREES 30 MINUTES 01 SECONDS EAST, A DISTANCE OF 115.37 FEET TO AN EXISTING IRON PIN BEING A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF WALNUT STREET; THENCE SOUTH 88 DEGREES 00 MINUTES 52 SECONDS WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 65.92 FEET TO THE POINT OF BEGINNING, CONTAINING 7,820.46 SQUARE FEET, MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

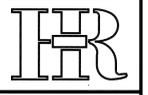
SURVEYOR'S DESCRIPTION TRACT 3

A PARCEL OF LAND BEING A PART OF THE NORTHEAST QUARTER OF SECTION TWENTY-THREE (23), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-TWO (22), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH ALONG THE EAST LINE THEREOF, A DISTANCE OF 1083.50 FEET TO A POINT BEING ON THE CENTERLINE OF WALNUT STREET, AS IT NOW EXISTS; THENCE LEAVING SAID EAST LINE AND WEST ALONG SAID CENTERLINE, A DISTANCE OF 390.75 FEET; THENCE LEAVING SAID CENTERLINE, NORTH 02°-22'-28" WEST, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF MARKET STREET, AS IT NOW EXISTS AND SAID WALNUT STREET; THENCE SOUTH 88 DEGREES 00 MINUTES 52 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF WALNUT STREET, A DISTANCE OF 158.47 FEET TO AN IRON PIN SET FOR THE POINT OF BEGINNING;

THENCE SOUTH 88 DEGREES 00 MINUTES 52 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF WALNUT STREET, A DISTANCE OF 158.47 FEET TO AN EXISTING IRON PIN FOR THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 00 MINUTES 52 SECONDS WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 69.19 FEET TO AN EXISTING IRON PIN; THENCE NORTH 02 DEGREES 30 MINUTES 01 SECONDS WEST, LEAVING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 226.84 FEET TO AN EXISTING CROSS IN CONCRETE BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MC DANIEL STREET, AS IT NOW EXISTS; THENCE NORTH 89 DEGREES 43 MINUTES 46 SECONDS EAST, A DISTANCE OF 70.07 FEET TO AN EXISTING CROSS IN CONCRETE; THENCE SOUTH 02 DEGREES 17 MINUTES 26 SECONDS EAST, LEAVING SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 224.73 FEET TO THE POINT OF BEGINNING, CONTAINING 15,715.49 SQUARE FEET, MORE OR LESS, SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

HOOD-RICH, INC.
 801 SOUTH GLENSTONE
 SPRINGFIELD, MISSOURI 65802
 (417)-862-4483



COMM.NO. 12-109

EXPANSION FOR
 SPRINGFIELD BREWING COMPANY
 522 WEST McDANIEL STREET
 SPRINGFIELD, MISSOURI

SCALE
 1"=20'

SHEET
 1 OF 1

DATE
 August 9, 2012

REV. DATE

EXPLANATION TO COUNCIL BILL NO: 2016-_____

FILED: _____

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To amend Subsection 36-425(7), Design Requirements, of the COM, Commercial Street District in the Zoning Ordinance to clarify Blaine Street frontage and new construction requirements. (Staff recommends approval)

BACKGROUND INFORMATION:

ZONING ORDINANCE TEXT AMENDMENT – COM-1 DESIGN REQUIREMENTS AMENDMENTS

Planning and Zoning Commission initiated amendments to the COM-1 District Design Requirements at their meeting on March 6, 2014.

There have been some recent development issues in the COM-1, Commercial Street District, pertaining to the design requirements and how they are applied to new construction/additions. Staff is proposing to clarify that Blaine Street was not intended to be used as a street frontage for design requirement purposes along Commercial Street and that certain design requirements for interior building heights shall only apply to new construction. Blaine Street is currently built and functions as a public alley and development with frontage along Blaine should not be subject to the same design requirements as Commercial Street, which is considered the primary street frontage. The original intent of the COM-1 District Design Requirements was to protect the unique nature and architectural character of the existing historic structures, and to protect it from infringing influences that may diminish or dilute the historic character. The Blaine Street frontages have little, if any, historic character since they are the rear frontages of buildings facing Commercial Street. Staff believes that the proposed amendments are in-line with the original intent of the design requirements and further clarify Blaine Street's status. The COM-1 zoning district encompasses all of the properties along Commercial Street between Washington and Lyon Avenues. Blaine Street runs parallel and to the south of Commercial Street (see Exhibit B).

The Development Issues Input Group (DIIG), Downtown Springfield Association (DSA), Environmental Advisory Board (EAB), Commercial Club and all registered neighborhood associations were notified of these amendments and have made no objections to date.

Supports the following Field Guide 2030 goal(s): Supports the following Field Guide 2030 goal(s): Chapter 6, Growth Management and Land Use Major Goal 4: Develop the community in a sustainable manner.

FINDINGS FOR STAFF RECOMMENDATION:

1. The proposed amendments will clarify the intent of the existing design requirements and allow them to be applied to the appropriate development.
2. The Growth Management and Land Use Element of the Comprehensive Plan encourages innovative development and redevelopment through the use of incentives and appropriate regulations, to achieve desired residential and nonresidential development patterns.

REMARKS:

The Planning and Zoning Commission held a public hearing on March 3, 2016, and recommended _____, by a vote of __ to __, of the proposed changes to the Zoning Ordinance described in Exhibit A.

The Planning and Development Staff recommends **approval** of the proposed amendments on Exhibit A.

Submitted by:



Daniel Neal, Senior Planner

Recommended by:

Mary Lilly Smith, Director

Approved by:

Greg Burris, City Manager

EXHIBITS:

- Exhibit A-1, Proposed Changes to Zoning Ordinance (Redlined Version)
- Exhibit A-2, Final Language after Proposed Changes (Clean Version)
- Exhibit A-3, Existing Language in Zoning Ordinance (Current Text)
- Exhibit B, Blaine Street Location Map

EXHIBIT A-1
COM-1 DESIGN REQUIREMENTS AMENDMENTS
PROPOSED CHANGES TO ZONING ORDINANCE

Note: Language to be added is underlined.

Sec. 36-425. - COM - Commercial street district.

(7) Design requirements.

- (a) A site plan meeting the requirements of section 36-360, site plan review, shall be submitted and approved.
- (b) If required, a landscape plan, meeting the requirements of sections 36-482, landscaping and bufferyards, and 36-483, off-street parking and loading area design standards, shall be submitted and approved.
- (c) All off-street parking and vehicular use areas shall be screened from all residential uses in accordance with section 36-480, screening and fencing.
- (d) Refuse storage areas shall be screened from view in accordance with section 36-480, screening and fencing.
- (e) Mechanical and electrical equipment, including air conditioning units shall be screened from view in accordance with section 36-480, screening and fencing.
- (f) Lighting shall be designed to reflect away from any adjacent residential area and in accordance with section 36-484, lighting standards.
- (g) Accessory buildings and structures shall meet the requirements of section 36-450, accessory structures and uses.
- (h) The COM-1 district's purpose is to protect the unique nature and architectural character of the existing historic structures, and to protect it from infringing influences that may diminish or dilute the historic ambience. The COM-1 district should also promote new uses and development within the zoning district that provide an element of consistency and similarity of intensity, use, building heights, and materials used with the existing structures. These elements are described as follows:
 - 1. Building façades. All sides of buildings visible to the public, whether viewed from the public right-of-way or a nearby property, shall display a similar level of quality and architectural finish. This shall be accomplished by integrating architectural variations and treatments such as windows and other decorative features into all sides of a building design. Two or more of the following design elements shall be incorporated for each 40 horizontal feet of a building façade or wall:
 - a. Changes in color, texture, and material; or
 - b. Projections, recesses and reveals expressing structural bays, entrances, or other aspects of the architecture; or
 - c. Groupings of windows or fenestration.
 - 2. On each lot, the building façade shall be built to the district minimum setback line for at least 80 percent of the street frontage. This does not include Blaine Street frontage.

3. The building façade shall be built to the district minimum setback line within 30 feet of a block corner. This does not include Blaine Street frontage.
4. The portions of the building façade required to be built at the district minimum setback line may include jogs of not more than 18 inches in depth except as otherwise necessary to allow bay windows, shop fronts and balconies.
5. Blank lengths of wall exceeding 20 linear feet are prohibited on all street frontages. This does not include Blaine Street frontage.
6. Fenestration on the ground floor facades shall comprise a least 40 percent, but not more than 90 percent of the façade area, measured as a percentage of the façade between floor levels.
7. Fenestration on the upper floor facades shall comprise a least 20 percent, but not more than 60 percent of the façade area, measured as a percentage of the façade between floor levels.
8. The ground floor of any new construction shall have at least 12 feet of clear interior height (floor to ceiling) contiguous to the required building line frontage for a minimum depth of at least 25 feet. This does not include Blaine Street frontage.
9. The maximum story height for the ground story is 20 feet.
10. The maximum floor-to-floor story height for stories other than the ground floor is 12 feet.
11. Building materials and colors.
 - a. Metal shall not be used as a primary exterior surface material, except for metal roofs. Metal trim can be used but not to exceed 15 percent of the exterior surface. The following exterior finishes shall be allowed on all exterior walls of the building:
 - (i) Customary brick masonry;
 - (ii) Natural or cast stone;
 - (iii) Oversized brick;
 - (iv) Split-faced block;
 - (v) Architectural pre-cast concrete; and
 - (vi) Accent materials such as glass block and ceramic tiles.
 - b. Façade colors shall have low reflectance. High-intensity, metallic, black or fluorescent colors are prohibited. Natural and recycled materials may be utilized to enhance the building façade and promote sustainable development.
12. The use of galvanized chain link fencing shall be prohibited. The use of vinyl-coated chain-link fencing shall be allowed in green, black, and brown. No fencing shall be allowed in the front yard of the building.

EXHIBIT A-2
COM-1 DESIGN REQUIREMENTS AMENDMENTS
FINAL LANGUAGE AFTER PROPOSED CHANGES

Sec. 36-425. - COM - Commercial street district.

(7) Design requirements.

- (a) A site plan meeting the requirements of section 36-360, site plan review, shall be submitted and approved.
- (b) If required, a landscape plan, meeting the requirements of sections 36-482, landscaping and bufferyards, and 36-483, off-street parking and loading area design standards, shall be submitted and approved.
- (c) All off-street parking and vehicular use areas shall be screened from all residential uses in accordance with section 36-480, screening and fencing.
- (d) Refuse storage areas shall be screened from view in accordance with section 36-480, screening and fencing.
- (e) Mechanical and electrical equipment, including air conditioning units shall be screened from view in accordance with section 36-480, screening and fencing.
- (f) Lighting shall be designed to reflect away from any adjacent residential area and in accordance with section 36-484, lighting standards.
- (g) Accessory buildings and structures shall meet the requirements of section 36-450, accessory structures and uses.
- (h) The COM-1 district's purpose is to protect the unique nature and architectural character of the existing historic structures, and to protect it from infringing influences that may diminish or dilute the historic ambience. The COM-1 district should also promote new uses and development within the zoning district that provide an element of consistency and similarity of intensity, use, building heights, and materials used with the existing structures. These elements are described as follows:
 - 1. Building façades. All sides of buildings visible to the public, whether viewed from the public right-of-way or a nearby property, shall display a similar level of quality and architectural finish. This shall be accomplished by integrating architectural variations and treatments such as windows and other decorative features into all sides of a building design. Two or more of the following design elements shall be incorporated for each 40 horizontal feet of a building façade or wall:
 - a. Changes in color, texture, and material; or
 - b. Projections, recesses and reveals expressing structural bays, entrances, or other aspects of the architecture; or
 - c. Groupings of windows or fenestration.
 - 2. On each lot, the building façade shall be built to the district minimum setback line for at least 80 percent of the street frontage. This does not include Blaine Street frontage.
 - 3. The building façade shall be built to the district minimum setback line within 30 feet of a block corner. This does not include Blaine Street frontage.

4. The portions of the building façade required to be built at the district minimum setback line may include jogs of not more than 18 inches in depth except as otherwise necessary to allow bay windows, shop fronts and balconies.
5. Blank lengths of wall exceeding 20 linear feet are prohibited on all street frontages. This does not include Blaine Street frontage.
6. Fenestration on the ground floor facades shall comprise a least 40 percent, but not more than 90 percent of the façade area, measured as a percentage of the façade between floor levels.
7. Fenestration on the upper floor facades shall comprise a least 20 percent, but not more than 60 percent of the façade area, measured as a percentage of the façade between floor levels.
8. The ground floor of any new construction shall have at least 12 feet of clear interior height (floor to ceiling) contiguous to the required building line frontage for a minimum depth of at least 25 feet. This does not include Blaine Street frontage.
9. The maximum story height for the ground story is 20 feet.
10. The maximum floor-to-floor story height for stories other than the ground floor is 12 feet.
11. Building materials and colors.
 - a. Metal shall not be used as a primary exterior surface material, except for metal roofs. Metal trim can be used but not to exceed 15 percent of the exterior surface. The following exterior finishes shall be allowed on all exterior walls of the building:
 - (i) Customary brick masonry;
 - (ii) Natural or cast stone;
 - (iii) Oversized brick;
 - (iv) Split-faced block;
 - (v) Architectural pre-cast concrete; and
 - (vi) Accent materials such as glass block and ceramic tiles.
 - b. Façade colors shall have low reflectance. High-intensity, metallic, black or fluorescent colors are prohibited. Natural and recycled materials may be utilized to enhance the building façade and promote sustainable development.
12. The use of galvanized chain link fencing shall be prohibited. The use of vinyl-coated chain-link fencing shall be allowed in green, black, and brown. No fencing shall be allowed in the front yard of the building.

EXHIBIT A-3
COM-1 DESIGN REQUIREMENTS AMENDMENTS
EXISTING LANGUAGE IN ZONING ORDINANCE

Sec. 36-425. - COM - Commercial street district.

