

**January 7, 2016**  
**MINUTES OF THE PLANNING AND ZONING COMMISSION**  
Springfield, Missouri

The Planning and Zoning Commission met in regular session January 7, 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. Absent: David Shuler, Jason Ray, and Melissa Cox.

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, Dawne Gardner, Public Works Traffic Division, and Rodney Colson, Public Works Stormwater.

Minutes: The minutes of December 10, 2015 were approved unanimously.

**Communications:**

Mr. Hosmer stated that staff is requesting that agenda item numbers 5 (Relinquishment of Easement 829, 3700 South Farm Road) and 14 be tabled (New Prime Phase 2, 2800 North Cedarbrook Avenue and Packer Avenue). Staff is also requesting that Rules of Procedure be suspended for the elections for the Planning and Zoning Commission members. With 3 members absent and 2 vacancies (correction 3 vacancies), we are asking that we suspend the rules and the elections until we have more members available.

Mr. Doennig motioned to suspend the Rules of Procedure and suspend the vote to the next Planning and Zoning Commission meeting.

Mr. Baird suggested that we may not have to wait until we have 2 others members appointed, but need to wait until we have more members present or a full board of current members.

**COMMISSION ACTION:**

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

**Consent Items:**

Mr. Hosmer stated that the Request to Dispose 515 (4400 West Junction Street - West Wye) has an individual who would like to speak and it will need to be pulled off consent agenda and put to a public hearing.

**COMMISSION ACTION:**

Mr. Edwards motions to table Relinquishment of Easement 829 (3700 South Farm Road) and pull Request to Dispose 515 (4400 West Junction Street - West Wye) for discussion. Mr. Cline seconded the motion. The motion **carried** as follows: Ayes: Baird, Edwards, Doennig, Cline, and Rose. Nays: None. Abstain: None. Absent: Ray, Shuler, and Cox

Ms. Smith stated that the City had acquired the property for the purpose of constructing a railroad Wye. A Wye is a way for a train to change directions. Currently trains are entering the City from the northeast and have to come all the way into town and enter the north yards of Springfield and then a locomotive moves the train and they head back out, heading southeast. In order to do so, the trains cross Westgate Street entering the City, Eldon Avenue entering and leaving the City and Meteor leaving the City which is three streets and four crossings. By constructing the West Wye, we will decrease the crossings by two streets and three train movements. This project was identified in a 2006 rail reconfiguration and grade separation

study that looked at all of the rail crossings in the City. It was funded by congressional appropriations and we received subsequent appropriations and competitive grants to acquire this property and to construct the Wye. This is part of an on-going project that we have had for a number of years. The commission's charge under the Charter is to determine if the disposition of the property is consistent with the Comprehensive Plan. The Transportation Element of the Comprehensive Plan includes the following goal: Provide an appropriate degree of safety between rail traffic and motor vehicle traffic. As noted this will increase safety by decreasing the number of times that cars and trains might interact.

Mr. Baird requests that a map be made available to see the area and the path of trains and how it affects traffic. Currently when trains come into the City, what is the current path.

Ms. Smith showed on the map their current path and stated that locomotives have to turn around and go back out a certain way. One of the primary uses of this is for coal trains that go to John Twitty Energy Center, now they will be able to make the loop on the Wye. This will decrease the number of crossings, but will decrease the amount of noise and pollution as you come into the main yards of the City.

Mr. Baird opened the public hearing.

Mr. Tim Havens, 2156 South Prairie Lane, stated that he is having trouble with the language being used in the report. The City government has to have the goodwill and support of its citizens and we must be clearly understood and consistent in the language and the intent. It must be perceived by the average citizens as start forward and honest. It must show integrity in everything we say and do, such as our City government model. I have included in your information packet an e-mail from the deputy City Manager, Tim Smith. This e-mail states that after you, the commission votes for passage the property is to be sold and that this is just a preliminary step towards its sale. If you read the staff report and the actual resolution, it doesn't say that this land is to be sold, it says that on an attachment that the City will transfer the property, on item 3, it says that the City will convey the property to the railroad, on item 4 it also says that it will convey the property to the railroad, on item 5 it says that it is just disposal, on attachment 2, item 3 it says that it will deed the property to BNSF railroad and item 6 it says who will purchase the property and doesn't answer the question of purchase, it just says that the property will be deeded to be BNSF railway. The six times that it is mentioned, it never says that the property is to be sold, yet in Mr. Smith's memo, he states that the intent of this is to be sold. I am therefore asking you make this language clear and plan and this property is to be sold and our intent is to sell. No one should mind stating in those words, and I would like for you to take out the word, transfer, convey, disposal, and deeded and change it to sold each time it appears so that it is consistent through the process. This is just one step in the production to get this done and I think we need to be clear all the way through and we are intending to sell it. I think you have to be clear in your language and hope that you will table it and have the language changed.

