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Sponsored by: Burlison

First Reading: February 24, 2014

Second Reading: March 10, 2014

COUNCIL BILL NO. 2014 - 037

GENERAL ORDINANCE NO. 6104

AN ORDINANCE

1 AMENDING the Springfield Land Development Code, Section 1-1600, Zoning Maps, by  
2 rezoning approximately 1.61 acres of property, generally located at 934  
3 East Webster Street, from R-SF, Single-Family Residential District, and  
4 Planned Development District No. 38 to a Planned Development District  
5 No. 344. (Both Planning and Zoning Commission and Staff recommend  
6 approval.)  
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9 WHEREAS, application has been filed for a zoning change of the following  
10 described tract of land from R-SF, Single-Family Residential District, and Planned  
11 Development District No. 38, to a Planned Development District No. 344; and  
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13 WHEREAS, following proper notice, a public hearing was held before the  
14 Planning and Zoning Commission, a copy of the record of proceedings from said public  
15 hearing being attached hereto as "Exhibit A," and the said Commission has made its  
16 recommendation; and  
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18 WHEREAS, proper notice was given of a public hearing before the City Council,  
19 and that said hearing was held in accordance with the law.  
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21 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
22 SPRINGFIELD, MISSOURI, as follows, that:  
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24 Section 1 - The property described on "Exhibit B" of this ordinance be, and the  
25 same hereby is, rezoned from an R-SF, Single-Family Residential District, and a  
26 Planned Development District No. 38, or such district as is designated on the Official  
27 Zoning Map adopted by the City Council, to a Planned Development District No. 344,  
28 and the Springfield Land Development Code, Section 1-1600 thereof, Zoning Maps, is  
29 hereby amended, changed, and modified accordingly; which district shall be subject to  
30 regulations set forth in the Springfield Land Development Code, Division IV, Section 4-  
31 2500, Planned Development District, and the regulations set forth in Section 2 of this  
32 ordinance. All provisions of General Ordinance No 5216 for Mid-Town Urban  
33 Conservation District (UCD) No. 3, not specifically altered in said regulations shall  
34 remain in full force and effect for such property.

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Section 2 - The Requirements and Standards Applicable to Planned Development District No. 344, included in the attached "Exhibit 1 to Exhibit C" and incorporated herein by reference, shall govern and control the use and development of land in Planned Development District No. 344.

Section 3 - A copy of this ordinance, as well as such documents as the Director of Planning deems appropriate, may be recorded in the Greene County Land Records.

Section 4 - This ordinance shall be in full force and effect from and after passage.

Passed at meeting: March 10, 2014

Robert L. Stephen  
Mayor

Attest: Brand M. Cinto, City Clerk

Filed as Ordinance: March 10, 2014

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

Approved for Council Action: Greg B. Smith City Manager

**EXPLANATION TO COUNCIL BILL NO. 2014 - 037**

FILED: 02-18-14

ORIGINATING DEPARTMENT: Planning and Development

PURPOSE: To rezone approximately 1.61 acres of property, generally located at 934 East Webster Street, from R-SF, Single-Family Residential District, and Planned Development District No. 38, to a Planned Development District No. 344 retaining the Mid-Town Urban Conservation District (UCD) No. 3 designation. (Planning and Zoning Commission and staff recommend approval.)

PLANNED DEVELOPMENT DISTRICT NO. 344

BACKGROUND INFORMATION:

The applicant is proposing to rezone the subject property to a Planned Development District No. 344 to allow for 84 micro-efficiency studio apartments on property located at 934 East Webster Street.

FINDINGS FOR STAFF RECOMMENDATION:

1. The Comprehensive Plan designates this area as Medium or High Density Housing. This area is also within proximity to the Center City Activity Center (Downtown, Drury University, and Ozark Technical College), which is a major mixed-use activity center. The Comprehensive Plan states that Activity Centers will vary from one to another, but each should include, at a minimum, retail and office buildings, and ideally, multi-family housing, restaurants, hotels, entertainment, and community facilities such as churches, public agencies, libraries, parks, etc. Activity Centers, are the preferred development pattern to encourage infill growth by using existing infrastructure where the city has already constructed the necessary services and facilities to accommodate growth.
2. This project is within the Mid-Town Neighborhood Plan and the Mid-Town UCD No. 3, Urban Reserve area. There are no requirements within the UCD No. 3 governing the development of this property.
3. The City Council on January 13, 2014, passed General Ordinance No. 6092 to modify the City's off-street parking requirements. This ordinance reduces off-street parking for micro-efficiency dwelling units to 1 space. It defines a micro-efficiency dwelling as a unit 400 square feet or less. This project also provides 28 bicycle racks throughout the site
4. This proposal did require a Multi-Family Development Location and Design Guidelines assessment. The request is consistent with the Multi-Family Development Location and Design Guidelines as approved by the Planning and Zoning Commission and City Council (see attached assessment).

5. The proposed planned development will mitigate the potential impact between the apartment and existing residential uses by retaining a 15 feet bufferyard "D" along adjacent property to the west, a street bufferyard along Webster Street, and design requirements as outlined in "Exhibits 1 and 2." The proposed expansion will not have a significant impact on the surrounding neighborhood.

The Planning and Zoning Commission held a public hearing on February 6, 2014, and recommended approval, by a vote of 7 to 2, of the proposed zoning on the tracts of land described on the attached Record of Proceedings.

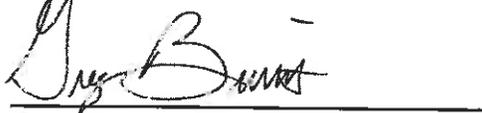
The Planning and Development staff recommends the application be approved (see the attached Zoning and Subdivision Report).