(7) Design requirements.

- (a) A site plan meeting the requirements of section 36-360, site plan review, shall be submitted and approved.
- (b) If required, a landscape plan, meeting the requirements of sections 36-482, landscaping and bufferyards, and 36-483, off-street parking and loading area design standards, shall be submitted and approved.
- (c) All off-street parking and vehicular use areas shall be screened from all residential uses in accordance with section 36-480, screening and fencing.
- (d) Refuse storage areas shall be screened from view in accordance with section 36-480, screening and fencing.
- (e) Mechanical and electrical equipment, including air conditioning units shall be screened from view in accordance with section 36-480, screening and fencing.
- (f) Lighting shall be designed to reflect away from any adjacent residential area and in accordance with section 36-484, lighting standards.
- (g) Accessory buildings and structures shall meet the requirements of section 36-450, accessory structures and uses.
- (h) The COM-1 district's purpose is to protect the unique nature and architectural character of the existing historic structures, and to protect it from infringing influences that may diminish or dilute the historic ambience. The COM-1 district should also promote new uses and development within the zoning district that provide an element of consistency and similarity of intensity, use, building heights, and materials used with the existing structures. These elements are described as follows:
 - 1. Building façades. All sides of buildings visible to the public, whether viewed from the public right-of-way or a nearby property, shall display a similar level of quality and architectural finish. This shall be accomplished by integrating architectural variations and treatments such as windows and other decorative features into all sides of a building design. Two or more of the following design elements shall be incorporated for each 40 horizontal feet of a building façade or wall:
 - a. Changes in color, texture, and material; or
 - b. Projections, recesses and reveals expressing structural bays, entrances, or other aspects of the architecture; or
 - c. Groupings of windows or fenestration.
 - 2. On each lot, the building façade shall be built to the district minimum setback line for at least 80 percent of the street frontage.
 - 3. The building façade shall be built to the district minimum setback line within 30 feet of a block corner.

4. The portions of the building façade required to be built at the district minimum setback line may include jogs of not more than 18 inches in depth except as otherwise necessary to allow bay windows, shop fronts and balconies.
5. Blank lengths of wall exceeding 20 linear feet are prohibited on all street frontages.
6. Fenestration on the ground floor facades shall comprise a least 40 percent, but not more than 90 percent of the façade area, measured as a percentage of the façade between floor levels.
7. Fenestration on the upper floor facades shall comprise a least 20 percent, but not more than 60 percent of the façade area, measured as a percentage of the façade between floor levels.
8. The ground floor shall have at least 12 feet of clear interior height (floor to ceiling) contiguous to the required building line frontage for a minimum depth of at least 25 feet.
9. The maximum story height for the ground story is 20 feet.
10. The maximum floor-to-floor story height for stories other than the ground floor is 12 feet.
11. Building materials and colors.
 - a. Metal shall not be used as a primary exterior surface material, except for metal roofs. Metal trim can be used but not to exceed 15 percent of the exterior surface. The following exterior finishes shall be allowed on all exterior walls of the building:
 - (i) Customary brick masonry;
 - (ii) Natural or cast stone;
 - (iii) Oversized brick;
 - (iv) Split-faced block;
 - (v) Architectural pre-cast concrete; and
 - (vi) Accent materials such as glass block and ceramic tiles.
 - b. Façade colors shall have low reflectance. High-intensity, metallic, black or fluorescent colors are prohibited. Natural and recycled materials may be utilized to enhance the building façade and promote sustainable development.
12. The use of galvanized chain link fencing shall be prohibited. The use of vinyl-coated chain-link fencing shall be allowed in green, black, and brown. No fencing shall be allowed in the front yard of the building.

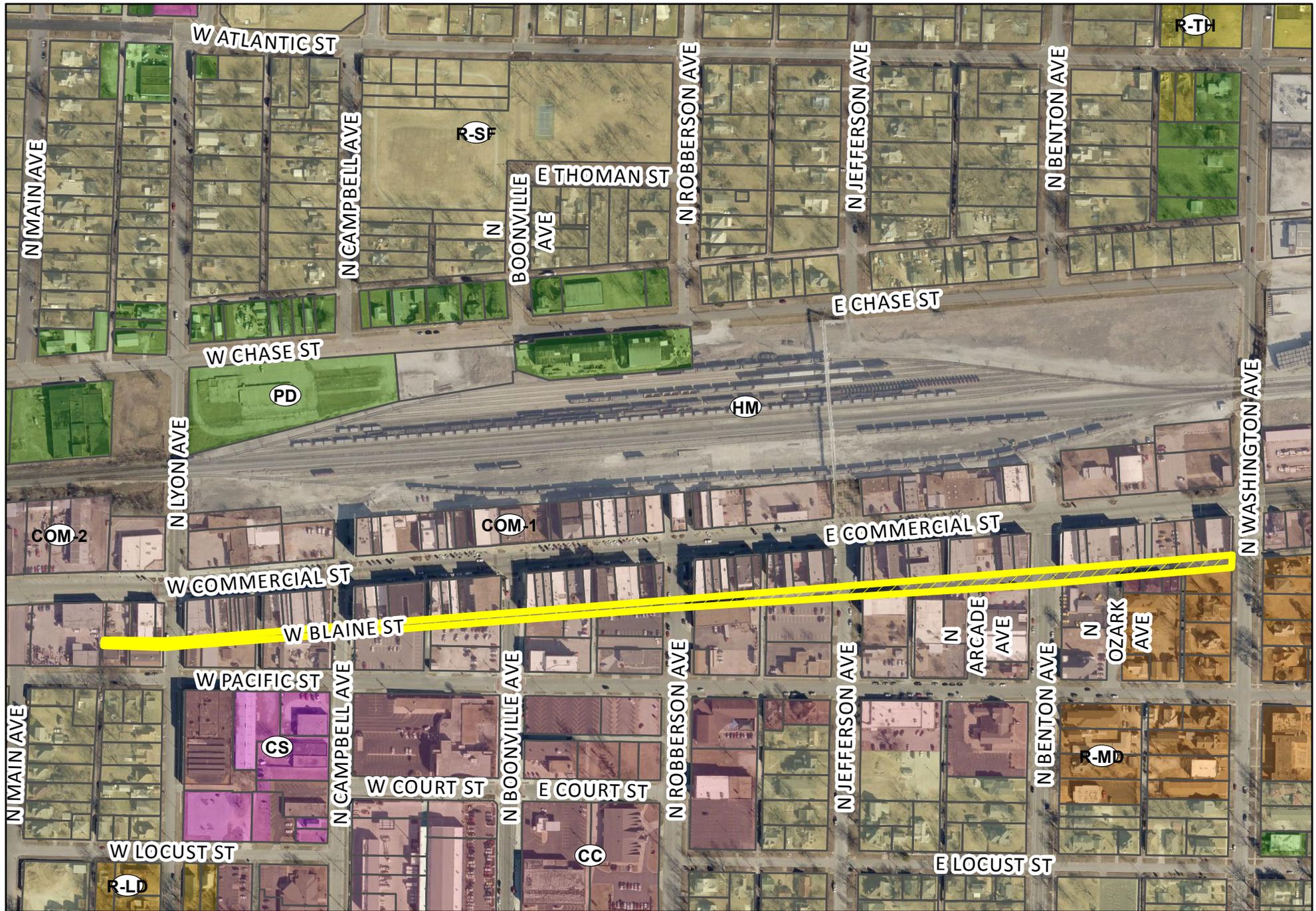


Exhibit B  - Blaine Street



SCALE: 1:4,000



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.

EXPLANATION TO COUNCIL BILL NO: 2016-_____

FILED: _____

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To add a new Section 36-336, Reasonable Accommodation Policy and Procedure, to Division 3, Subdivision I., Administration and Enforcements, of the Zoning Ordinance that will provide a reasonable accommodation policy and procedure for persons with disabilities (Staff recommends approval).

BACKGROUND INFORMATION:

ZONING ORDINANCE TEXT AMENDMENT – REASONABLE ACCOMMODATION POLICY AND PROCEDURE AMENDMENTS

Planning and Zoning Commission initiated amendments to the off-street parking requirements and other related sections of the Zoning Ordinance to allow review and consideration for persons with disabilities at their meeting on October 3, 2013.

The Federal Fair Housing Act requires the City to apply its regulations in a manner that does not discriminate against persons with disabilities. The City is required by Federal law to provide “reasonable accommodation”, and Building Development Services currently applies that standard to requests received for modification to single-family dwellings for medical needs. The City has informally handled these on a case by case basis. The implementation of this procedure brings us into compliance with accepted practice.

The proposed amendment will allow the Director of Building Development Services and/or the Administrative Review Committee (ARC) the ability to grant exemptions to the Zoning Ordinance requirements to make reasonable accommodations for persons with disabilities following the requirements in Exhibit A. These amendments will replace the current Administrative Ruling (2011) and City Council resolution (2004) that BDS currently uses in these situations. Any appeals of ARC’s decisions would go to the Board of Adjustment for a public hearing.

The Development Issues Input Group (DIIG), Downtown Springfield Association (DSA), Environmental Advisory Board (EAB) and all registered Neighborhood Associations were notified of these amendments.

Supports the following Field Guide 2030 goal(s): Chapter 7, Housing, Major Goal 2: Promote diversity of housing types in development and redevelopment patterns. Objective 2a, Remove barriers to innovative design concepts.

FINDINGS FOR STAFF RECOMMENDATION:

1. The proposed amendment will allow staff the ability to make reasonable accommodations for persons with disabilities following certain requirements.
2. Objective 17 of the Growth Management and Land Use Element of the Comprehensive Plan states that Springfield should work to ensure a wide range of choice in living arrangements throughout the urbanized area.

REMARKS:

The Planning and Zoning Commission held a public hearing on March 3, 2016, and recommended _____, by a vote of ___ to __, of the proposed changes to the Zoning Ordinance described in "Exhibit A."

The Planning and Development Staff recommends approval of the proposed amendments in "Exhibit A."

Submitted by:



Recommended by:

Mary Lilly Smith, Director

Approved by:

Greg Burris, City Manager

Exhibit A, Proposed Changes to Zoning Ordinance Redlined Version

EXHIBIT A
REASONABLE ACCOMMODATION AMENDMENTS
PROPOSED CHANGES TO ZONING ORDINANCE REDLINED VERSION

NOTE: Language to be added is underlined.

36-336. Reasonable Accommodation Policy and Procedure.

- (1) Purpose and Scope. This Section implements the policy of the City of Springfield, Missouri on requests for reasonable accommodation in its rules, policies and procedures for persons with disabilities. Any person with a disability may request a reasonable accommodation with respect to the land use or zoning laws, rules, policies, practices or procedures of the City pursuant to this Section. Nothing in this Section requires persons with disabilities or operators of group homes for persons with disabilities which are operating in accordance with applicable zoning, licensing, and land use laws, to seek reasonable accommodation under this Section.
- (2) Definitions. For the purposes of this Section the following definitions shall apply, unless specifically defined in this section all terms have the same meaning as contained in 36-321:
- (a) Applicant. An individual, group or entity making a request for reasonable accommodation pursuant to this Section. This definition shall also include the disabled person making said request or a person acting on behalf of, and at the request of said disabled person.
- (b) City. Means the City of Springfield, Missouri.
- (c) Department. The Department of Building Development Services of the City of Springfield, Missouri.
- (d) Disabled Person. Any individual (1) with a physical or mental impairment that substantially limits one or more major life activities; (2) individuals who are regarded as having such an impairment; and (3) individuals with a record of such an impairment.
- (e) Major Life Activity. Those activities that are of central importance to daily life, such as seeing, hearing, walking, breathing, performing manual tasks, caring for one's self, learning and speaking. This list of major life activities is not exhaustive.
- (f) Physical or Mental Impairment. Includes, but is not limited to, such diseases and conditions as orthopedic, visual, speech and hearing impairments, cerebral palsy, autism, epilepsy, muscular dystrophy,

multiple sclerosis, cancer, heart disease, diabetes, Human Immunodeficiency Virus infection, mental retardation, emotional illness, drug addiction (other than addiction caused by current, illegal use of a controlled substance) and alcoholism.

(g) Reasonable Accommodation. Means a change, exception, or adjustment to a rule, policy, practice, or service that may be necessary for a person with a disability to have an equal opportunity to use and enjoy a dwelling.

(h) Substantially Limits. Means that an individual's limitation is "significant" or to a "large degree".

(i) Zoning Ordinance The City of Springfield, Missouri Zoning Ordinance, as defined in 36-300.

(3) Requesting Reasonable Accommodations.

(a) In order to make a dwelling available to one or more individuals with disabilities, an applicant may request a reasonable accommodation relating to the various land use or zoning rules, policies, practices or procedure of the City applicable to such housing.

1. A request by an applicant for reasonable accommodation made pursuant to this Section shall be made in writing or orally to the Director of the Department.

2. When making a request for a reasonable accommodation pursuant to this section, an applicant shall:

a. the name and address of the owner of the property, if other than the applicant; and

b. Explain the type of accommodation requested; and

c. Explain the relationship between the requested accommodation and the disability, if the need for the accommodation is not readily apparent.

(b) All requests for reasonable accommodation made pursuant to this Section shall be made in a manner that a reasonable person would understand to be a request for an exception, change, or adjustment to a rule, policy, practice, or service because of a disability.

(c) The Department shall provide reasonable assistance necessary to an applicant in making a request for reasonable accommodation throughout the process.

(4) Procedure.

(a) The Director of the Department shall make an initial review of the request for reasonable accommodation upon receipt of such a request. The Director of the Department may approve a request for reasonable accommodation upon the information provided in the application, if all the requirements needed to grant a request for reasonable accommodation are met by the application. The Director of the Department may make such investigation or request such information from the applicant, as provided herein, to determine the disposition of the application.