Mr. Baird asked the legal representative if there are different meanings of the word, sell, convey, deed, and transfer.

Mr. Rykowski stated that it in certain content, certainly, but here the situation is an on-going discussion between the City and the railroad. They have not finalized the details on the considerations. There are on-going negotiations and since City Council will review and any final deal, essentially this is just a question if this is consistent with our goals of the plan, not necessarily the details that would be approved by City Council which will approve or disapprove the final contract with the railroad.

Mr. Edwards asked if we are tabling the item or are we considering to vote.

Ms. Smith stated that we would like for the Commission to vote on it tonight.

Mr. Baird closed the public hearing. I presume that the legal department is satisfied with the way the language is written and it will not cause any issues in the future.

Mr. Rykowski stated that the legal department is comfortable with the language written. Once again without the approval of this commission to approve the disposal, this is step number one, we can't even start to talk to BNSF really. This is just the first step and the final step and the final deal will be brought to City Council. We need to get this out of the way to show "good faith" that we are able to move forward in the deal.

Mr. Edwards stated that is one of the first issues that were up many years ago and it was amazing that congressional action that happened to get this going. I would certainly want to see this through.

#### **COMMISSION ACTION:**

Mr. Edwards motions that we move to dispose of 515 (4400 West Junction Street - West Wye). Mr. Rose seconded the motion. The motion **carried** as follows: Ayes: Baird, Edwards, Doennig, Cline, and Rose. Nays: None. Abstain: None. Absent: Ray, Shuler, and Cox

#### **UNFINISHED BUSINESS:**

Z-37-2015

2716 & 2736 West Republic St and 4229 South Scenic Ave.

**Applicant:** St. Thomas the Apostle Orthodox Church

Mr. Hosmer stated that this is a request to rezone approximately 1.88 acres of property generally located at 2716-2736 West Republic Street and 4229 South Scenic Avenue from a County R-1, Suburban Residence District to a GR, General Retail District. These properties were initiated for annexation by City Council on November 23rd and a public hearing is set for January 11th.

The Growth Management and Land Use Plan element of the Comprehensive Plan identifies this as an appropriate area for Low-Density Housing; however these properties are located at the intersection of two arterial streets. The property is located along Republic Street which is classified as a primary arterial roadway and Scenic Avenue which is classified as a secondary arterial.

This area is also located near a Community Activity Center at James River Freeway and Kansas Expressway. The Plan recommends these areas be developed with greater intensity. Staff recommends approval.

Mr. Baird opened the public hearing.

Mr. Geoff Butler, 319 N. Main, there are two applicants, St. Thomas the Apostle Orthodox Church owns the property on the west end and Thomas and Lee Ann Conway own the two houses on the corner. The church does not need this property for their use and would like to sell and recoup what investment they may have in it and the Conway's two houses are not in a great residential area because of the high traffic. We think it would be good application of the zoning process to allow this to be a general retail and continue to the general retail development along the public road.

Mr. Baird closed the public hearing.

Mr. Edwards had a question regarding whether Scenic was a county road beyond Republic.

Mr. Hosmer stated that it goes to the City limits just past . County roads go south of it.

Mr. Edwards asked if there are any plans to improve it in the future and if that would impact this rezoning.

Mr. Hosmer was not sure if the County has any plans and stated that the City has made improvements at the intersection and purchased some right-of-way.