Submitted by:



Bob Hosmer, AICP, Principal Planner

Approved by:



Greg Burris, City Manager

**EXHIBITS:**

Exhibit A, Legal Description

Exhibit B, Record of Proceedings

Exhibit C, Zoning and Subdivision Report

Attachment 1, Background Report

Attachment 2, Neighborhood Meeting Summary

Attachment 3, 185 feet property owners

Attachment 4, Traffic Study

Attachment 5, Multi-Family Guidelines

Attachment 6, Citizen Correspondences

**PLANNED DEVELOPMENT 344 EXHIBITS:**

Exhibit 1, Requirements and Standards Applicable to Planned Development  
No. 344

Exhibit 2, Preliminary Development Plan

## RECORD OF PROCEEDINGS

**GENERAL INFORMATION:** Z-22-2013

The purpose of the request is to rezone approximately 2.38 acres of property generally located at 4245 South Fremont Avenue from a Planned Development District No. 84 to a GR, General Retail District.

**COMMISSION HEARING:** December 12, 2013

13. Planned Development 344  
(934 East Webster Street)

Timmons Temple Church of God

Mr. Hosmer stated the purpose of this request is to rezone approximately 1.61 acres of property generally located at 934 East Webster Street from R-SF, Single Family Residential District and Planned Development 38 District to a Planned Development District No. 344. The applicant is proposing to rezone the subject property to a Planned Development 344 to allow for 84 micro-efficiency studio apartments on property located at 934 East Webster Street. Nineteen (19) property owners are within 185 feet of the subject property and were notified by mail of this request. There have been several members of the public who have corresponded with the City with concerns about traffic and crime. Commission should have copies of all correspondence. The applicant held a neighborhood meeting on October 9, 2013 and a follow up meeting with the Mid-Town Neighborhood Association on November 12, 2013. A summary of the meetings are attached.

The Comprehensive Plan designates this area as Medium or High Density Housing. This area is also within proximity to the Center City (Downtown, Drury/ Evangel University) Activity Center which is a major mixed-use activity center. The Comprehensive plan states that Activity Centers will vary from one to another, but each should include, at a minimum, retail and office buildings and, ideally, multi-family housing, restaurants, and hotels, entertainment, and community facilities such as churches, public agencies, libraries, parks, etc. Activity Centers are the preferred development pattern to encourage infill growth by using existing infrastructure where the city has already constructed the necessary services and facilities to accommodate growth. The proposed planned development provides for the expansion of planned development zoning to the north (Park Place Apartment Complex) where multi-family uses currently exist. This property is part of the original Planned Development 38; however, it was not under the same ownership. Planned Development 38 used a portion of the Timmons Church property for their 20% open space requirement. If this property is zoned to a Planned Development 344 the original Planned Development 38 will be non-conforming as to the required open space. This would mean that if the Park Place Apartments were to redevelop they would have to meet the 20% open space requirements. The Timmons Temple Church is not on the historic register of historic places. A Traffic study was prepared for the proposed development. Webster is classified as a local roadway and requires 30' feet of right of way from the centerline. This project will dedicate 4.15' feet of right of way as noted on Exhibit 2 to bring Webster into compliance with the full 30 feet of right of way needed. The City of Springfield on January 13, 2014 passed ordinance # 6092 to modify the City's off-street parking requirements. This ordinance reduced off-street parking for micro-efficiency dwelling units to 1 space. It also defines a micro-efficiency dwelling as a unit 400 square feet or less. The current ordinance allows for up to a 10% off-street reduction for bicycle parking (one space per two bike spaces). The project is providing 28 bicycle parking spaces throughout the site for a 10% off-street parking reduction. The residential uses within the proposed planned development will not exceed more than 60 dwelling units per acre and require 76 off-street parking spaces and 28 bike parking spaces. The subject property is within walking and bicycling distance of the Drury and OTC campus, the downtown

area and bus stops. In addition there is a good sidewalk system, greenway and marked bike routes in the area. The reduction in space dedicated to parking allows more destinations to be built closer together and with a more active walking environment which further encourages walking and other modes of transportation such as transit and bicycling and reduces congestion on the roadways.

This proposal did require a Multi-Family Location and Design Guidelines assessment. The request is consistent with the Multi-Family Development Location and Design Guidelines as approved by the Planning and Zoning Commission and City Council (see attached assessment). The Planned Development will require a lot combination of the two existing lots. The proposed planned development will mitigate the potential impact between the apartment and existing residential uses by retaining a 15 foot bufferyard "D" requirement along adjacent property to the west, a street bufferyard along Webster Street and design requirements as outlined in Exhibit 1 and Exhibit 2. The proposed expansion will not have a significant impact on the surrounding neighborhood. There are changes to Exhibit 1. We are changing item D, on Exhibit 1, Uses permitted by adding micro-efficiency apartments and as well, on item F, Intensity of Development; we want to reword that to state that the maximum residential density shall be sixty (60) dwelling units per acres for micro-efficiency apartments and also item B; thirty (30) dwelling units per acre for multi-family, two bedrooms or more units. Staff is recommending approval.

Mr. Hansen asked about the proposed changes to the attachment and where it is located in the report.