1. The request for reasonable accommodation shall be forwarded to the Administrative Review Committee (ARC) when:

a. The Director of the Department does not have the authority to grant the request for reasonable accommodation, or

b. The Director of the Department fails to grant the request for reasonable accommodation within thirty (30) days of the receipt of the request.

2. Nothing in this section shall prohibit the Director of the Department from consulting with the ARC regarding requests for reasonable accommodation or from consulting with the applicant to supplement their application, if possible.

(b) The ARC, as established in Section 36-352, shall have the authority to consider and act on requests for reasonable accommodation. The ARC shall issue a written determination within thirty (30) after receiving the request for reasonable accommodation from the Director of the Department, and may: (1) grant the accommodation request, or (2) deny the request.

1. ARC may approve a request for reasonable accommodation upon the information provided in the application, if all the requirements of the request for a reasonable accommodation are met by the application, without meeting with the applicant.

2. In no event shall the ARC deny a request for reasonable accommodation without the applicant being afforded an opportunity to meet with the ARC.

(c) If reasonably necessary to reach a determination on the request for reasonable accommodation, the ARC may, prior to the end of said thirty (30) day period, request additional information from the applicant, specifying in detail what information is required. The applicant shall have fifteen (15) days after the date of the request for additional information to provide such information. In the event a request for additional information is made, the thirty (30) day period to issue a written determination shall be stayed. The ARC shall issue a written determination within thirty (30) days after receipt of the additional information. If the applicant fails to provide the requested additional information within said fifteen (15) day period, the ARC shall issue a written determination within thirty (30) days after expiration of said fifteen (15) day period.

(d) The ARC is entitled to obtain information that is necessary to evaluate if a requested reasonable accommodation may be necessary because of a disability.

1. If an applicant's disability is obvious, or otherwise known to the ARC, and if the need for the requested accommodation is also readily apparent or known, then the ARC shall not request any additional information about the applicant's disability or the disability-related need for accommodation.

2. If the applicant's disability is known or readily apparent to the ARC, but the need for the accommodation is not readily apparent or known, the ARC may request only information that is necessary to evaluate the disability-related need for the accommodation.

3. If the applicant's disability is not obvious, the ARC may request reliable disability-related information that:

a. is necessary to verify that the person meets the definition of disability,

b. describes the needed accommodation, and

c. shows the relationship between the person's disability and the need for the requested accommodation.

(e) Information provided to ARC for a request for accommodation under this section, shall be kept confidential, as permitted by law. The

Department shall provide written notice to the applicant, and any person designated by the applicant to represent the applicant in the application process, of any request received by the Department for disclosure of any information or documentation which the applicant submitted in applying for a reasonable accommodation pursuant to this section. The Department will provide reasonable cooperation with the applicant, to the extent allowed by law, in actions initiated by the applicant to oppose the disclosure of such information or documentation.

(5) Findings for Reasonable Accommodation.

(a) The following findings, while not exhaustive of all considerations and findings that may be relevant, shall be made before any action is taken to approve or deny a request for reasonable accommodation and shall be incorporated into the record relating to such approval or denial:

1. Whether the accommodation requested may be necessary to afford one or more persons with disabilities equal opportunity to use and enjoy a specific dwelling;

a. To show that a requested accommodation is necessary; there must be an identifiable relationship, or nexus, between the requested accommodation and the applicant's disability.

2. Whether the requested accommodation would impose undue financial or administrative burdens on the City;

(b) A request for reasonable accommodation, made pursuant to this section, shall be denied if the it is found that that:

1. The request for reasonable accommodation was not made by or on behalf of a person with a disability, or

2. There is no disability-related need for the accommodation, or

3. The requested reasonable accommodation is not reasonable.

a. A request for reasonable accommodation is not reasonable if:

i. The requested reasonable accommodation would impose an undue financial or administrative burden on the City, or

ii. The requested reasonable accommodation would require a fundamental alteration to the City's zoning regulations.

(c) When a request for reasonable accommodation is denied, reasonable efforts shall be made to cooperate with the applicant to provide an alternative reasonable accommodation that will address the applicant's disability-related needs without resulting in a fundamental alteration to the City's zoning regulations or the imposition of an undue financial and administrative burden on the City.

1. If, after reasonable efforts, an alternative reasonable accommodation is not approved, the applicant's request for a reasonable accommodation shall be denied.

(d) Findings made, whether approving or denying the request for reasonable accommodation, shall be in writing and shall state the grounds thereof. All written determinations shall give notice of the right to appeal. The notice of determination shall be sent to the applicant by certified mail, return receipt requested and by regular mail.

(6) Appeals.

(a) Within thirty (30) days after the date the ARC mails a written adverse determination to the applicant, the applicant may appeal the adverse determination.

(b) Appeals shall be to the Board of Adjustment pursuant to Section 36-364. All determinations on appeal shall address and review the findings made by the ARC pursuant to this section.

(c) The Department shall provide reasonable assistance necessary to an applicant wishing to appeal a denial of a request for reasonable accommodation to the Board of Adjustment. The applicant is entitled to be represented at all stages of the proceedings identified in this Section by a person designated by the applicant.

(7) Fees. The City shall not impose any fees or costs in connection with a request for reasonable accommodation under the provisions of this Section or an appeal of a denial of such request by the ARC. Nothing in this ordinance obligates the City to pay an applicant's attorney fees or costs.

(8) Stay of Enforcement. While an application for reasonable accommodation or appeal of a denial of said application is pending, the City will not enforce the zoning ordinance against the applicant.

(9) Record-keeping. The City shall maintain records of all oral and written requests submitted under the provisions of this Section, and the City's responses thereto, as required by state law.

EXPLANATION TO COUNCIL BILL NO: 2016-_____

FILED: _____

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To amend Subsection 36-350 (1) and 36-353 (3) term limits for Planning and Zoning Commission and Landmarks Board members. (Staff and Planning and Zoning Commission recommend _____)

BACKGROUND INFORMATION:

ZONING ORDINANCE TEXT AMENDMENT – TERM LIMITS FOR PLANNING AND ZONING COMMISSION AND LANDMARKS BOARD MEMBERS

Planning and Zoning Commission initiated the amendments to the terms limits for Planning and Zoning Commission and Landmarks Board members at their meeting on February 4, 2016.

Currently, the Planning and Zoning Commission members may be appointed for a maximum of two, four year terms and Landmarks Board members shall serve a maximum of two, three-year terms (see attached Zoning Ordinance language).

Staff is proposing removing the maximum two term limits for each entity. Currently there is no limit on the number of terms citizens may serve on some of the other City boards and commissions. This amendment will provide for consistency in term limits across City boards and commissions as well as eliminate the lifetime two-term limit.

The Development Issues Input Group (DIIG), Downtown Springfield Association (DSA), Environmental Advisory Board (EAB) and all registered neighborhood associations were notified of these amendments and have made no objections to date.

Supports the following Field Guide 2030 goal(s): Chapter 6, Growth Management and Land Use Major Goal 4: Develop the community in a sustainable manner.

RECOMMENDATIONS:

The Planning and Zoning Commission held a public hearing on March 3, 2016, and recommended _____, by a vote of ___ to __, of the proposed changes to the Zoning Ordinance described in Exhibit A.

The Planning and Development Staff recommends **approval** of the proposed amendments on Exhibit A.

FINDINGS FOR STAFF RECOMMENDATION:

1. The proposed amendments will bring the Planning and Zoning Commission and Landmarks Board term limits into compliance with other boards and commission membership in the City.

REMARKS:

Staff recommends approval.

Submitted by:

Bob Hosmer, AICP Principal Planner

Recommended by:

Approved by:

Mary Lilly Smith, Director

Greg Burris, City Manager

EXHIBITS:

- Exhibit A-1, Amendments to the term limits for Planning and Zoning Commission and landmarks board members proposed changes redlined version
- Exhibit A-2, Amendments to the term limits for Planning and Zoning Commission and landmarks board members final language after proposed changes
- Exhibit A-3, Amendments to the term limits for Planning and Zoning Commission and Landmarks Board members existing language in Zoning Ordinance

EXHIBIT A-1
AMENDMENTS TO THE TERM LIMITS FOR PLANNING AND ZONING COMMISSION
AND LANDMARKS BOARD MEMBERS
PROPOSED CHANGES TO ZONING ORDINANCE REDLINED VERSION

Note: Language to be added is underlined, language to be removed is ~~striketrough~~

Sec. 36-350. - Planning and zoning commission.

(1) *Composition of commission.* The planning and zoning commission shall be constituted in accordance with Section 11.1, Article XI, Springfield City Charter. Members shall be appointed by the city council and shall serve without compensation. Members appointed on or after October 12, 2015, shall hold office for a term of four years. Members may be reappointed ~~for a maximum of two, four-year terms.~~ ,however, no person shall be appointed for more than two consecutive four-year terms. The commission shall elect a chairman from its appointed members.

Sec. 36-353. - Landmarks board.

(3) *Terms of membership.* Each board member ~~may~~ shall serve a ~~maximum of two,~~ three-year terms. Members may be reappointed, however, no person shall be appointed for more than two consecutive three-year terms. Members may also be appointed to fill the remainder of vacant terms.

EXHIBIT A-2
AMENDMENTS TO THE TERM LIMITS FOR PLANNING AND ZONING COMMISSION
AND LANDMARKS BOARD MEMBERS
FINAL LANGUAGE AFTER PROPOSED CHANGES

Sec. 36-350. - Planning and zoning commission.

(1) *Composition of commission.* The planning and zoning commission shall be constituted in accordance with Section 11.1, Article XI, Springfield City Charter. Members shall be appointed by the city council and shall serve without compensation. Members appointed on or after October 12, 2015, shall hold office for a term of four years. Members may be reappointed, however, no person shall be appointed for more than two consecutive four-year terms. The commission shall elect a chairman from its appointed members.

Sec. 36-353. - Landmarks board.

(3) *Terms of membership.* Each board member shall serve a three-year term. Members may be reappointed, however, no person shall be appointed for more than two consecutive three-year terms. for another term. Members may also be appointed to fill the remainder of vacant terms.

EXHIBIT A-3
AMENDMENTS TO THE TERM LIMITS FOR PLANNING AND ZONING COMMISSION
AND LANDMARKS BOARD MEMBERS
EXISTING LANGUAGE IN ZONING ORDINANCE

Sec. 36-350. - Planning and zoning commission.

(1) Composition of commission. The planning and zoning commission shall be constituted in accordance with Section 11.1, Article XI, Springfield City Charter. Members shall be appointed by the city council and shall serve without compensation. Members appointed on or after October 12, 2015, shall hold office for a term of four years. Members may be reappointed for a maximum of two, four-year terms. The commission shall elect a chairman from its appointed members.

Sec. 36-353. - Landmarks board.

(3) Terms of membership. Each board member may serve a maximum of two, three-year terms. Members may also be appointed to fill the remainder of vacant terms.

MEMORANDUM

To: Springfield Planning and Zoning Commission
From: Matt D. Schaefer, Senior Planner *MS*
Date: March 3, 2016
Subject: Request to Table the Mount Vernon and Market Redevelopment Plan

Earlier today, the applicant for the Redevelopment Plan for the Mount Vernon and Market Redevelopment Area contacted Staff and requested to table the Redevelopment Plan indefinitely. Staff respectfully requests the Planning and Zoning Commission grant the applicant's request to table the Redevelopment Plan (agenda item no. 17) at tonight's meeting.

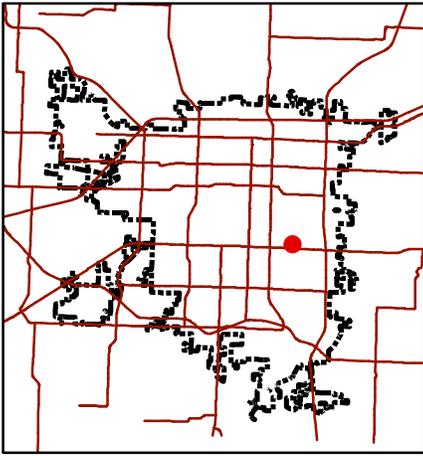
cc: Mary Lilly Smith, Planning and Development Director
Sarah Kerner, Interim Economic Development Director
Bob Hosmer, Principal Planner