**COMMISSION ACTION:**

Mr. Doennig motions that we approve Z-37-2015 (2716 & 2736 West Republic St and 4229 South Scenic Ave.). Mr. Cline seconded the motion. The motion **carried** as follows: Ayes: Baird, Edwards, Doennig, Cline, and Rose. Nays: None. Abstain: None. Absent: Ray, Shuler, and Cox

Z-39-2015 w/COD #103  
608, 614 & 618 West Mt. Vernon Street  
**Applicant:** Mt. Vernon 608, LLC

Mr. Hosmer stated that this is a request to rezone approximately 0.81 acres of property generally located at 608, 614 and 618 West Mount Vernon Street from an R-SF, Single-Family Residential District to a R-LD, Low-Density Multi-Family Residential District; and establishing Conditional Overlay District No. 103.

The Growth Management and Land Use Plan of the Comprehensive Plan identify this as an appropriate area for Medium or High Density Housing. The requested R-LD, Low-Density Multi-Family Residential zoning is consistent with this recommendation.

The Major Thoroughfare Plan classifies Mount Vernon Street as a collector roadway which supports the proposed land use.

The history of this property is prior to 1995 these properties were originally zoned as C-3, Commercial District, which allowed for both commercial and all types of residential uses. In 1995 the city wide reclassification rezoned these properties to R-MD, Medium-Density Multi-Family Residential District. In 1998, the West Central Neighborhood Strategic Plan was adopted and identified these properties as appropriate for R-SF, Single Family zoning. In 1998-99, the City rezoned this area to R-SF. In 2001, the City adopted the Growth Management and Land Use Element of the Comprehensive Plan that identified these properties as appropriate for Medium-to High-Density Housing. Staff recommends approval.

Mr. Baird opened the public hearing.

Mr. Geoff Butler, 319 N. Main, this property was originally zoned C-3, then in 1995 after the reclassification all of the properties in the community had to be remapped because C-3 did not allow residential at all. 618 W. Mt. Vernon is the largest piece and it has a dilapidated single family residence, which is a one bedroom house. All the other rooms that might qualify for a bedroom does not have any windows. It cannot be considered a two or three bedroom home and it has been added onto several times. It needs to be demolished and new construction placed there. Interesting part of the remapping, it was remapped to multi-family and all the property owners in the community had an opportunity to present, but since those properties were multi-family, they were probably fine with it. I do not know what happened to get it rezoned RS-F and if the property owners knew and only the owners can rezone their property and yet it was rezoned to RS-F making two of the properties non-conforming uses, which means if it is destroyed they would have to build a single family home. We are trying to make the two properties conforming and redevelop the third property. We think it is an appropriate use, it is on a collector street and it is a good place for a low density multi-family housing.

Mr. Cline reaffirmed that was being rebuilt, but knocking down the little house and put something there. He asked whether the duplexes are remaining as duplexes.

Mr. Butler said that they are remaining duplexes and have been significantly rehabilitated over the last year since they have been acquired. They haven't been gutted and rebuilt and in the past, they were not that nice and all of the problems that the neighborhood had there were from the prior owners, who did not keep the property up. My client, their organization, has a history of buying properties and significantly investing in their area and improving the properties. These two properties on the east side have been significantly invested and they have been redone and with that come a better and more affluent tenant and they can charge more rent because it is a nicer property. That is the goal that we are going to invest in the community and invest in the area and make that something worth while.

Mr. Doennig, in requesting the change to RL-D with the Conditional Overlay District, are you trying to create something of hybrid between the RL-D district and the R-TH district.

Mr. Butler stated that the R-TH only allows one building, a duplex on one lot.

Mr. Doennig asked because of the two duplexes on one lot.

Mr. Butler stated that they have 2 duplexes and R-TH will not be appropriate, because R-TH only allows 11 units per acre, but the only way to get 11 units per acre would be to sub-divide into multiple lots and can't meet the subdivision regulations to do it. We want to put a four-plex in and there is plenty of room for parking so R-TH would be great if were not tied to one lot per building.

Mr. Doennig asked if they wanted to avoid the minor subdivision and do it the way as mentioned.

Mr. Butler stated that they could not do it with a subdivision because they cannot create enough lots to get 11 units an acre and use the R-TH with conditional overlay district to reduce the density to what is appropriate.