Mr. Rognstad directed Commission to the overhead display showing Exhibit 1 and where they would add under Permitted Uses the micro-efficiency apartment and under item F we would put that the maximum residential density shall be sixty dwelling units per acre for the micro-efficiency apartments and thirty (30) units per acre with two bedrooms or more. The design guidelines supported thirty units per acre but you could be building a two bedroom apartment or three or four bedroom apartments with 30 units per acre. Because he was doing the micro-efficiency we agreed that was like building half of a normal apartment and we would go up to the sixty (60), but just for the micro-efficiency apartments. The density is governed by the parking and they could really not go over thirty (30) units per acre with a two bedroom or more units because you have to provide two (2) parking spaces for each unit, rather than one. They could probably achieve the sixty (60) with two (2) bedrooms or more, but they would have to build a parking deck which would not be cost effective. The two (2) possibilities are they can develop sixty (60) units per acre but they have to build the micro-efficiency units and they provide one parking space for each unit. If they want to develop two bedroom or more units, then they can only do thirty (30) units per acre. They intend to build eighty-four (84) micro-efficiency units. It wasn't clear that that was the intent to go to the higher density only for the micro-efficiency, not for multi-family in general.

Mr. Edwards opened the public hearing.

Mr. Greg Whitlock, Whitlock Engineering, 9648 E. North View, Strafford, stated he is representing the developer, Green Bay Studios. Mr. Whitlock stated the property is currently owned by Timmons Temple Church and they have outgrown their facility and have moved to another facility. The building resides on the northwest corner and the property south of that is vacant and that's the portion that is zoned PD 38. In the early 1990's the previous owner of the apartments to the north deeded that part of the property that is PD 38 to the Church. The church wanted to utilize that property to expand and found it was designated as green space and therefore unable to use the space. The church decided to put the property up for sale. What the developer is asking for is micro-efficiency apartments. They would be limited to no more than four hundred (400) square feet; one room with a bathroom and a kitchenette. They are not intended to be

lower income housing. The proximity to OTC, Drury, and the greenway is well suited to promote walking and bicycling. There has been some issue regarding the parking count. It does meet the revised Zoning Ordinance. To the north are apartments, to the east is bordered by Silver Springs and single family residential homes. Between the single family residential there's a railroad right of way and Jordan Creek so there is approximately a two hundred (200) foot strip between the proposed development and the single family. To the west is single family; buffer with a bufferyard and a six (6) foot solid wood fence. Mr. Whitlock stated he is available for questions.

Mr. Hansen asked how the green space would be replaced since that was the green space for the North Park Development.

Mr. Whitlock stated as it sits now a portion of that green space has been paved so it is non-conforming now. The PD 38 is already non-conforming and will continue to be so; if they were to redevelop then they would need provide green space or amend the PD to reduce the green space.

Mr. Hansen asked if that is what he is proposing to do.

Mr. Whitlock stated no, what they are proposing to do is on the property site for PD 344. That would be a separate issue. They looked at doing an amendment to PD 38 and because the property also includes R-SF, single-family residential, we ended up having to do a separate Planned Development for this particular property.

Mr. Hansen asked when North Park was developed the ten (10) percent green space was on this property.

Mr. Whitlock said yes, a portion of their green space was on this property.

Mr. Hansen stated that North Park was allowed because there was this acreage, it became the dedicated green space for the North Park Development and then North Park deeded that green space to the church.

Mr. Whitlock said that is correct. The church was already built on the parcel that is zoned single family currently.

Mr. Hansen said that because that parcel is zoned single family, that is why the applicant couldn't modify PD 38.

Mr. Rognstad noted that typically when there is a mixed zoning like that we do create a new Planned Development. Part of it is because we have changed the standards in the Planned Development language and this is an extremely old Planned Development. As you can see to the north is the apartment development and they do have open space. We are not certain why they allowed the lower piece of property to count as part of the twenty (20) percent but because of the street there was a piece of property that was defined and they were able to transfer it to the church without any problem. Sometimes when we have what we would consider an illegal sale like this, we try to fix the issue and in a lot of cases we try to address what the current property owner wants to do and then we address the rest of it later when the other property owner wants to do something. If the property owner to the north wants to do something they will have to comply with what the requirements of the Planned Development are, which would be the twenty (20) percent open space or they would have to amend the Planned Development to reduce the amount of open space. One of the reasons why we felt like going forward was the open space doesn't really

contribute to the environmental quality of the apartments.

Mr. Hansen noted he did not see much green space on the site.

Mr. Rognstad stated that there is green space in the back which you can't see from the road because of the shape of the lot due to the railroad.

Mr. McClelland clarified there will be eighty-four dwelling units, asking if it will be a two (2) story structure.

Mr. Whitlock said yes, it will be a three (3) story building. The Planned Development limits it to three (3) stories.

Mr. Edwards asked if the bulk plane requirement is met with this.

Mr. Whitlock stated that rather than the bulk plane they limited it to a maximum of three (3) stories.

Mr. Hansen noted the north buildings appear very close to the street.

Mr. Whitlock commented that part of the multi-family matrix is to place the building up by the street to encourage pedestrian activity. We have provided a five (5) foot buffer from the property line and there either needs to be shrubbery or a low fence to separate that from the right of way.

Mr. Edwards opened the public hearing.

Eight members of the public spoke in favor of the proposed development.

Reverend T. J. Appleby  
Mr. Steven Sanon  
Mr. Andy Beaugard  
Mr. Troy Stegall  
Ms. Ashley Reed  
Ms. Javon Reeder  
Ms. Martha Bogard  
Deacon Trout

Eight members of the public spoke in opposition to the proposed development.