Development Review Staff Report

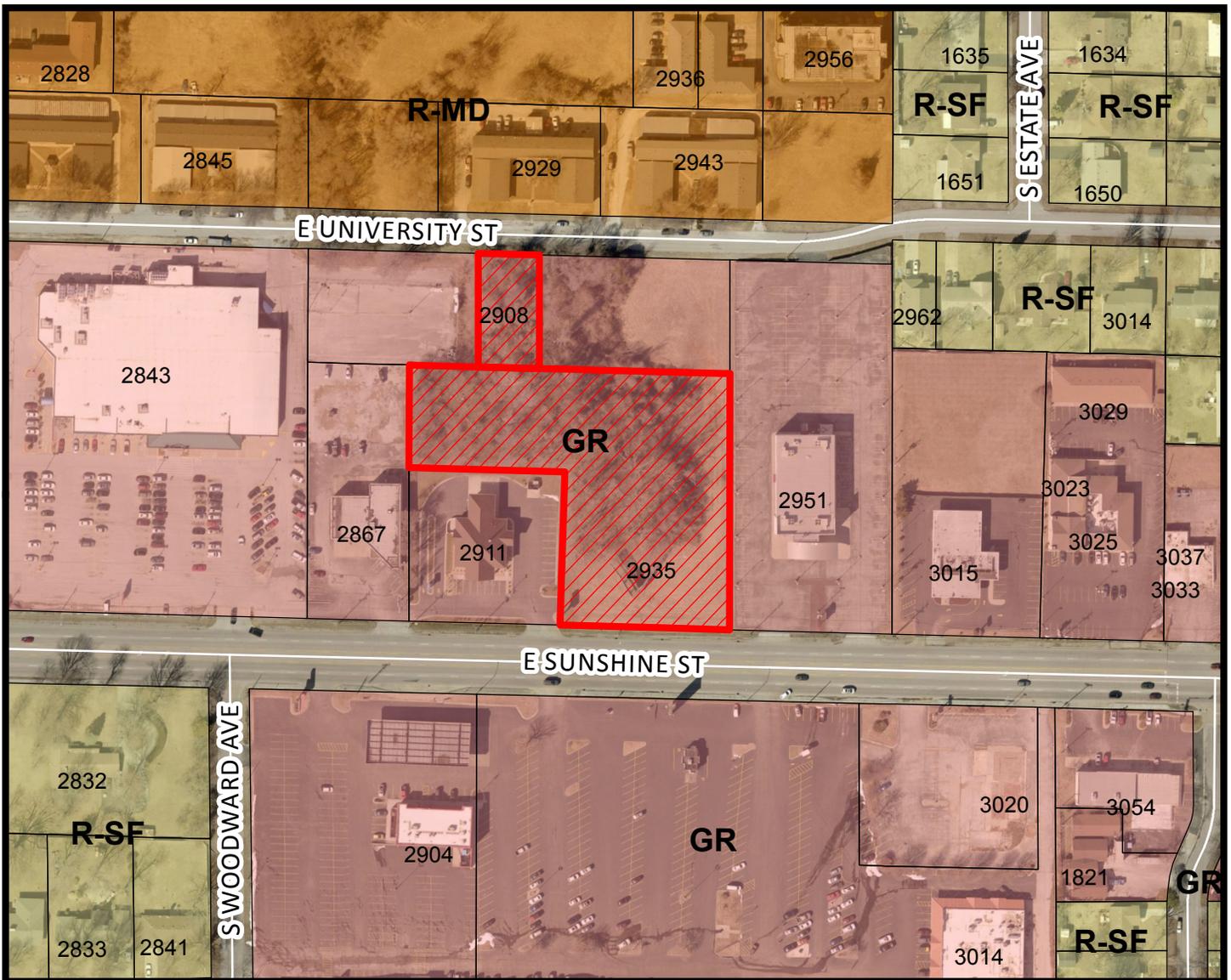
Department of Planning & Development - 417-864-1031
840 Boonville - Springfield, Missouri 65802

Extend Security Agreement 33

LOCATION: 2935 East Sunshine Street
CURRENT ZONING: NA
PROPOSED ZONING: NA



LOCATION SKETCH



- Area of Proposal



1 inch = 200 feet

DEVELOPMENT REVIEW STAFF REPORT
REQUEST TO EXTEND SECURITY AGREEMENT NO. 33

PURPOSE: Request to extend the security agreement for DL Rogers Subdivision Administrative Replat recorded March 12, 2015 for an additional year

REPORT DATE: February 16, 2016

LOCATION: 2935 East Sunshine Street

APPLICANT: Darrell Rogers c/o DL Rogers Corp

BACKGROUND:

The DL Rogers Subdivision is a two lot subdivision with a detention basin that was final platted and recorded on March 12, 2015.

Before the final plat of any subdivided area shall be recorded, the subdivider shall provide for the improvements to be extended to all lots in the area to be included in the final plat at no cost to the City.

In lieu of the final completion of said improvements before the plat is recorded, the subdivider may post a surety bond, an escrow agreement, letter of credit or other appropriate security agreement, approved by the City of Springfield, which surety, escrow agreement or other appropriate security agreement will insure to the City that the improvements will be completed by the subdivider.

The Commission may, upon proof of hardship, extend the completion date set forth in said bond or agreements for a maximum period of one additional year; provided a request for said extension is made prior to the end of the one year following recordation and provided the amount of said security is revised pursuant to a revised estimate by the Department of Public Works.

FINDINGS FOR STAFF RECOMMENDATION:

1. The request complies with criteria #5, 8 and 9 of Attachment 2.

RECOMMENDATION:

Staff recommends the extension be approved for another year from March 11, 2016 to March 11, 2017.

STAFF CONTACT PERSON:

Bob Hosmer, AICP
Principal Planner

ATTACHMENT 1
REQUEST TO EXTEND SECURITY AGREEMENT NO. 32

APPLICANTS PROPOSAL:

The applicant is requesting that the security agreement for construction of stormwater and a drainage facilities within the DL Rogers Subdivision Administrative Replat be extended.

HISTORY:

1. The applicant first obtained approval to subdivide and record the subject property on March 12, 2015.
2. The security agreement for the required public improvements will expire on March 10, 2016.

STAFF COMMENTS:

1. The applicant wants the agreement to be extended (see letter attached dated January 26, 2015).
2. The Subdivision Regulations permit for an extension for a maximum period of one year.
3. The criteria for extending security agreements, as approved by the Planning and Zoning Commission, are listed in Attachment 2.
4. The Commission may decide that the applicant's proposal falls under criterion #5, 8 and 9 which refers to weather, unknown conflicts and other factors the developer believes should be considered in the granting of an extension of time.
5. The Public Works Department has reviewed this application request and agrees to the extension of the Cash Escrow for DL Rogers Subdivision for one (1) additional year or until March 11, 2017 (see letter attached dated February 4, 2016).

ATTACHMENT 2
PLANNING AND ZONING COMMISSIONS AUTHORITY
REQUEST TO EXTEND SECURITY AGREEMENT NO. 32

SUBDIVISION REGULATIONS:

Section 36-233 of the Subdivision Regulations states that the Commission may, upon proof of hardship, extend the completion date set forth in said bond or agreements for a maximum period of one additional year; provided a request for said extension is made prior to the end of the one year following recordation and provided the amount of said security agreement is revised pursuant to a revised estimate by the Department of Public Works.

CRITERIA FOR EXTENDING SECURITY AGREEMENTS:

The following list of criteria was adopted by the Planning and Zoning Commission in April 1998 and the staff of the Public Works and Planning and Development Departments use this criteria in their review of all requests to extend subdivision security agreements:

1. Project is too large for construction in one year. Facts should be presented as to when the project was started and the actual time spent on the construction.
2. Incomplete due to seeding time frames. Public Works only permits seeding to be done from March 15 to June 1 and from September 1 to November 1. Facts should be presented that project was completed during a time when seeding is not allowed and that only seeding work remains to be done. A time extension should be considered for only the period necessary to complete the seeding.
3. Shortage of key construction material. For instance, in 1987, aggregate backfill was difficult to obtain at times.
4. Labor strike.
5. Weather (as it relates to a large project that requires continuous effort to complete within one year).
6. Problems with the contractor such as leaving the area or going broke. The developer should give facts as to his efforts to replace the contractor.
7. Project is redesigned for one reason or another. The key to this should be if the developer has had to submit the project to the Planning and Zoning Commission for approval.
8. Conflicts with major unknowns, such as sinkholes, utilities or other underground hazards.
9. Other factors not listed above that the developer believes should be considered in the granting of the extension of time.

REQUEST TO EXTEND SECURITY AGREEMENT 32
EXHIBIT 1

Property Description:

DL Rogers Subdivision Administrative Replat a subdivision in the City of Springfield,
Greene County Missouri.

January 26, 2015

Department of Public Works
CITY OF SPRINGFIELD
Brett Foster, P.E.
Principal Engineer
1010 West Chestnut
Springfield, MO 65802
P: 417-864-1937
E: bfoster@springfieldmo.gov

RE: Renewal Request of Escrow Agreement
DL Rogers Subdivision Public Improvements
2935 E. Sunshine Street

Project No. 2015PW0001
City Contract Number: 2015-0409
CASH Security No. 2015-0408

Mr. Foster,

DL Rogers Corp would like to request a 3-month extension of the cash escrow for the above project for the following reasons:

1. An undocumented AT&T fiber optic duct bank was encountered behind a curb inlet along Sunshine Street. The fiber optic bank was at an elevation that prevented the connection to the curb inlet. The system had to be raised and re-designed to go over the duct bank per AT&T requirements.
2. An existing 8-inch sewer main was higher than anticipated and the prevented the regional detention basin from connecting to the pipe draining to Sunshine Street. The bottom of the basin and the top of berm of the basin had to be raised to provide cover over the existing sewer and slope in the proposed storm pipe per city requirements.
3. The record rainfalls received the weekend after Christmas, combined with the delays caused by items 1 and 2 above, required the pipe bedding that had already been prepared prior to the rainfall event to be re-done. The rainfall also saturated the site and postponed all work.

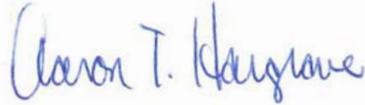
Renewal Request of Escrow Agreement
January 26, 2016
Page 2 of 2

4. After resolution of the conflicts encountered in the field and obtaining city approval of the revised plans, the winter weather received during the week of Martin Luther King, Jr Day has further delayed the construction of the improvements. The site is too wet to work and complete the improvements.

The above issues during construction of the improvements have had significant effects on the time of completion. DL Rogers Corp of anticipates the construction of the improvements being complete by the March deadline, but would like to have the approval of the extension in hand in case weather further delays the project.

Please contact us with any questions. Thank you for your assistance in this process.

Sincerely,



Aaron T. Hargrave, P.E.
President

DATE: 2/4/2016

TO: Bob Hosmer, Principal City Planner
FROM: Brett Foster, P.E.

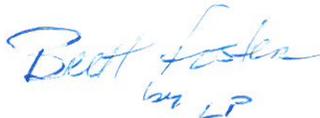
SUBJECT: Extension of City Contract # 2015-0409
Cash Security Contract #2015-0408, \$38,000.00
DL Rogers Corp
PW Contract 2015PW0001W

Mr. Hosmer,

This serves as notice that the Public Works Construction inspection department is in agreement with the request for extension of the above noted Cash Security for the period of one year from March 11, 2016. We also request that the extension be placed on the next Planning and Zoning Commission meeting agenda for approval.

The Contractor has been actively pursuing completion of this project and is approximately 80% complete at this time. The Contractor has encountered unexpected delays related to utilities and repairs resulting from the late December rain event. Extension of the Escrow is to the advantage of the City and has no known adverse effects.

Sincerely,

Handwritten signature of Brett Foster in blue ink, with "by LP" written below it.

Brett Foster, P.E.
Principal Engineer
City of Springfield
Public Works-Construction Inspection
1010 W. Chestnut St.
Springfield, MO 65802
(417) 864-1937

Attachments

Department of Public Works
1010 W. Chestnut St. • Springfield, Missouri 65802
417-864-1901 Fax: (417) 864-1998 • springfieldmo.gov



CITY OF
Springfield
PUBLIC WORKS

Development Review Staff Report

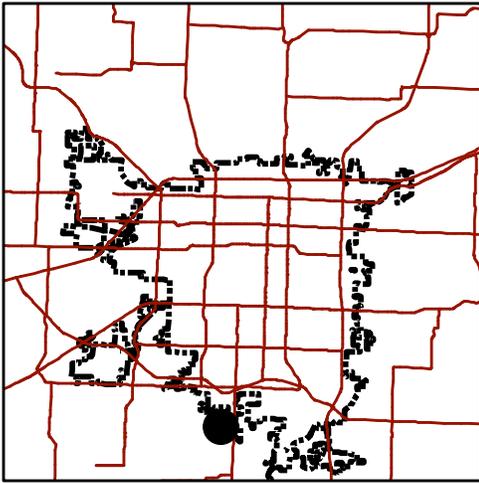
Planning & Development - 417/864-1031
840 Boonville - Springfield, Missouri 65802