Mr. Gene Beauchamp, 3220 W. Meadowlark Circle, has a rental house that touches this area at 614 West Harrison. Approves for this project to go forward, but two concerns. Parking is a problem, fire trucks cannot go down Main Street if a vehicle is parked on the right and the left, it is totally impossible. Wants to make sure that the rental or lease agreement is enforced, because it will enforce the parking. The second item are the civil war artifacts, Mr. James Cox, who belongs to the Civil War Round Table and other organizations. The area is part of the old battle of Springfield, there should be many bullets and other artifacts buried so whoever is digging, they need to be aware of any artifacts. When Hammon's Tower was built, they had to look for civil war artifacts and it is very important. Please observe for anything of artifacts that may be there.

Mr. Baird stated that he would hope that anyone working on the site that they do pay attention, because it is a historical part of the area and the City. Mr. Baird then asked if Mr. Beauchamp was more concerned with people parking on the street or what the specific concern.

Mr. Beauchamp stated that people may stay longer and can't park on Main Street, so they would need to be very careful and enforce the parking by the landlord.

Ms. Kathleen Cowens, 741 S. Market Avenue, and is the president of West Central Neighborhood Alliance. The West Central board voted in favor of retaining the RS-F zoning. Retaining the present zoning is probably the main West Central priority by stabilizing the neighborhood and community by promoting ownership occupant housing. It has been a consistent goal for the West Central Neighborhood for the past 25 years or more and has found many references or policies promoting owner occupied homes. The West Central board is in full support of the wishes of Alan and Patricia Neff as well as many others. They have been long time residents and have changed their corner of the neighborhood and living in a lovely home. West Central has been really working hard at stabilizing the neighborhood. There has been a lot of focus on decreased home ownership and increased crime. With an apartment dwelling, there is an increase of noise, and people coming and going and believe that college students will be the targeted tenants. She also stated that she is aware that the Planning and Zoning commission is consistent with the Comprehensive Plan, the adopted goals, objectives, and policies related to community development. She also stated concerns regarding the future and what might what happen to the properties and is not aware of anyone in the neighborhood is supportive of the zoning change or the four unit apartment complex.

Mr. Cline asked when the West Central board vote occurred.

Ms. Cowens stated that it was taken this week via e-mail. Six people said yes, one person abstained, one is out of town and two people did not respond.

Mr. Cline asked if the West Central vote was known to the Planning staff.

Ms. Cowens stated that they did not know of the vote.

Mr. Cline asked about a plan for the neighborhood, is it part of the Comprehensive Plan or something that the West Central neighborhood has put together for itself.

Ms. Cowens said that it would be in conjunction with the City.

Mr. Baird stated that it be a good plan if anytime you could get a group of people together and move in one direction.

Ms. Patricia Neff, 632 W. Mt. Vernon, our home was built in 1895 and has been familiar with this neighborhood for 60+ years. In 1995 I came forward requesting the zoning to be changed to RS-F. Our home at that time was commercial and changed our home from a 3-plex to a single family home. We have been working for the 35 years to restore our Victorian home and the house next door and help promote a better neighborhood. In 1999 when the duplexes were built they were rented to low income person and become a consent crime, a consent noise, disturbance, fighting, and the police were consistently being called. I'm asking that the zoning stay as is so we can rebuild the neighborhood. She also stated that she is concerned with the run off water because if there is a lot of rain, the water flows down the street and gathers on the corner.

Mr. Cline asked if the duplexes would be targeted towards students.

Ms. Neff stated that she thought they would be for students.

Mr. Rose asked how the addresses are divided up.

Mr. Hosmer stated that there are three lots, 608, 614, and 618 W. Mt. Vernon. The parcels are ownership and not subdivision parcels.

Ms. Brandy Roberts, 626 W. Mt. Vernon concerned with more density in the neighborhood and another concern was an incident taken place July 25, 2013 at the duplexes was a shooting. This is a very dense neighborhood, it requires two police squads and we have a lot of crime in the neighborhood and want to keep with single family homes.

Ms. Dixie Decker, 1122 E. Walnut, property owner of the addresses in question. We have spent \$100,000 fixing up the properties to make it a better street and neighborhood. We have several properties in this area and provide parking for each of them and have improved the community and the streets.

Mr. Baird asked if they give thought to the neighborhood while designing or do they just have a plan to as to what is being built.

Ms. Decker stated that the interior design typically does not change and there is a standard operating procedure. On the exterior we try to comply with what the neighborhood already looks like. That is the goal when we start planning.

Mr. Baird also asked if they primarily rent to students.