Mr. Jim Downing  
Ms. Dee Ogelvy  
Mr. Pete Radecki  
Mr. Dave Ships  
Ms. Flo North  
Mr. Kent Brown  
Ms. Mary Jo Greer  
Mr. Mark Tendai

Reverend T. J. Appleby, 3443 Hestand St, stated he is the Pastor of Timmons Temple. Reverend Appleby

gave a history of the Church. He described how the church has seriously outgrown their facility and now is too small for the ministries they provide. They provide a Missions and Community Outreach program and are doing real ministry in the community now, especially as it relates to the youth. Reverend Appleby stated the youth population of the church has really grown. They needed space to provide activities for the youth and do the ministries they are conducting. They have moved to a larger facility on the north side of town and that is through a purchase agreement to sell their property in order to buy the facility they are now occupying currently. The church does not have the funds tear down Timmons and rebuild a bigger church, plus they are limited in the space they have there. They continue to do ministry in the neighborhood. It is important to the church that the rezoning is approved.

Mr. Edwards asked where the church was relocating, and if it is near where they are at now.

Reverend Appleby stated they are now located on north Glenstone, Highway H. The facility is large enough to accommodate the growth the church is experiencing. Reverend Appleby stated they continue to be a presence in the community where they were and especially the youth of the community.

Mr. Edwards questioned if the rezoning of this piece of property going to impact the sale; is the contingent rezoning a part of the need for the sale of the property and will that affect you if it did not go through.

Reverend Appleby said yes, if the rezoning does not go through the sale would not happen; they would be back to where they are, unable to do the ministry of the church. It would hamper their ability to continue as a vibrant church in the community.

Mr. Baird asked how long they had been in the building.

Reverend Appleby stated the building was constructed in 1932.

Mr. Hansen asked how much parking was available at the church.

Reverend Appleby stated approximately thirty (30) to thirty-five (35) vehicles.

Ms. Mary Jo Greer, 1520 N. Jefferson, commented she is currently a Board member for the Mid-Town Neighborhood Association. Ms. Green expressed her opposition to the proposed rezoning of the property. Ms. Greer feels this development will negatively impact the historic Mid-Town neighborhood by contributing to additional crime, criminal activity and significant parking problems. The existing Park Place Apartments at 1306 North Frisco average seventeen (17) police reports a month associated that complex. There are noise disturbances and parking issues related with Park Place Apartments and the surrounding area. The calls that come in to that area and most especially Park Place which include disturbances, arrest warrants, burglaries, stealing, harassment, domestic disturbances; the entire gamut is run by that area and this being in close proximity to a very massive development of very tiny units. Ms. Greer feels it is detrimental to the neighborhood as a whole. Speaking for the Mid-Town neighborhood, there is no economic benefit to this increase in population as there is hardly any commercial base nearby to recognize increased revenues. The size of the micro-efficiency apartments drawing an affluent population is questionable. It is inconsistent with the Mid-Town Neighborhood Association's plan for single family residents or establishing a long term family base in that area. The whole development is not intended to be low income, but there is the concern that that will be the people who can affordably live there and choose to live there based on the space requirements. This will be a transient group of renters; they will not move there to make Mid-Town

their home which means they will not have a vested interest in the properties and the neighborhood.

Mr. Coltrin asked Ms. Greer to define the boundaries of the Mid-Town Neighborhood.

Ms. Greer stated the Mid-Town Neighborhood is bordered by Robberson on the west, extending up to Pacific and Commercial Street on the north, but does not include Commercial Street. It extends to National on the east and Chestnut Expressway on the south.

Mr. Coltrin asked Ms. Green if she had observed the cars parked along the street that the people for the church talked about when they hold services.

Ms. Greer stated she is not in that area, but contends that parking for a respectable church service is not the kind of problematic traffic that we are considering here; we are talking about people who have no vested interest in the community and the neighborhood and who are likely not to be respectful of property owners in that area.

Mr. McClelland asked Ms. Greer if she was in the Mid-Town Association when North Park Place was built.

Ms. Greer said she personally was not. Park Place Apartments was constructed in the late 70's or early 80's, before Mid-Town.

Mr. Baird asked if the Mid-Town Neighborhood Association looked at purchasing this property from the Church.

Ms. Greer said she is not aware of any plan at this time to do that and would be unable to address that.

Mr. Edwards allowed a member of the audience, Mr. Shipps, to voice some information of the Park Place Apartment.

Mr. Ships stated previously he father voted against the proposed Park Place Apartments because the developer was taking short cuts that affected the green space and didn't live up the plans that were related to that development. This proposed development is not appropriate for the space that is there.

Mr. Kent Brown, 1423 N. Summit, commented that the Mid-Town Plan crafted with the help of the City through countless hours of meetings and adopted by Council in 1989. It was later made part of the City of Springfield's Master Plan. It is not just his opinion about this development that he wishes to share with Commission, the opposition is grounded in the Mid-Town Plan and the first stated goal of the plan was to protect and improve the single family character of the neighborhood. This development is inappropriate and he is opposed to the proposal.

Mr. Rob Rector, 3748 East Chattanooga, commented he is with OTC. They are in favor of the proposal because it will provide available housing in close proximity to OTC Springfield Campus. Transportation is an issue for students. There are requests from students for opportunities for housing that is closed to the campus. With the potential of having this project here and increasing opportunities for students in the area, they support the project. Mr. Rector stated he is speaking on behalf of OTC.

Mr. Hansen asked about the student population.

Mr. Rector stated the Springfield Campus is approximately 9500 students. Mr. Rector stated they have 2650 parking spaces and have parking that will accommodate well over 10,000 students in a day.