Final Development Plan

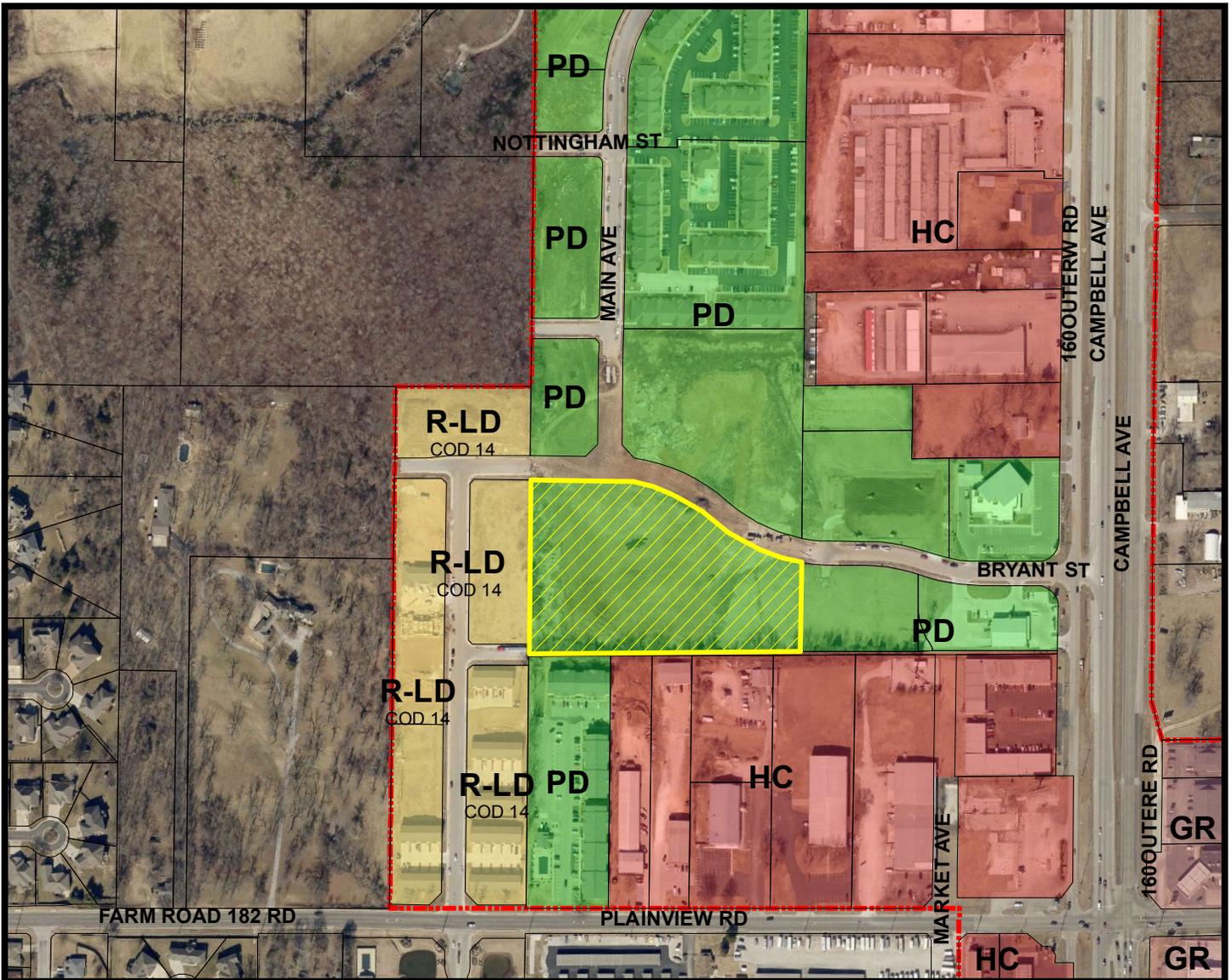
Planned Development 271 Amended

Location: 560 W. Bryant Street

Current Zoning: PD 271 Amended



LOCATION SKETCH



- Area of Proposal



1 inch = 400 feet

DEVELOPMENT REVIEW STAFF REPORT
FINAL DEVELOPMENT PLAN - PLANNED DEVELOPMENT 271 AMENDED

REPORT DATE: February 19, 2016
LOCATION: 560 W. Bryant Street
APPLICANT: Verandas, LLC c/o Dan Coryell
TRACT SIZE: Approximately 5.62 acres
EXISTING USE: Vacant/undeveloped land
PROPOSED USE: Multi-family residential apartments

FINDINGS FOR STAFF RECOMMENDATION:

1. The proposed final development plan meets all requirements of the planned development.

RECOMMENDATION:

Staff recommends **approval** of this request.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	PD 271 Amd	Vacant/undeveloped
East	PD 271 Amd	Vacant/undeveloped
South	HC and PD	Multi-family & commercial uses
West	R-LD COD #14	Multi-family residences

HISTORY:

Planned Development 271 Amended was approved by City Council on October 12, 2009. The requirements and standards for Planned Development 271 Amended are attached (Attachments 1 & 2). The ordinance requires any final development plan to be reviewed and approved by Planning and Zoning Commission.

STAFF COMMENTS:

1. The Final Development Plan (Exhibit 3) is required to be approved by the Planning and Zoning Commission provided it is in substantial conformance with the approved Planned Development ordinance.
2. The Administrative Review Committee has reviewed the proposed Final Development Plan (Attachment 3) and found that it met the requirements of Planned Development 271 Amended. During this meeting, the applicant requested an alternative to the perimeter landscaping requirements that would be comparable to PD 271 Amended design requirements and other properties that have developed in the district. ARC was supportive of a berm with landscaping as shown and described on Attachment 3, rather than the prescribed decorative wall or fence as described in the PD.
3. The proposed final development plan was reviewed and approved by all relevant City departments.

STAFF CONTACT PERSON:

Daniel Neal
Senior Planner
864-1036

ATTACHMENTS:

Attachment 1, PD 271 Amended, District Requirements
Attachment 2, PD 271 Amended, Site Plan
Attachment 3, Proposed Final Development Plan of Multi-Family Development for Verandas, LLC

EXHIBIT 1

**Requirements and Standards Applicable to
Planned Development District No. 271 Amended**

A. APPLICATION

Building or other permits may not be issued for development permitted by this planned development nor can any changes be made to this property until the final development plan has been approved in the manner described at the end of this exhibit.

All requirements of the *Springfield Zoning Ordinance* shall apply unless modified by the requirements and standards that follow.

B. INTENT

This planned development will allow for a mixed used residential and commercial development, providing a unified architectural theme throughout, and providing for appropriate bufferyards to adjoining neighbors to enhance property values.

C. DEFINITIONS

The definitions contained in the *Zoning Ordinance* shall apply to this ordinance.

D. USES PERMITTED

The following uses shall be permitted in Area A:

The following uses as permitted in the HC, Highway Commercial District:

- A. Accessory Uses, as permitted by *Section 5-1000*.
- B. Ambulance services.
- C. Art galleries, libraries and museums.
- D. Athletic clubs, fitness centers and indoor sports facilities.
- E. Auction sales and flea markets entirely within enclosed buildings.
- F. Automobile parts and accessory stores, including sales, service, installation and repair.
- G. Automobile service garages.

- H. Automobile service stations.
- I. Automobile washing businesses, including automatic, coin-operated, and moving-line facilities.
- J. Automotive sales, service (including body and fender repair and paint shops as accessory uses) and rental of new or used cars and trucks.
- K. Awning and canvas sales and rental.
- L. Banks and financial institutions, including automatic teller machines and drive-thru facilities.
- M. Bed and breakfasts.
- N. Boarding, rooming and lodging houses.
- O. Boat and marine sales and service.
- P. Building materials supply stores with outdoor storage provided it is screened from view, in accordance with *Section 6-1000*.
- Q. Bus stations.
- R. Camper sales and camper trailer sales and service, lease and rental.
- S. Campgrounds and recreational vehicle parks.
- T. Cemeteries.
- U. Churches and other places of worship, including parish houses, Sunday schools and emergency shelters. (G.O. 4852, 11/23/98)
- V. Civic, convention and cultural centers.
- W. Commercial amusements, including bowling alleys, dance halls, video game arcades, billiard parlors, roller skating and ice skating arenas, and movie theaters, including drive-in theaters.
- X. Commercial off-street parking lots and structures.
- Y. Convenience stores with or without gas pumps.
- Z. Day care centers in accordance with *Chapter 36, Article XI, Springfield City Code*.

- AA. Fairgrounds.
- BB. Furniture and appliance stores.
- CC. Governmental buildings and uses.
- DD. Hardware and home improvement stores.
- EE. Home and general equipment rental agencies except heavy equipment.
- FF. Hotels, motels and inns.
- GG. Household resource recovery collection centers, screened from all residential districts and public rights-of-way in conformance with *Section 6-1000*.
- HH. Locksmiths.
- II. Manufactured housing (mobile home) and trailer sales, leasing and service with no storage.
- JJ. Nurseries, greenhouses and garden stores.
- KK. Offices, administrative, business, finance and professional.
- LL. Offices, medical and dental.
- MM. Outdoor commercial amusements such as athletic fields, drive-in movie theaters, golf driving ranges, miniature golf courses and archery ranges, but not including go-cart tracks.
- NN. Bed and Breakfast. (G.O. 5127, 10/29/01)
- OO. Package liquor stores.
- PP. Personal service establishments including beauty parlors, barber shops, dry cleaning and laundry pick-up, shoe repair, self-service laundromats, express or mailing offices and hearing aid and eye glass shops.
- QQ. Pet stores and pet grooming.
- RR. Photo processing, including drive-thru facilities.
- SS. Police and fire stations.

- TT. Private clubs and lodges.
- UU. Public and private parks, playgrounds and golf courses, including miniature golf courses and driving ranges.
- VV. Public or private vehicle and boat storage garages, yards or lots.
- WW. Public service and public utility uses, as follow: (G.O.5094, 7/9/2001)
1. Tier I wireless facilities in accordance with *Section 5-2600*.
 2. Tier III wireless facilities in accordance with *Section 5-2600* provided wireless towers sixty (60) feet or greater in height allow collocation of at least one (1) additional provider's facilities.
 3. Tier IV wireless facilities in accordance with *Section 5-2600* provided wireless towers are setback from any residential district at least two (2) feet for every one (1) foot of tower height and allow collocation of at least one (1) additional provider's facilities or at least two (2) additional providers' facilities if the tower height is one-hundred-twenty (120) feet or greater.
 4. Water reservoirs, water standpipes, and elevated and ground-level water storage tanks.
- XX. Recording studios.
- YY. Restaurants, including drive-in, pick-up and drive-thru facilities.
- ZZ. Restricted production and repair establishments (for retail sale on the premises only), including the following types of activities: Custom tailoring and alteration of clothing, jewelry from precious metals, watches, dentures and optical lenses.
- AAA. Retail establishments for the following types of uses: bakery, package liquor, books, candy, dairy products, drugs, groceries, flowers, gifts, jewelry, hobby materials, meat, fish and poultry, newsstands, wearing apparel, shoes, clothing, toys, pipe and tobacco, and video rental.
- BBB. Schools and studios for art, dancing, drama, music, photography, interior decorating or similar courses of study.
- CCC. Schools or development centers for persons with handicaps or development disabilities.
- DDD. Self-service storage facilities.

- EEE. Swimming pool sales and displays.
- FFF. Taverns and cocktail lounges.
- GGG. Taxi dispatch yards and offices.
- HHH. Taxidermists.
- III. Television and radio studios.
- JJJ. Temporary uses, as permitted by *Section 5-1200*.
- KKK. Upholstery shops.
- LLL. Veterinary clinics, animal hospitals and kennels, with no outside activities.
- MMM. Any residential dwellings existing at the time the district is mapped. As conforming uses, such a dwelling can be expanded or, if destroyed, replaced with another dwelling of the same type within eighteen (18) months of being destroyed. (G.O.5127, 10/29/01)
- NNN. Transitional Service Shelters provided that no transitional service shelter shall locate within a two thousand (2000) foot radius of another transitional service shelter, soup kitchen or emergency shelter. (G.O. 4763, 12/15/97)
- OOO. Temporary vendors as permitted under *Section 5-1203.B.2*. (G.O. 4925, 9/27/99)
- PPP. Other towers other than wireless facilities, less than one-hundred (100) feet in height, and related facilities. (G.O. 5094, 7/9/2001)
- QQQ. Construction equipment storage yards. (G.O. 5127, 10/29/01)

The following uses shall be permitted in Area B:

- A. Multifamily dwellings
- B. Multifamily elderly housing facilities: Living facilities for the elderly designed as a multifamily dwelling in which the living units may or may not contain kitchen facilities. Other uses which may be permitted if they are clearly incidental to such facilities may include central dining rooms, activities centers, commissary, nursing care, beauty and barber shops, and other similar uses. Typical uses include retirement homes.

- C. Accessory uses incidental to residential development designed for and available to residents but not open to the public on a common basis. Typical uses include administrative offices for project management not exceeding one thousand (1000) square feet, model units, carports, garages, maintenance buildings, and gate houses.
- D. Community and recreational facilities incidental to residential development designed for and available to residents but not open to the public on a commercial basis. Typical uses include community centers, swimming pools, tennis and basketball courts, health clubs, etc.

The following uses shall be permitted in Area C:

- 1. Residential uses
 - 1. Semidetached dwellings, such as patio homes
 - 2. Two family dwellings, such as duplexes
 - 3. Attached dwellings such as townhouses

E. USE LIMITATIONS

- 1. No dust, particulate matter or noxious or toxic matter of any sort shall be emitted or discharged at any time.
- 2. All uses shall operate in accordance with the noise standards contained in *Section 6-1500 of the Springfield Zoning Ordinance*.
- 3. In Areas B and C all activities and permitted uses, except off-street parking/ loading facilities, swimming pools, and volleyball courts, shall be conducted wholly inside a building, or buildings.
- 4. Screening and fencing shall be provided in accordance with Section 6-1000 of the *Springfield Zoning Ordinance*.
- 5. No soil disturbance shall occur as a part of this development within one hundred (100) feet of the Ward Branch Creek as measured from the centerline without written permission from the Director of Public Works.

2. INTENSITY OF DEVELOPMENT

- 1. The maximum floor area ratio for development within Area A shall not exceed 1.0.
- 2. The maximum gross residential density for development within Area B is twenty-nine (29) dwelling units an acre.

3. The maximum gross residential density for development within Area C is eleven (11) dwelling units an acre.

3. BULK, AREA AND HEIGHT REQUIREMENTS

1. All buildings shall have a minimum setback of ten (10) feet from abutting streets' rights-of-way. Garage doors for residential development shall be at least twenty (20) feet from these rights-of-way.
2. No structure shall exceed a height of three (3) stories above grade.
3. The maximum impervious surface ratio shall not exceed 0.80 for each buildable lot with Areas A, B, and C.
4. The minimum open space ratio shall be at least 0.20 for each buildable lot within Areas A, B, and C.

H. DESIGN REQUIREMENTS

1. Structures within this planned development for non-residential uses shall display a similar level of quality on all building facades. Entry doors shall be provided from both the street and the parking lots to the businesses and multifamily dwellings. These entryways shall be differentiated from the rest of the building to define the entry and avoid a hole in the flat face of the building.
2. Building elevations, showing compliance with these requirements and detailing the architectural elements, shall be submitted with the final development plan.

I. OPEN SPACE, LANDSCAPING & SCREENING

1. The landscape and bufferyard provisions of Section 6-1200 of the *Springfield Zoning Ordinance* in effect at the time of development shall apply for different types and intensities of development within the planned development as well as adjacent to surrounding properties outside of the planned development.
2. An area of no soil disturbance shall be provided one hundred (100) feet from the centerline of Ward Branch Creek in conformance with Section 6-1200 of the *Springfield Zoning Ordinance* unless written permission from the Director of Public Works is provided otherwise.
3. Screening and fencing, and landscaping requirements for off-street parking and vehicular use areas is required in accordance with Sections 6-1000 and 6-1200 of the *Springfield Zoning Ordinance* in effect at the time of development. Where perimeter landscaping is

required, the following is required in addition to the required plantings to create an edge along street rights-of-way:

A decorative wall or fence at least thirty (30) inches high. Solid decorative walls shall not exceed a height of forty-two (42) inches, although railings and decorative elements are permitted above the solid wall or fence provided they contain at least fifty (50) percent open voids and the overall height does not exceed seven (7) feet. Walls and fences shall also be designed and constructed to ensure adequate visibility of pedestrian and vehicular traffic at all driveways.