Ms. Decker stated that there are a lot of students in the area, however most of the time the parents are involved because we charge a higher rental price and that typically brings parents and kids together on the leases.

Mr. David Eslick, 3311 S. Elmira, on the Landmarks Board is in favor and has seen the work the Decker's have done. They have done a very good of matching the architecture on Walnut Street with the neighborhood. The properties that I have seen them redo have significantly improved the neighborhoods.

Ms. Phyllis Netzer, 845 S. Missouri Avenue, does not want to speak, however has filled out one of the forms.

Ms. Terry Knapp, 931 W. Monroe Terrace, a member on the West Central Neighborhood and would not to see the neighborhood being turned into what developers whatever they want to do. The goal of West Central neighborhood is to make it single family homes and this defeats the purpose.

Mr. Cline stated that he is familiar with the neighborhood and knows about the crime in the neighborhood. He asked if Ms. Knapp was aware of criminal property problems of the new owners.

Ms. Knapp replied that she is not aware of any of criminal property problems but stated that she does not want the neighborhood denser and wants to keep the single family home.

Mr. Baird closed the public hearing.

Mr. Baird stated that he usually drives by the neighborhood and does a cursory look. The cursory drive in the area looked like a great place for this development and is a difficult one after reading the public comments.

Mr. Edwards stated the Neighborhood Associations are the key to keeping what we have in the community. This case is not cut and dry and the applicants do own the property and have the rights to petition this council for the zoning change. The zoning change is not out of line with the neighborhood and I plan to support this case, but hope that the landlords will do right by the neighborhood and I believe it will be an improvement.

Mr. Rose, stated he has no trouble supporting the rezoning the lots of the duplexes, however hesitates on the single family house that is on a single family zoned lot. I ultimately support this rezoning because I believe it will be the best outcome for the neighborhood.

Mr. Cline stated that he does not believe that it about concepts of density however more with the kinds of neighbors that lower income people make and more to do with landlords that are not paying attention. I will support this and Butler Rosenbury is good company and is impressed with the owners that spoke. I am troubled by what appears to a blanket assumption that density, renters, poor people equal problems. This is good rezoning and I am voting yes.

Mr. Doennig stated that the decision on 608 & 614 is easy, bringing properties that are compatible to a zoning by its current use. The single family residence is more of a problem as I feel that we really need to work very hard in Springfield to preserve the existing house stock. When looking at the surrounding neighborhood we have RL-D and R-TH zoning all around, I believe that the developer with respect to the conditional overlay district is reasonable and hope they will be something to the neighborhood that will add value and plan to vote yes.

#### **COMMISSION ACTION:**

Mr. Edwards motions that we approve Z-39-2015 w/COD #103 (608, 614 & 618 West Mt. Vernon Street). Mr. Rose seconded the motion. The motion **carried** as follows: Ayes: Baird, Edwards, Doennig, Cline, and Rose. Nays: None. Abstain: None. Absent: Ray, Shuler, and Cox

**PUBLIC HEARINGS:**

Vacation 783  
2700 North Mayfair Avenue  
**Applicant:** New Prime, Inc.

Mr. Hosmer stated that this is a request to vacate all of the public right-of-way of Mayfair Avenue, north of the Missouri Department of Conservation (MDC) property.

The applicant, New Prime, Inc., has constructed a turnaround at the end of the proposed Mayfair Avenue vacated right-of-way. Three (3) property owners are within three hundred (300) feet of the subject area and have been notified of this action. Staff has not received any comments. All necessary easements to accommodate existing facilities within the subject rights-of-way will be retained as part of this vacation. The requested vacation meets the approval criteria listed in Exhibit 2. Staff recommends approval.

Mr. Baird opened the public hearing.

Mr. Derek Lee, 2100 E. Woodhurst, representing the owner.

Mr. Baird closed the public hearing

**COMMISSION ACTION:**

Mr. Cline motions that we approve Vacation 783 (2700 North Mayfair Avenue). Mr. Doennig seconded the motion. The motion **carried** as follows: Ayes: Baird, Edwards, Doennig, Cline, and Rose. Nays: None. Abstain: None. Absent: Ray, Shuler, and Cox

Z-1-2016 w/COD #105  
1514 West Lark Street and 4346 South Kansas Avenue  
Applicant: R.H. Montgomery Properties, Inc.