Mr. Pete Radecki, 900 N. Benton Avenue, commented he representing Drury University, and lives in the Mid-Town area. This proposal is calling for a fairly high density of grounds. Mr. Radecki discussed the size of the micro-efficiency apartments and compared it to housing at Drury. A bed is a student and almost always, a student equals a car. If there are eighty-four beds, then you have to plan on eighty-four parking spaces. If you look at the dormitories across Drury, four hundred (400) square feet would have two to three beds in it. If two (2) people bunked up together in four hundred (400) square feet, you are looking at two (2) cars; that turn into one hundred sixty (160) cars. The practicality of that is they are going to be parked all up and down the neighborhood street. Drury University has great concern about that parking and about how that is going to impact the neighborhood. If an issue arises about the parking with the neighbors with all that parking they will probably start spilling over into Drury's lots, which we are not interested in providing parking for that development on Drury property. That is the basic concern.

Mr. Edwards asked if Mr. Radecki was speaking on his behalf or on behalf of Drury University.

Mr. Radecki stated on behalf of Drury University.

Mr. McClelland asked Mr. Radecki as he is no longer employed by Drury University, how he can represent Drury.

Mr. Radecki stated that President Manuel asked him to represent Drury at this meeting.

Mr. Coltrin asked about the apartments associated with Drury and if any built in the last three (3) to five (5) years and what density they are.

Mr. Radecki stated the complex is University Suites; there are approximately two thousand (2000) square feet per unit. There are eighteen (18) units in it, with four beds per unit, approximately five hundred (500) square feet per bed. The overall development is on approximately 2 ½ acres.

Mr. Coltrin stated that if you follow that math, one of these units would be one bed. Mr. Coltrin asked what the current housing capacity of Drury is.

Mr. Radecki stated about one thousand (1000) beds.

Mr. Coltrin asked if they are all occupied and the cost per bed at Drury verses what these are proposing.

Mr. Radecki said no. They are running at about eighty-five (85) percent occupancy. While University Suites has that density, that is far and away the high end of the range at Drury. The low end is about two (2) students for one hundred sixty (160) square feet to put it in perspective. Rent price at Drury at University Suites is approximately \$750.00 dollars per student, per bed.

Mr. Hansen asked Mr. Radecki's about his letter to City staff regarding the neighborhood meeting, stating that the representative from Whitlock indicated repeatedly that the developer did not intend that the target market for the development would be students.

Mr. Radecki emphasized that he attended the neighborhood meeting as a member of the Mid-Town Neighborhood Association Board. Thus far, he is addressing Commission as a representative of Drury, but would address the question.

Mr. Hansen asked if the applicant addressed what demographic they were going for.

Mr. Radecki stated upscale, young professionals as he recalls.

Mr. Mark Tendai, 2019 E. Woodland, commented he is a member of the Park Place Properties North, LLC. These are the apartments north of this development. Mr. Tendai stated they purchased these apartments about eleven (11) years ago and were not aware that the previous owners had illegally sold land before that and didn't anticipate an issue like this would come up in the future. They did not know anything about green space. They are in agreement of the church being sold, however they are against the way the zoning is being proposed. They would ask that Park Place come out unharmed. If they want to develop or redevelop or the new owner of Park Place wants to develop in the future, this zoning issue should not affect them in the future. There is a crime issue in the area and on his directive twenty-four months ago Park Place went to a zero tolerance letter of enforcement with the Police Department. There were meetings with the Police Chief, Commanders and local officers. The reason there are so many calls in the area is because we demand that people get arrested for things that they do in the area. We started by issuing parking tickets and have systematically cleaning up the area. It is a challenge. Undoubtedly the number of calls from Park Place Apartments has been greater, but all the residents have been asked to call if they see something that needs a police officer. Yes, it will attract attention short term, but we have gone through the process and believe we are on the other side of it at this point. He disagrees with the parking changes to this development. One car per bed is generally the rule the demand for the market. It hasn't been for the City of Springfield.

Mr. Baird clarified that Park Place would support this proposal if the parking requirements that Park Place is under would fall under this as well.

Mr. Tendai stated no; the parking requirements for the City of Springfield for two bedroom apartments have changed over the years. The rule of thumb that he would think would be rational to apply would be one space per bed. He would like Park Place to remain unharmed based on the twenty (20) percent green space regulation.

Mr. Baird asked what he means by unharmed; not lose any business.

Mr. Tendai stated he would like the freedom to redevelop their property without encumbrances based on the sale of another property.

Mr. Hosmer addressed the open space issue; the apartment complex would have to abide by the open space requirement if it is redeveloped without the twenty (20) percent requirement.

Mr. Edwards clarified that that is the way it is period right now unless they were to say purchase that land back.

Mr. Rogstad stated it was not the rezoning that created the issue it was when they sold the land.

Mr. Coltrin asked Mr. Trout if the church van is still coming to this neighborhood and providing transportation to the new church location.

Mr. Trout said yes.

Mr. Baird asked Reverend Appleby why they are not building a new building on this site or remodeling this facility.

Reverend Appleby stated because of finances, they do not have the funds.

Mr. Edwards closed the public hearing.

Mr. Baird asked to hear from Mr. Whitlock about the demographic and how this development will be different than Park Place Apartments and the type of clientele they plan to attract.

Mr. Whitlock stated the developer didn't want to designate this as student housing because they don't want to limit their clientele. Mr. Whitlock stated the developers have stated in order for this to work they need to be in the \$450.00 to \$500.00 dollar a month range.

Mr. Baird asked if there are any pictures of the proposed development may look like, and how it will address the property directly to the west; what kind of barrier or buffer will be there.

Mr. Whitlock stated there will be a solid wood fence with the normal fifteen (15) foot landscape buffer along the western property line, along that alley, except for that portion that will be designated as fire lane. The developer is working with the Mid-Town to get their input about the façade and their concerns about it not fitting with the neighborhood.

Mr. Edwards asked if there was ever another plan for a lower density development.