4. No structures, signs, mechanical equipment, vehicular use areas (except those drives required to provide access to adjoining public thoroughfares and the pedestrian connection to the greenway trail) are permitted within these bufferyards. The surface of these bufferyards, or other required landscaped areas, shall be maintained with a living ground cover.
5. All other areas not shown as buildings or other form of impervious surface on Exhibit 2 and which are not designated as a bufferyard shall be required to be maintained with a living ground cover.
6. Waste cans, dumpster units, or other forms of litter control and refuse disposal devices shall be placed within the district where they are least visible from a public street or adjoining properties. Screening of these devices, in the form of a sight-proof fence or wall, shall be provided. These devices may not occupy parking spaces required by this exhibit.
7. A landscape plan, showing conformance with these requirements, shall be submitted with the final development plan.

J. EXTERIOR LIGHTING

The requirements and standards of *Section 6-1400* of the *Springfield Zoning Ordinance*, in effect at the time of development shall apply.

K. ACCESS TO PUBLIC THOROUGHFARES

1. Access to Weaver Road shall be in conformance with the requirements in the *Springfield Subdivision Regulations* for secondary arterials.
2. Access to the Campbell Avenue outer road shall conform to the requirements in the *Springfield Subdivision Regulations* for collector streets.
3. All access to the internal collector streets shall be in conformance with the requirements in the *Springfield Subdivision Regulations* for a collector street classification.

L. OFF-STREET PARKING

Sections 5-1500, 5-1600 and 6-1300 of the Springfield Zoning Ordinance in effect at the time of development shall apply.

M. SIGNS

1. All signage within the Planned Development shall be monument type signs.
2. Off-premise signs, as defined by the City sign code, are prohibited.
3. All other requirements and standards of *Section 5-1400 of the Springfield Zoning Ordinance*, in effect at the time of development shall apply.

N. REQUIRED IMPROVEMENTS

1. Public improvements to be completed. Public and private improvements necessary to adequately accommodate the intensity of development proposed in this District shall be constructed prior to or concurrently with the development of the property. If the development of the property is phased, the construction of the improvements may also be phased provided there is a logical relationship between each phase of the development and the construction of the required improvements. Prior to building permits being issued to the applicant, or subsequent owners shall:
 - a. construct the required improvements; or
 - b. provide assurances satisfactory to the Director of Public Works guaranteeing that all required improvements will be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department shall be provided to the City.
2. Certificate of occupancy. No certificate of occupancy shall be issued for any structure within this District, or phase of the development, unless:
 - a. the required improvements are completed prior to occupancy of the structures; or
 - b. the Director of Public Works has determined that:
 - (1) any incomplete required improvements have little or no effect on the occupancy of the facility; or
 - (2) conditions beyond the control of the contractor, *i.e.*, strikes, weather, etc., have delayed the completion of the improvements.

If one of these conditions occurs, the Director of Building Development Services may permit occupancy under conditions satisfactory to the Director of Public Works that the required improvements will be completed as required by this ordinance within a reasonable time.

3. Required improvements. Improvements necessary to adequately accommodate the intensity of development in this District include the following.
 1. Sixty (60) feet of right-of-way shall be dedicated for the collector streets shown on Exhibit 2. The developer shall construct the street to collector street standards installed as generally shown on Exhibit 2. Other streets to the west will be required to provide access for future residential development and shall generally be located as shown on Exhibit 2.
 2. Four (4) foot sidewalks shall be constructed on both sides of the internal roadway. Internal sidewalks or clearly identified pedestrian ways shall connect the permitted uses to the public sidewalks wherever possible to provide for safe pedestrian access within this development.
 3. Other public streets or vehicular access easements will be required to adjoining properties to provide cross access between this property and the others.
 4. A pedestrian trail connection shall be provided by the developer from near the intersection of Main Avenue and Weaver Road generally following the north and west toe of the slope of the existing detention basin to a point where it would turn west and cross the existing thirty foot access easement, enter the stream buffer and intersect the existing greenway trail easement. The exact location shall be approved by the Springfield-Greene County Parks Department and Ozark Greenways, Inc.

O. MAINTENANCE OF COMMON AREAS AND FACILITIES

The maintenance of common areas and facilities within the District shall remain the responsibility of the developer(s) or shall be assumed by a duly constituted property owners association meeting all legal requirements prescribed by the City Attorney.

P. PHASING

Development may be phased provided that all public improvements directly related to each phase are completed at the time of its development and that improvements serving the District as a whole and the adjoining area are completed in a sequence assuring full utility of the District as a whole and all areas within the District and so that future public improvements required by this ordinance or other applicable ordinances of the City are not compromised or rendered unduly difficult.

Q. FINAL DEVELOPMENT PLAN

A final development plan, showing conformance with the requirements of this Exhibit, shall be submitted to the Planning and Development Department and approved in the manner described below prior to the issuance of any building permits or prior to the commencement of any of the permitted uses or improvements permitted or required by this exhibit. The final development plan may be submitted in the form of a preliminary plat, provided the plat is

prepared in accordance with the requirements, standards, and intent of this Exhibit. Development of this District shall be in accordance with the approved final development plan.

1. The final development plan shall be submitted to the Planning and Zoning Commission for review and final action, either as a whole or in phases. The Planning and Zoning Commission is hereby authorized, at its discretion, to approve minor adjustments and modifications to the site plan. Such authority shall not, however, be construed to permit:
 - A. Any uses within the District other than those specifically prescribed by the ordinance.
 - B. Any increase in the intensity of use permitted within the District.

2. Subdivision approval may constitute the final development plan(s) for residential development in Area C. The Planning and Zoning Commission is hereby authorized to accept the preliminary plat provided all provisions of this ordinance are satisfied and that all requirements of the Subdivision Regulations not specifically modified by this ordinance are met. The Planning and Zoning Commission is hereby authorized at their discretion to approve minor adjustments and modifications to the site plan(s). Such authority shall not, however, be construed to permit:
 - a. Any uses within this tract other than those specifically prescribed by ordinance.
 - b. Any increase in the intensity of use permitted within this tract.
 - c. Any deviation from provisions specifically prescribed by this ordinance.



UNIT / PARKING TABULATION

UNIT MIX	PARKING REQUIREMENTS
STUDIO UNITS _____ 66	66 x 1.5 _____ 99 SPACES
1 BEDROOM UNITS _____ 60	60 x 1.5 _____ 90 SPACES
2 BEDROOM UNITS _____ 30	30 x 2 _____ 60 SPACES
3 BEDROOM UNITS _____ 06	06 x 2 _____ 12 SPACES
TOTAL _____ 162 UNITS	SUB-TOTAL _____ 261 SPACES
SUB-TOTAL PARKING SPACES _____	261 SPACES
7% REDUCTION ALLOWED _____	-16 SPACES
TOTAL PARKING SPACES REQUIRED _____	245 SPACES
TOTAL PARKING SPACES PROVIDED _____	277 SPACES

**PD #271 AMENDED REQUIREMENTS
AREA B (SOUTHWEST)**

PERMITTED USE _____	MULTIFAMILY ELDERLY HOUSING FACILITY
INTENSITY OF DEVELOPMENT _____	MAXIMUM 29 DWELLING UNITS PER ACRE 244,913 S.F. = 5.62 ACRES = 163 DWELLING UNITS
BULK, AREA & HEIGHT _____	SETBACKS _____ 10' BUILDING SETBACK FROM ABUTTING STREETS' RIGHT OF WAY.
MAXIMUM HEIGHT _____	NO STRUCTURE SHALL EXCEED THE HEIGHT OF THREE (3) STORIES ABOVE GRADE
IMPERVIOUS SURFACE RATIO _____	IMPERVIOUS SURFACE CALCULATION: MAX OF 0.80 174,726 S.F. / 244,913 S.F. = 0.71 OR 71%
OPEN SPACE RATIO _____	OPEN SPACE CALCULATION: MIN. OF 0.20 70,187 S.F. / 244,913 S.F. = .29 OR 29%
PERIMETER TREATMENT _____	REFER TO BUFFERYARD/ SCREENING SCHEDULE. DUMPSTER UNITS SHALL BE ENCLOSED WITH SIGHT-PROOF FENCE.
EXTERIOR LIGHTING _____	EXTERIOR LIGHTING WILL BE DESIGNED PER SECTION 6-1400 OF THE CITY OF SPRINGFIELD ORDINANCE.
DETENTION _____	ON-SITE DETENTION BASIN SHALL BE PROVIDED BELOW GRADE AT THE SOUTHWEST CORNER OF THE SITE.
OFF-STREET PARKING _____	PER SECTION 5-1500: (1.5) ONE AND A HALF PARKING SPACES REQUIRED FOR EACH (1) BEDROOM DWELLING UNIT, (2) TWO PARKING SPACES FOR EACH (2) TWO AND (3) BEDROOM DWELLING UNIT. 245 SPACES REQUIRED 277 SPACES PROVIDED

KEYNOTES

- 1 PROVIDE ACCESSIBLE PARKING SIGNAGE (POLE MOUNTED) AT EACH ACCESSIBLE PARKING SPOT PER DETAIL ON SHEET C1.3.
- 2 PROVIDE ACCESSIBLE CURB RAMP PER DETAIL ON SHEET C1.3.
- 3 REFER TO ENLARGED PLAN DETAIL & ELEVATION ON SHEET C1.3 FOR DETAILS OF TRASH ENCLOSURE.
- 4 PROVIDE 5 FOOT WIDE (5'-6" INCLUDING CURB) SIDEWALK ADJACENT TO PARKING LOTS. REFER TO CONCRETE JOINT DETAILS ON SHEET C1.3 FOR CONTROL AND EXPANSION JOINT REQUIREMENTS.
- 5 SOLID BOX INDICATES PROPOSED LOCATION OF FIRE SPRINKLER RISER ROOM. VERIFY WITH FIRE DEPARTMENT AND CROSS COORDINATE WITH SITE UTILITY PLAN.
- 6 BICYCLE PARKING RACK PER DETAIL ON SHEET C1.3.
- 7 6' TALL POOL FENCE ENCLOSURE WITH TWO SELF CLOSING AND LATCH GATES.

BUFFERYARD/SCREENING SCHEDULE

15' BUFFERYARD B: ALONG WEST SIDE OF SITE ALONG PROPERTY LINE. LANDSCAPING SHALL BE PROVIDED CONSISTING OF THE FOLLOWING PER 100 LINEAR FEET:
(3) UNDERSTORY TREES DUE TO BUFFERYARD IN A UTILITY EASEMENT
(1) EVERGREEN TREE
(6) SHRUBS

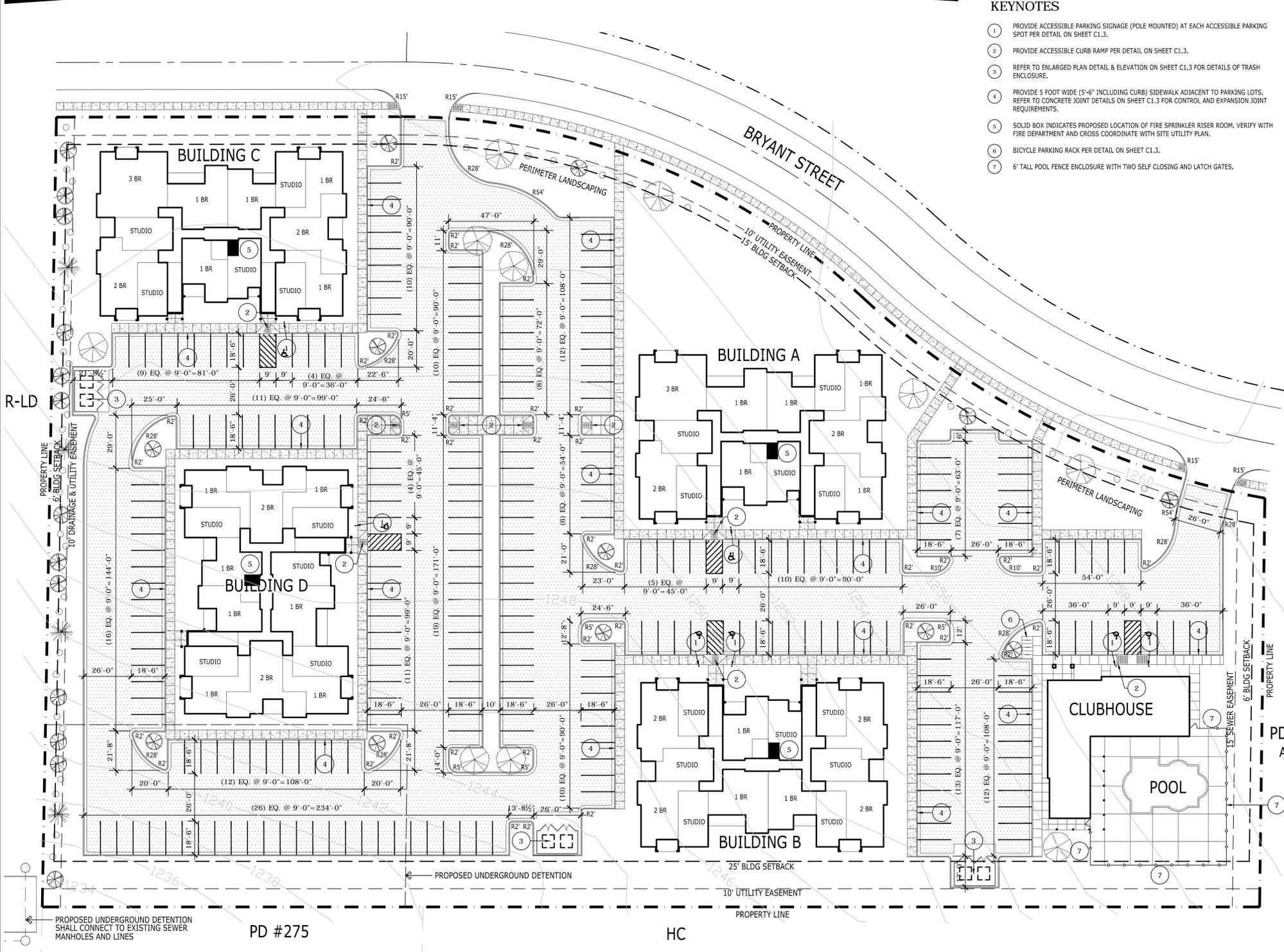
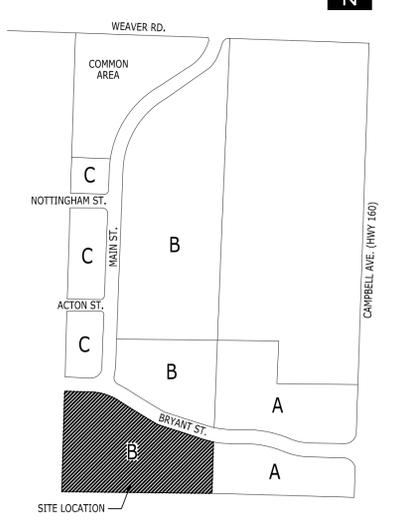
PERIMETER LANDSCAPING: ALONG NORTH SIDE OF SITE ALONG BRYANT ST. ADJACENT TO PARKING LOT. A LANDSCAPING BERM OF AT LEAST 30 INCHES AND NO MORE THAN 42 INCHES TALL WITH LANDSCAPING CONSISTING OF THE FOLLOWING PER 100 LINEAR FEET SHALL BE PROVIDED:
(1) CANOPY TREES
(1) UNDERSTORY TREES
(4) SHRUBS