Mr. Hosmer stated that this is a request to rezone approximately 6.83 acres of property generally located at 1514 West Lark Street and 4346 South Kansas Avenue from a Planned Development 88, 2nd Amendment and a R-SF, Single Family Residential District to a O-1, Office District with a Conditional Overlay District No. 105.

The Growth Management and Land Use Plan Element of the Comprehensive Plan identify this area as appropriate for Low Density Residential Housing. However, there is an existing nursing and retirement home on the northern portion of the subject property approved by PD 88. The subject property is located along South Kansas Avenue which is classified as a collector roadway and West Lark Street which is classified as a local street roadway. The proposed O-1 zoning will allow for the existing nursing and retirement home on the northern tract to expand into the southern tract as one development. The normal buffer yard required between O-1 and R-SF zoning would be a Buffer yard "Type C" of at least fifteen (15) feet wide (no fence). There will be a sewer trunk line connection fee. There are no stormwater issues. Conditional Overlay District will require: A traffic study shall be provided at the time of development which shall be based on the actual use of the property. Kansas Avenue is classified as a collector roadway which requires 20 feet of right of way from the centerline of the street for a total of 40 feet of right of way. There appears to be an additional 10 feet required. Limit uses to a retirement and nursing home uses. Staff recommends approval.

Mr. Baird opened the public hearing.

Mr. Neal Slattery, 915 E. Ash Street; Columbia, MO stated the office rezoning is restricted everything and only limiting it to the existing nursing home use. On concerns regarding traffic and storm water this is for elderly people and the overall traffic projections are about 160 cars per days, as far as storm water design it will be in accordance to the City of Springfield's standards. The natural pattern of the drainage is in the southeast corner of the project and we will design and install an extended retention basin, all the stormwater run off from the southern half of the existing building and route as much as possible to the retention basin. The release rate of the water leaving the site will be as if no new development had occurred, it will be designed large enough to handle from the 1 to 100 year storm. There will be additional 85 parking spaces to the south of the facility. With regards to the landscaping, there will be berms along Kansas Avenue.

Mr. Paul McCune, 4615 S. Kansas Avenue, no problems regarding the proposal and our property lies at the junction of the east and west forks of Workman Branch and have seen a huge increase of stormwater runoff. In 2001 we had to raise our house 8' because of the stormwater and wanted to know if there will be additional detention from the present facility that will be held back as result of the new development.

Mr. Edwards thanked Mr. McCune for adding the concern regarding stormwater. There is a problem in this community with regards to stormwater.

Mr. McClune stated that they live in the county, but most of the stormwater is from the city.

Mr. Baird requested Mr. Slattery to discuss further stormwater issues.

Mr. Slattery stated that during the neighborhood meeting that stormwater was a common concern and at the existing building is discharging to the detention basin over at Quail Creek and will look to see if more runoff can be intercepted. On the design of the southern half there should be 80 to 90% coverage of everything coming off of the southern area. The detention structure will be designed to control all of the runoff of the southern 3.2 acres and the owners will maintain it. Maintenance agreements will be established between the owner and the city specifying the responsibilities.

#### **COMMISSION ACTION:**

Mr. Doennig motions that we approve Z-1-2016 w/COD #105 (1514 West Lark Street and 4346 South Kansas Avenue). Mr. Edwards seconded the motion. The motion **carried** as follows: Ayes: Baird, Edwards, Doennig, Cline, and Rose. Nays: None. Abstain: None. Absent: Ray, Shuler, and Cox

Conditional Use Permit 418  
1100 & 1110 North Grant Avenue  
Applicant: Jimmy Vanzandt

Mr. Hosmer stated that this is a request for a conditional use permit to allow an automobile service garage within a GR, General Retail District generally located at 1100 & 1110 North Grant Avenue.