Mr. Whitlock stated no, they had always looked at the studio apartment concept; the developer's father in law has a similar development in Joplin and its ninety-five percent occupancy on average, so it's a niche they are looking to fill. They have been looking for one year for a place to put this proposed development. Not knowing if the micro-efficiency parking ordinance was going to come about we were going to come in with a PD with reduced parking.

Mr. Edwards noted the arguments against this property that seem to be the most salient and maybe the one in his own opinion seem to have the most traction isn't necessarily the development itself but the high intensity of the development. If for some reason this body decided it would not approve the development as is, would the developer look at lowering the density or walking away.

Mr. Whitlock stated that what he could say was at the beginning of this project they told him he needed to fit ninety (90) units on that piece of property to make it work financially. It is not physically possible; the best they can do is eighty-four (84) and he knows they don't want to go much below that, if at all.

Mr. Rognstad stated that the developer could not limit the development to students under the Fair Housing Law.

Mr. Edwards asked how many people can be put in the micro-efficiency apartments legally.

Ms. Yendes stated they have an apartment code and it is a very low square footage; one hundred fifty (150) square feet per adult and kids are added on, approximately 2 ½.

Mr. Hosmer noted not more than three unrelated individuals.

Mr. Hansen expressed admiration for the church and its community outreach program. The subject at hand has more to do with the development itself and not what the church is trying to do. What the objection is that in the face of the historical Mid-Town Plan that the City adopted years ago, knowing that one hundred thirty (130) something cars on a Sunday morning are parked up and down every street in the neighborhood and knowing that with eighty-four apartments, that there is going to be a real possibility of that many cars around the clock and not just on Sunday morning and in spite of the fact that this area is appropriate to multi-family housing backing up to the railroad tracks as it is, it is not encroaching upon residential areas. Those facts don't support packing eighty-four units onto this tiny little piece of land. What would be more appropriate would be another multi-family development. If that could be worked out, he would be in support of that. As it is, he can only see cars stacked on every street in the neighborhood. Those streets are not built for parking on both sides of the street. Mr. Hansen applauds the church's efforts to develop this land but he can't support this particular plan of development.

Mr. Baird stated he supports this proposal because he believes we are going in the direction of more micro-efficiency apartments. Maybe we don't have it quite right, and the parking down to the littlest detail, but in bigger cities it's happening. People are moving into smaller spaces and with the area surrounding this with an apartment complex adjacent to it seems to be a good use of space.

Mr. Lawhon stated this is a zoning issue and not about Timmons Temple. As much as his sympathies lie with Timmons Temple, he has to disregard all of that and look at zoning issues. With that in mind, is this going to do harm to the neighborhood. Mr. Lawhon stated he does not believe it will do that. This is an opportunity that has been presented to rehabilitate and improve an area that's greatly in need of this, and said he intends to support the proposal.

Mr. Edwards stated they approved the parking changes with a nod towards, "it's an experiment," and we will let the market have some free reign and see what happens. Mr. Edwards stated that we as a Commission and the City may want to take a really hard look at where we are going with this, because we could have opened up a bit of a Pandora's box. With that said, we have done it, the box is open and it's legal and people do have rights at this point to develop under these guidelines and whether we have made a mistake or not, time will bear out. Mr. Edwards urged the City to keep a close eye on this after those members of Commission are gone and maybe develop some parameters to give them more latitude on how they deal with these things and how we see them. He stated he believes this is too dense for this area personally, but as Mr. Lawhon said, we have to back up and see this as a zoning case and it does meet the requirements. Mr. Edwards applauded the church's work in the community. Mr. Edwards stated, with misgivings, he will support the proposal.

Mr. Young stated micro-apartments have been around for a long time; the Midwest is behind the times, but this is what developers are doing on the west coast and overseas so this is nothing new, just new to us. In his opinion what makes a neighborhood is its diversity, especially this area. It is a place that has churches,

grocery store, hair salons...to have single family homes only, at some point, becomes sterile and diversification within an area creates a better neighborhood. There are different levels of income, different types of housing which creates great environments. Mr. Young stated he does not believe this development is a detriment to the community. What the church is doing is incredible. Mr. Young stated he is support of the proposal.

Mr. Coltrin noted that when you become a member of Commission it doesn't mean you have to like what you have to do, because this case here can go either way. There is a report the Comprehensive Plan says this is an appropriate use; we have Mid-Town Neighborhood telling us they have a document that states there is no way this should happen here. Somehow those documents need to be reconciled and turned in to something that actually matches each other. Clearly there is some work to be done as far as what the City believes and what the neighborhood believes and how to make those two things they can all live with. This will be good for OTC and the people who have to drive in from surrounding communities to find housing they can afford. Mr. Coltrin stated they are not the east or west coast and hopes they stay behind the times for a long time. I like being Missouri. Mr. Coltrin noted that he doesn't want to rush into something where there are teeny tiny apartments with no parking space, but that can of worms is open now. It's the law. Given the fact that the use will be good and lot better than having that empty building sitting there and that property sitting there dilapidating, Mr. Coltrin stated he will support the proposal.