INTERIOR LANDSCAPING: 5% PROVIDED. MIN. OF 2 UNDERSTORY AND 1 CANOPY TREE PLANTED FOR EACH 30 PARKING SPACES.

SITE LEGEND

- DECIDUOUS CANOPY TREE: 1.5" MIN. CALIPER, MIN. MATURE HEIGHT OF 30'. SPECIES SHALL BE RED MAPLE OR APPROVED EQUAL.
- DECIDUOUS UNDERSTORY TREE: 1" MIN. CALIPER, MATURE HEIGHT LESS THAN 30'. SPECIES SHALL BE EASTERN REDBUD OR APPROVED EQUAL.
- EVERGREEN TREE: MIN. 6' HIGH WITH MIN. MATURE HEIGHT OF 20'. SPECIES SHALL BE BLUE SPRUCE OR APPROVED EQUAL.
- DECIDUOUS SHRUB: 18" HIGH, MATURE HEIGHT > 3'. SPECIES SHALL BE BURNING BUSH OR APPROVED EQUAL.
- ASPHALT PAVING OVER GRAVEL BASE OVER PREPARED COMPACTED FILL PER CIVIL DRAWINGS.
- CONCRETE SIDEWALK OR PAVEMENT PER CIVIL DRAWINGS. SIDEWALKS TO HAVE CONTROL JOINTS @ 5'-0" O.C. MAX. AND EXPANSION JOINTS @ 25'-0" O.C. MAX.
- ALL UNHATCHED AREAS INDICATES LIVING GROUND COVER (GRASS SEED & STRAW)

LOCATION MAP



hdesigngroup
505 S National Ave Ste 7a
Springfield, Missouri 65801
417.887.4595
hdesigngroup.com

Client

Verandas
1531 E. Bradford Parkway, Suite 305
Springfield, MO 65804
(417) 869-1118
(417) 840-7946 fax

Consultants

Civil Engineer:
Anderson Engineering
2045 W. Woodland
Springfield, MO 65807
(417) 886-2741
(417) 866-2778 fax

Structural Engineer:
Metteneyer Engineering
2101 West Chesterfield Blvd., Suite B105
Springfield, MO 65807
(417) 890-8002
(417) 890-8003 fax

MEP Engineer:
Colvin Jones Davis
2101 West Chesterfield Blvd., Suite B105A
Springfield, MO 65807
(417) 877-1700
(417) 877-1701 fax

Professional Seal

Matthew A. Capen, AIA - Architect
MO# A-2011006167



Revisions

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New Multi-Family Residences for:
Verandas
Springfield, MO 65804

FINAL DEVELOPMENT SITE PLAN
SCALE: 1" = 30'-0"

Project No: 15-050
Drawn By: H Design
Reviewed By: MAC
Date: 01-06-2016

Sheet C1.1

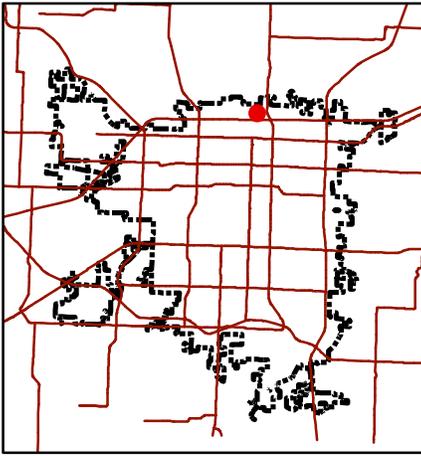
Development Review Staff Report

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

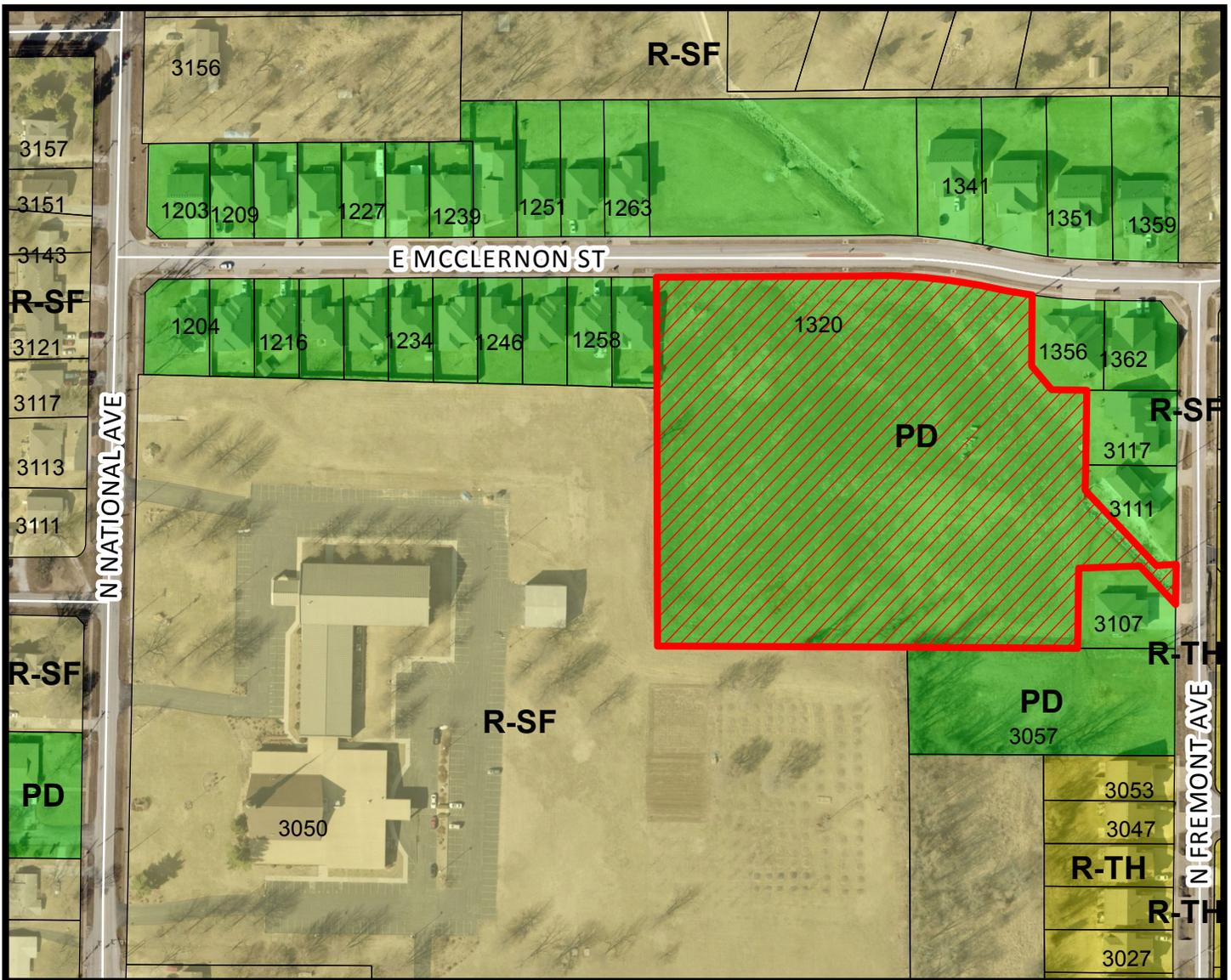
Final Development Plan

Planned Development 228 Amended

LOCATION: 1320 East McClernon Street
CURRENT ZONING: PD 228 Amended
PROPOSED ZONING: NA



LOCATION SKETCH



- Area of Proposal



1 inch = 200 feet

DEVELOPMENT REVIEW STAFF REPORT
FINAL DEVELOPMENT PLAN - PLANNED DEVELOPMENT 228 AMENDED

PURPOSE: To review and approve the Final Development Plan for Planned Development 228 Amended Lot 21 per General Ordinance 5357

REPORT DATE: February 16, 2016

LOCATION: 1320 East McClernon Street

APPLICANT: Whiskers Investment LLC

TRACT SIZE: Approximately 5.36 acres

EXISTING USE: Vacant land

PROPOSED USE: Multi-Family Elderly Housing Development

FINDINGS FOR STAFF RECOMMENDATION:

1. Planned Development 228 Amended was approved by City Council by General Ordinance 5357 on March 29, 2004. The Ordinance requires the Final Development Plan to be submitted to the Planning and Zoning Commission for review and recommendation to City Council for final approval.
2. Planned Development 228 Amended allows for multi-family elderly housing facilities at this location.
3. The Administrative Review Committee has reviewed the proposed Final Development Plan (Attachment 2) and found that it met the requirements of Planned Development 228 Amended.

RECOMMENDATION:

Staff recommends approval of this request.

SURROUNDING LAND USES:

AREA	ZONING	LAND USE
North	PD 228 Amd	Single family homes
East	PD 228 Amd	Single family homes
South	R-SF	Church
West	PD 228 Amd/ R-SF	Single family homes and Church

HISTORY:

The subject property at the 1320 East McClernon Street was zoned to Planned Development District No. 228 Amended on March 29, 2004. The subject property is located on lot 21 which allows for churches and multi-family elderly housing as defined by Federal Fair Housing Act.

COMPREHENSIVE PLAN:

The *Growth Management and Land Use Plan* Element of the *Comprehensive Plan* identifies this area as appropriate for Low Density Residential Housing. However, the property was rezoned in 2004 to a Planned Development which allows for multi-family elderly housing at this location.

STAFF COMMENTS:

1. The applicant is requesting to develop a 36 unit multi-family elderly housing development on 5.36 acres of property.
2. The Planned Development requires architectural exterior building material covering outside walls consisting of brick veneer, pre-case elements, architectural style vinyl siding and/or EIFS. Each of the building frontages facing the street or abutting properties shall have a minimum of 40% of brick, stone or equivalent on exterior walls. All roofs shall contain a shadow line type (or equivalent) architectural shingles with a roof pitch of between 5:12 or 8:12.
3. Upon development of the property a bufferyard is required along the south property line adjacent to the single-family residential uses (Church). The bufferyard required between R-SF zoning and residential uses would be a Bufferyard "Type C" of at least fifteen (15) feet wide. The minimum fifteen (15) foot wide bufferyard with plantings for each one-hundred (100) linear feet of bufferyard would be one (1) canopy tree, two (2) understory tree, two (2) evergreen trees and ten (10) shrubs. There is also an 80 feet platted building setback from all adjacent property lines.
4. The proposed final development plan was reviewed by City departments and comments are contained in Attachment 1.

CITY COUNCIL MEETING:

March 21, 2016

STAFF CONTACT PERSON:

Bob Hosmer, AICP Principal Planner
864-1834

ATTACHMENT 1
DEPARTMENT COMMENTS
FINAL DEVELOPMENT PLAN FOR PLANNED DEVELOPMENT 228 AMENDED

BUILDING DEVELOPMENT SERVICES COMMENTS:

Building Development Services does not have any objections to this request.

PUBLIC WORKS TRAFFIC DIVISION COMMENTS:

Traffic has no issues with the final development plan.

STORMWATER COMMENTS:

No stormwater issues with the Final Development Plan. Detention and water quality are provided in the regional detention/water quality basin located on the north side of East McClernon Street.

FIRE DEPARTMENT:

Fire has no issues with the final development plan.