The Growth Management and Land Use Plan of the Comprehensive Plan identify this property as an appropriate area for medium intensity retail, office or housing. Grant Ave is classified as a primary arterial roadway. Automobile service garages are allowed in GR only with a conditional use permit. The existing automobile service garage at 1100 North Grant is considered a legal conforming use in the GR district because it existed prior to the current Zoning Ordinance. Approval of the Conditional Use Permit will allow the existing business to expand into 1110 North Grant. All redevelopment of the site will be limited to existing structures. No additional structures are being proposed. Conditional Use Permit Requirements: An automobile service garage is permitted in substantial conformance with Attachment 6. All redevelopment will be limited to existing structures. The eastern access to Scott Street shall be closed. The development of the property shall meet all requirements of the Fire Code including Knox access to the

proposed fence. An Administrative Lot Combination shall be approved for the two properties. All other standards of the Zoning Ordinance and other applicable ordinances shall be adhered to. A change to the site plan should refer to a six foot wooden fence (not chain length fence) along property zoned R-SF on the east side of the lot in accordance to Zoning Ordinance. Staff recommends approval.

Mr. Baird opened the public hearing.

Mr. Stephanie Ireland, 1908 E. Sunshine representing owner who is wanting to expand his existing automobile repair shop. The current owner is using the property as storage, so there is very little activity and there is an abandoned building, old grocery store across the public alley and an abandoned across North Grant that was a restaurant several times, these abandoned building has let to vandalism and drug activity, so with more regular activity this should be deterred.

Mr. Baird closed the public hearing.

Mr. Doennig asked staff that if we approve the Conditional Use Permit will that take care of the fence or do we need to make a amendment to include the fence.

Mr. Hosmer stated that we should make an amendment to be part of the record to be clear that the wooden fence will come down the alley on the east side of the lot in accordance to the zoning ordinance.

**COMMISSION ACTION:**

Mr. Doennig motions that we approve Conditional Use Permit 417 (1100 & 1110 North Grant Avenue) subject to the addition of a wooden fence along the east property line per city code. Mr. Cline seconded the motion. The motion **carried** as follows: Ayes: Baird, Edwards, Doennig, Cline, and Rose. Nays: None. Abstain: None. Absent: Ray, Shuler, and Cox

Cherry Townhouse Redevelopment Plan  
516 East Cherry Street  
**Applicant:** REthink Capital, LLC

Mr. Schaefer stated that this is to approve the Redevelopment Plan for the Cherry Townhouse Redevelopment Area located along the south side of East Cherry Street between South Thomas Avenue and South Kimbrough Avenue (516 East Cherry Street) presented to the LCRA Law and is an incentive program to encourage development of blighted areas. The purpose of the Redevelopment Plan for the Cherry Townhouse Redevelopment Area is to remove blight and redevelop the area for multi-family residential use. The Redevelopment Area consists of a single 0.184 acre parcel of land. It is occupied by a dilapidated four-unit apartment building that was originally constructed in 1882 as a single-family residential structure. The Plan proposes to demolish the existing structures within the Redevelopment Area in order to facilitate construction of new townhouse style multi-family residential structure that will contain between three and five dwelling units and have a maximum height of three stories. The development will be constructed according to the requirements of the R-HD, High-Density Multi-Family Residential District.

The Growth Management and Land Use Element of the Springfield-Greene County Comprehensive Plan designate the land located in and around the Redevelopment Area for Medium- or High-Density Residential Housing. This land use designation includes all types of multi-family residential housing with densities greater than six dwelling units per acre. The Plan recommends this type of land use be located where there is good traffic access, preferably along arterials and collectors. It also recommends that it be located between low density housing and non-residential land uses, as well as near high-amenity areas. The Redevelopment Plan satisfies these recommendations by proposing new multi-family residential housing along East Cherry Street (secondary arterial) approximately 200 feet west of South Kimbrough Avenue (secondary arterial). Furthermore, the Redevelopment Area is located in a high-amenity area, given its proximity to the Missouri State University Campus; Downtown; and adjacent commercial uses, churches, parks, and transit services.

Mr. Baird opened the public hearing.

Mr. Kelly Burn, 1916 E. Meadowlark, Springfield here to answer any questions.

Mr. Baird closed the public hearing.

**COMMISSION ACTION:**

Mr. Edwards motions that we approve Cherry Townhouse Redevelopment Plan (516 East Cherry Street). Mr. Cline seconded the motion. The motion **carried** as follows: Ayes: Baird, Edwards, Doennig, Cline, and Rose. Nays: None. Abstain: None. Absent: Ray, Shuler, and Cox

Mr. Baird noted that he had sent out an e-mail to commission and staff earlier requesting a second meeting in January for officer elections and extends the invitation to the Mayor or anyone on City Council.