**COMMISSION ACTION:**

Mr. Lawhon motioned to **approve** Planned Deveioption 344. Mr. Hansen **seconded** the motion. The motion **carried** as follows: Yeas: Lawhon, McClelland, Coltrin, Edwards, Baird, Young, & White. Nays: Ray & Hansen. Abstain: None. Absent: None. (7/2)



Bob Hosmer, AICP  
Principal Planner

EXHIBIT B  
LEGAL DESCRIPTION  
PLANNED DEVELOPMENT 344

PLANNED DEVELOPMENT 344 DESCRIPTION: A tract of land being all of Block 14, 15, and 18 of "Fairbanks Addition", a subdivision of record in Greene County, Missouri, lying northwesterly of the Burlington Northern Railroad right of way, and being more particularly described as follows:

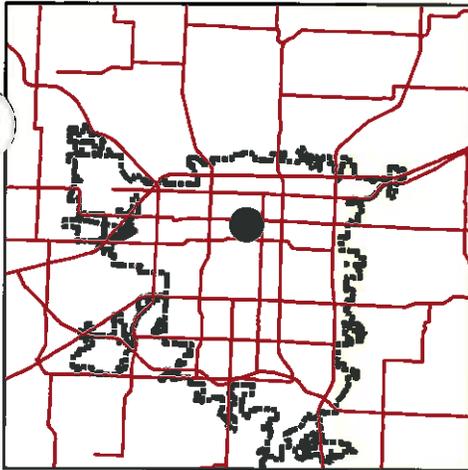
Beginning at an existing iron pin at the southwest corner of Lot 1 of said Block 15; thence N01°30'10"E, 362.67 feet, to an existing iron pin at the northwest corner of Lot 6 of said Block 15; thence S89°16'01"E, along the north line of said Block 15 and the north line of said Block 18, 294.78 feet, to the westerly right of way line of said railroad; thence along said right of way line the following courses: thence S31°31'32"W, 149.96 feet; thence on a curve to the right, having a radius of 2633.52 feet, and an arc length of 281.69 feet, and a chord of S34°35'21"W, 281.56 feet, to an existing iron pin on the south line of said Lot 1 of Block 15; thence along continue along said curve to the right, having a radius of 2633.52 feet, and an arc length of 37.73 feet, and a chord of S38°03'50"W, 37.73 feet, to an the centerline of Bailey Street as shown on said plat; thence along continue along said curve to the right, having a radius of 2633.52 feet, and an arc length of 71.14 feet, and a chord of S39°14'54"W, 71.14 feet, to an iron pin on the west line of said Lot 6 of Block 14; thence N01°30'10"E, 85.67 feet, to the point of beginning. Containing 1.61 acres, more or less.

# Zoning & Subdivision Report

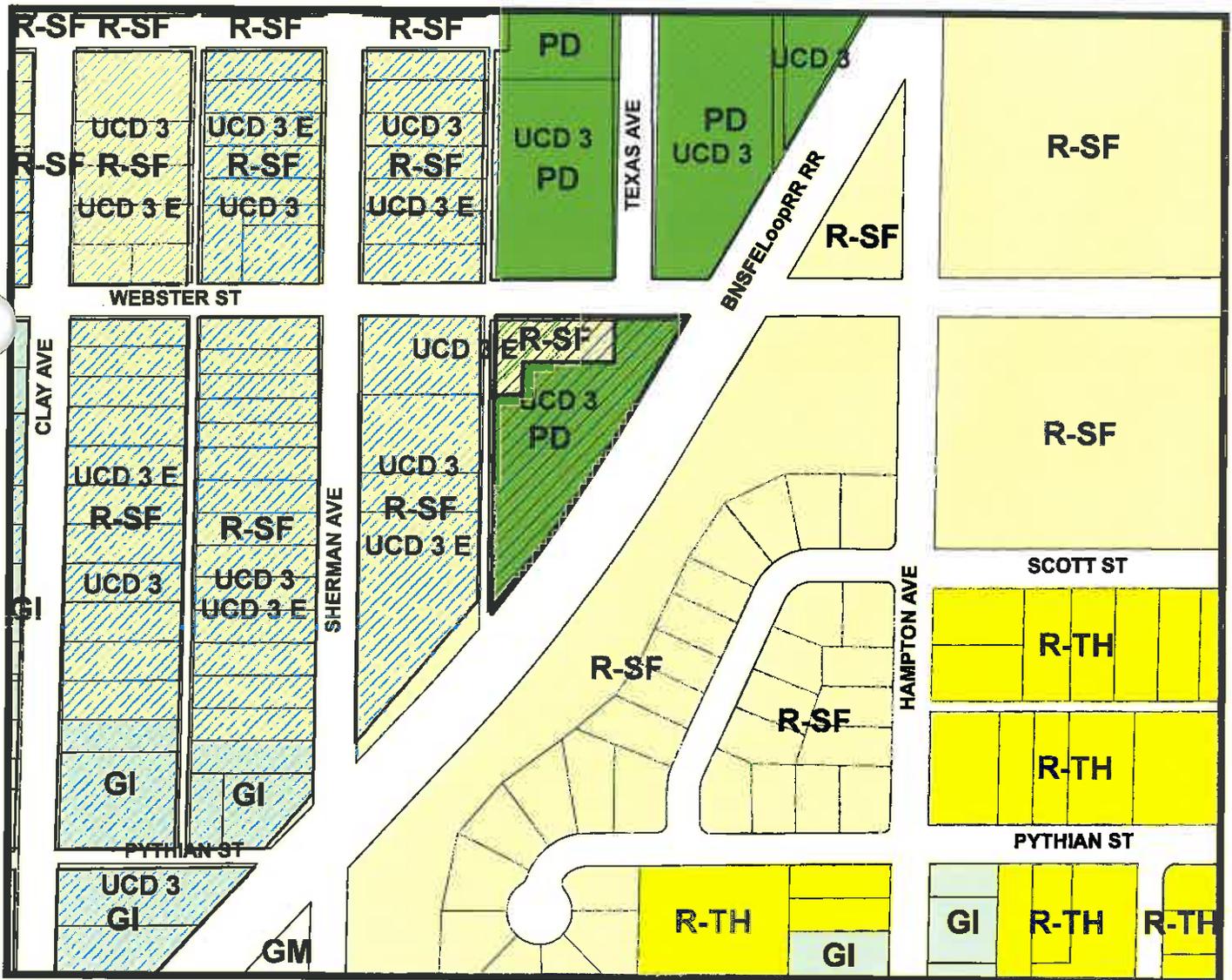
Planning & Development - 417/864-1031  
 840 Boonville - Springfield, Missouri 65802