CLEAN WATER SERVICES COMMENTS:

No objection to the layout of the FDP however we do have the following comments;

- a. There have been wet weather flow issues along the 12 inch main on the east side of lot 21. We would recommend looking at the finish floor elevations of the proposed buildings to address any issues that might arise because of that.
- b. Public sewer is available to lot 21 by the 12 inch trunkline that crosses the northeast corner of the lot and the 8 inch clay line that crosses beneath the storm sewer channel to the east. 100 linear feet of the 8 inch line and easement was retained for use as a lateral for this lot when the property was platted in 2005. The condition of the 8 inch clay line is unknown and it is recommended that the line be inspected prior to use.

CITY UTILITIES:

The development as shown on the site plan can be served by City Utilities in conformance with our policies. Recommend approval.

CAUTION:
EXISTING SURFACE FEATURES, STRUCTURES, ETC. AND UNDERGROUND INSTALLATIONS SUCH AS WATER MAINS, GAS MAINS, SEWERS, TELEPHONE LINES, FIBER OPTIC LINES AND BURIED STRUCTURES ARE INDICATED ON THE DRAWING ONLY TO THE EXTENT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE SURVEYOR IN PREPARING THIS DRAWING. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

PLANTINGS SUMMARY:

BUFFERYARD "C"	UNIT/100 LF	LINEAR FT	100 LF	QUANTITY
CANOPY TREES	1	1817	18.2	18
UNDERSTORY TREES	2	1817	18.2	36
EVERGREEN TREES	2	1817	18.2	36
SHRUBS	10	1817	18.2	182

DEVELOPMENT INFO:

BUILDING USE: MULTI-FAMILY RESIDENTIAL
DWELLING UNITS: 36 UNITS
CANOPY TREES: 17-3"
UNDERSTORY TREES: 20-8"
FLOOR AREA RATIO: 39,638 SF / 233,325 SF = 17.0%
EXTERIOR DESIGN: BRICK WAINSCOTING WITH HARDIE SIDING
SIGNAGE: WALL SIGN ON COMMUNITY BUILDING
PUBLIC IMPROVEMENTS REQUIRED: NONE, ALL ARE IN PLACE
PARKING STALLS PROVIDED: 76 STALLS (INCLUDING 5 HC STALLS)
ARCHITECTURAL EXT BLDG MATERIAL: MIN. 40% BRICK
 REFER TO ELEVATIONS & CALCULATIONS BY WALLACE ARCHITECTS

IMPERVIOUS COVER:

TOTAL SITE AREA: 233,325 SQ FT±
ALLOWABLE IMP COVER PER PD 228 (80%): 186,660 SQ FT
PROVIDED IMP COVER: 107,883 SQ FT
IMPERVIOUS SURFACE RATIO: 107,883 SQ FT / 233,325 SQ FT = 46.2%

OPEN SPACE:

TOTAL SITE AREA: 233,325 SQ FT±
REQUIRED OPEN AREA (20%): 46,665 SQ FT
PROVIDED OPEN AREA: 125,442 SQ FT
OPEN SPACE RATIO (OSR): 125,442 SQ FT / 233,325 SQ FT = 53.8%

VEHICULAR USE AREA GREEN SPACE:

VEHICULAR USE AREA: 53,827 SQ FT
REQUIRED GREEN SPACE (5%): 2,691 SQ FT
PROVIDED GREEN SPACE: 8,447 SQ FT

STORMWATER SUMMARY:

TOTAL AREA: 5.36 AC±

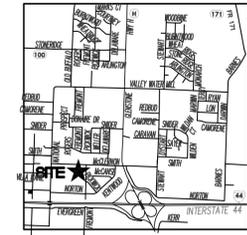
PRE-DEVELOPED SITE: 0 ACRES
IMPERVIOUS COVER: 0 ACRES
PERVIOUS COVER, GOOD CONDITION GRASS: 5.36 AC±

POST-DEVELOPED SITE: 2.49 AC±
IMPERVIOUS COVER: 2.49 AC±
PERVIOUS COVER, GOOD CONDITION GRASS: 2.87 AC±

DETENTION & WATER QUALITY CAPACITY FOR THE SITE ARE PROVIDED IN THE REGIONAL BASIN ON NORTH SIDE OF McCLERNON STREET. STORMWATER RUNOFF FROM THE PROPOSED DEVELOPMENT WILL BE DIRECTED TO THE EXISTING STORM SEWER DRAINING TO THE BASIN.

SITE LIGHTING:

ON-SITE EXTERIOR SITE LIGHTING WILL BE DESIGNED TO MEET ALL APPLICABLE CITY STANDARDS DURING BUILDING PERMIT APPLICATION REVIEW PROCESS.



LOCATION SKETCH
 SEC. 6, T-29-N, R-21-W
 NOT TO SCALE

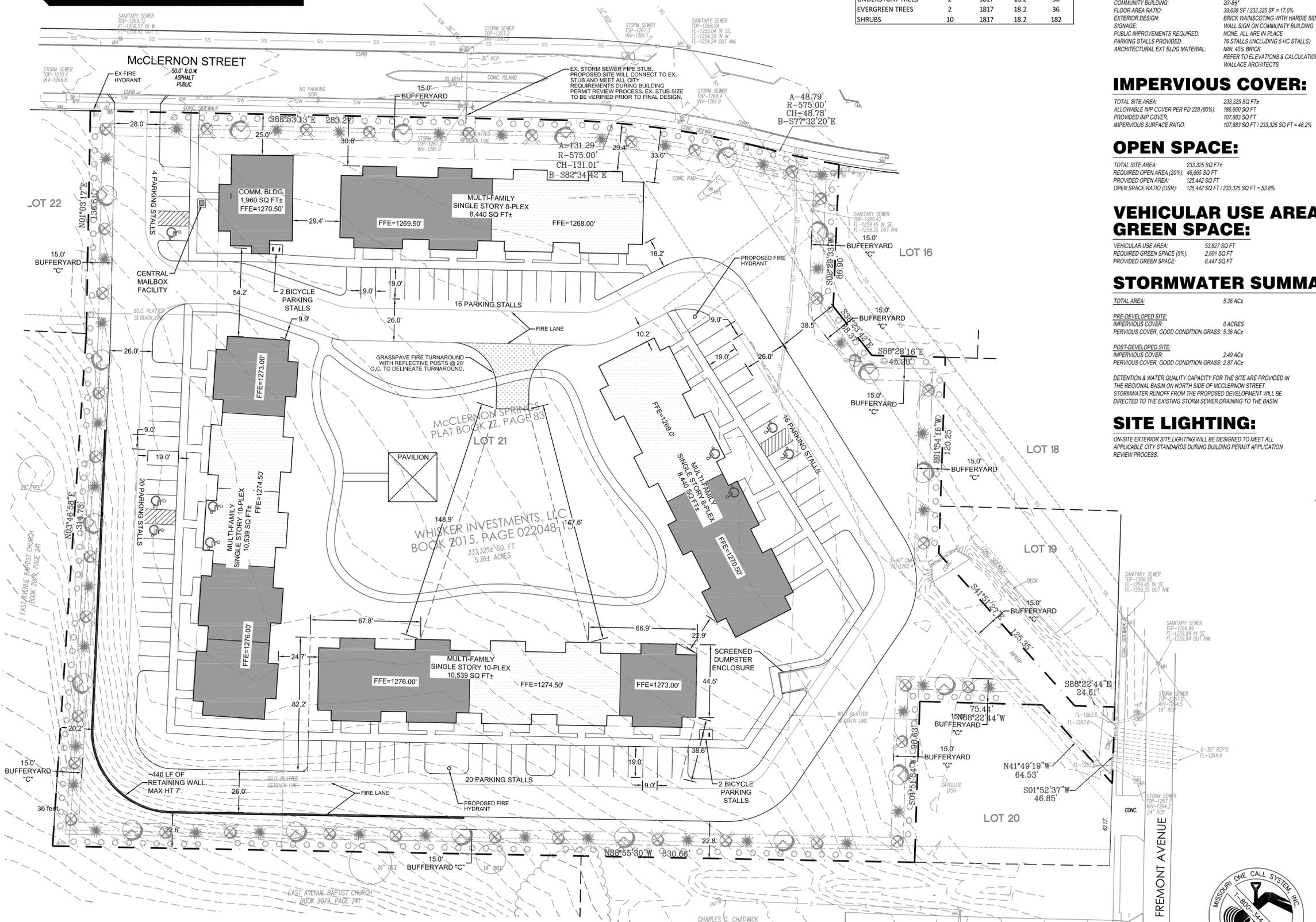


FIRE PROTECTION:

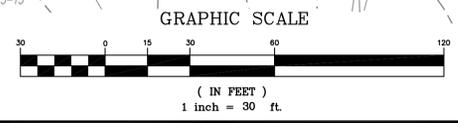
- DURING BUILDING PERMIT REVIEW FIRE HYDRANTS WILL BE PROVIDED AND SPACED AS REQUIRED IN IFC SECTION 507 & APPENDIX C.
- FIRE APPARATUS LANES WILL BE PROVIDED AS REQUIRED WITH 4" WIDE RED STRIPING ON EITHER SIDE OF THE FIRE LANE ALONG THE ENTIRE LENGTH OF THE FIRE LANE. "NO PARKING FIRE LANE" SHALL BE STENCILED IN 12" LETTERS EVERY 50' IN THE CENTER OF THE FIRE LANE.
- THE FIRE DEPARTMENT APPARATUS ACCESS WILL BE PROVIDED AS REQUIRED IN IFC SECTION 503 & IFC APPENDIX D.

LEGEND

- CP CONTROL POINT
 - IP FOUND IRON PIN
 - IP SET IRON PIN
 - △ RWM RIGHT-OF-WAY MARKER
 - PP POWER POLE W/ GUY
 - MH MANHOLE
 - SCW SEWER CLEANOUT
 - GCM GAS METER
 - LP LIGHT POLE
 - S SIGN
 - WM WATER METER
 - WV WATER VALVE
 - GV GAS VALVE
 - FH FIRE HYDRANT
 - TR TELEPHONE RISER
 - B BUMPER POST
 - GI GRATE INLET
 - TL TREELINE
 - B BUSH
 - ER ELECTRICAL RISER
 - TS TRAFFIC SIGNAL BOX
 - MB MAIL BOX
- PROPERTY LINE
 SANITARY SEWER SS
 STORM SEWER SW
 TELEPHONE LINE T
 UNDERGROUND TELEPHONE UT
 GAS LINE G
 WATER LINE W
 ELECTRIC LINE E
 UNDERGROUND ELECTRIC UE
 FENCE LINE X
 RETAINING WALL X
 LINE LABELS
 MEASURED DEED 100' M
 100' D
- SHRUB (TYP.)
 - EVERGREEN TREE (TYP.)
 - UNDERSTORY TREE (TYP.)
 - CANOPY TREE (TYP.)



A FINAL DEVELOPMENT PLAN
SCALE: 1" = 30'



ANDERSON ENGINEERING
 EMPLOYEE OWNED

ENGINEERS - SURVEYORS - LABORATORIES - DRILLING
 2045 W. WOODLAND - SPRINGFIELD, MISSOURI 65807 - PHONE (417) 866-2741
 ANDERSON COAF 0000052-AARON T. HARGRAVE PEI 200702074

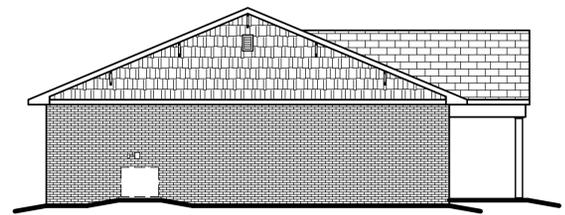
DRAWING INFO.		REVISIONS	
NO.	DESCRIPTION	BY	DATE

FIELD BY:	ATH
DRAWN BY:	ATH
CHECK BY:	ATH
DATE:	01/13/16
FIELD BOOK:	10002-16
JOB NUMBER:	

THE KITCHEN INC.
McCLERNON VILLAS
FINAL DEVELOPMENT PLAN
 1320 E. McCLERNON STREET
 SPRINGFIELD, MISSOURI

DRAWING NO.
 WB 110-519
SHEET NUMBER
 1
OF
 1

TOTAL BRICK / TOTAL ELEV. SURFACE AREA = BRICK % CALC.
 ELEVATION 1/A3.0 = 361 SF / 510 SF = 69.7% BRICK
 ELEVATION 2/A3.0 = 529 SF / 614 SF = 86.2% BRICK
 ELEVATION 3/A3.0 = 792.5 SF / 1974 SF = 40.1% BRICK
 ELEVATION 4/A3.0 = 742.5 SF / 1770 SF = 44.6% BRICK
 ELEVATION 5/A3.0 = 990 SF / 2465 SF = 40.2% BRICK
 ELEVATION 6/A3.0 = 990 SF / 2465 SF = 40.2% BRICK



COMMUNITY BUILDING NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



COMMUNITY BUILDING WEST ELEVATION
 SCALE: 1/8" = 1'-0"



8-PLEX FRONT ELEVATION (EAST FACING)
 SCALE: 1/8" = 1'-0"



8-PLEX REAR ELEVATION (McCLERNON FACING)
 SCALE: 1/8" = 1'-0"



10-PLEX FRONT ELEVATION FACING PROPERTY LINE (WEST FACING)
 SCALE: 1/8" = 1'-0"



10-PLEX FRONT ELEVATION FACING PROPERTY LINE (SOUTH FACING)
 SCALE: 1/8" = 1'-0"



MIKE KLEFNER
 ARCHITECT
 LICENSE #

McCLERNON VILLAS
 SPRINGFIELD, GREENE COUNTY, MO

Wallace
 ARCHITECTS, L.L.C.
 Sedalia, MO Columbia, MO
 P: 660-850-7000 F: 660-850-7003

WALLACE ARCHITECTS, L.L.C.
 MISSOURI STATE CERTIFICATE OF
 AUTHORITY: 2009019614

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1ST ISSUE
 XX XXX XXXX

REVISIONS	
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△	

SHEET NO.
A3.0

JOB NO.
 2930

REVIEW SET