## Planned Development 344

Location: 934 East Webster Street  
 Current Zoning: Residential Single Family,  
 PD 38 and Midtown UCD# 3 E and UCD#3  
 Proposed Zoning: Planned Development 344



### LOCATION SKETCH



 - Area of Proposal



1 inch = 246.336155 feet

ATTACHMENT 1  
BACKGROUND REPORT  
PLANNED DEVELOPMENT 344

DATE: January 6, 2014

LOCATION: 934 East Webster Street

APPLICANT: Timmons Temple Church of God

TRACT SIZE: Approximately 1.61 acres

EXISTING USE: Vacant land and Church

PROPOSED USE: Micro-efficiency studio apartments

**SURROUNDING LAND USES:**

AREA	ZONING	LAND USE
North	PD	Apartments
East	R-SF	Single Family uses
South	R-SF	Railroad Tracks/ Single Family uses
West	R-SF	Single-Family uses

**TRAFFIC DIVISION COMMENTS:**

1. No traffic issues with the rezoning.

**BUILDING DEVELOPMENT SERVICES COMMENTS:**

1. No issues with rezoning

**STORMWATER COMMENTS:**

Show the proposed amount of impervious surfacing on the Preliminary Development Plan. Include Impervious Surfacing requirements in the PD language. The proposed percent of impervious surfacing must not exceed the maximum impervious surfacing allowed for site by the Planned Development District.

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

the above definition are only eligible for 50% credit.

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

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.
3. Drainage easements will be required where concentrated flow drains from one lot to another. Such easement shall be sized for the 100-year peak flow rate.
4. Provide the location of all proposed storm water collection and detention facilities within or immediately adjacent to the site, including any existing public storm water system within adjacent right-of-ways or easements.
5. Drainage improvements serving only the subject property must be constructed, inspected, approved and operational prior to issuance of a building permit.
6. Drainage patterns for any runoff currently flowing across the site must not be blocked or altered by any future construction.
7. Connect private drainage facilities to public drainage system whenever possible, which will require a public improvement plan or excavation permit.

#### SANITARY SERVICES COMMENTS:

1. Public sewer is available for this development.

#### CITY UTILITIES COMMENTS:

All utilities are available. Note there is an existing water main running north-south through the property down to the railroad property. This main can be retired if in conflict. If any of the main stays in service an easement may be required. There could be a cost to retire the main. Single phase electric is available on the west property line. Please inform us if 3-phase is required.

#### ADJACENT PROPERTY OWNER COMMENTS:

Nineteen (19) property owners are within 185 feet of the subject property and were notified by mail of this request.

#### NEIGHBORHOOD MEETING:

The applicant held a neighborhood meeting on October 9, 2013 and a follow up meeting with the Mid-Town Neighborhood Association on November 12, 2013. A summary of the meetings are attached (Attachment 2).

## STAFF COMMENTS:

1. The Comprehensive Plan designates this area as Medium or High Density Housing. This area is also within proximity to the Comprehensive Plan designated Center City Activity Center (Downtown, Drury University/OTC) which is a major mixed-use activity center. The Comprehensive plan states that activity centers will vary from one to another, but each should include, at a minimum, retail and office buildings and, ideally, multi-family housing, restaurants, and hotels, entertainment, and community facilities such as churches, public agencies, libraries, parks, etc. Activity Centers, are the preferred development pattern to encourage infill growth by using existing infrastructure where the city has already constructed the necessary services and facilities to accommodate growth.
2. The proposed planned development provides for the expansion of planned development zoning to the north (Park Place Apartment Complex) where multi-family uses currently exist.
3. This property is part of the original Planned Development 38, however, it was not under the same ownership. Planned Development 38 used a portion of the Timmons Church property for their 20% open space requirement. If this property is zoned to a Planned Development 344 the original Planned Development 38 will be non-conforming as to the required open space. This would mean that if the Park Place Apartments were to redevelop they would have to meet the 20% open space requirements.
4. The Timmons Temple Church is not on the historic register of historic places.
5. A Traffic study was prepared for the proposed development. Webster is classified as a local roadway and requires 30' feet of right of way from the centerline. This project will dedicate 4.15' feet of right of way as noted on Exhibit 2 to bring Webster into compliance with the full 30 feet of right of way needed.
6. The City of Springfield on January 13, 2014 passed ordinance # 6092 to modify the City's off-street parking requirements. This ordinance reduced off-street parking for micro-efficiency dwelling units to 1 space. It also defines a micro-efficiency dwelling as a unit 400 square feet or less.
7. The current ordinance allows for up to a 10% off-street reduction for bicycle parking (one space per two bike spaces). The project is providing 28 bicycle parking spaces throughout the site for a 10% off-street parking reduction. The residential uses within the proposed planned development will not exceed more than 60 dwelling units per acre and require 76 off-street parking spaces and 28 bike parking spaces.
8. The subject property is within walking and bicycling distance of the Drury and OTC campus, the downtown area and bus stops. In addition there is a good sidewalk system, greenway and marked bike routes in the area. The reduction in space dedicated to parking allows more destinations to be built closer together and with a more active walking environment which further encourages walking and other modes of transportation such as transit and bicycling and reduces congestion on the roadways.

9. This proposal did require a Multi-Family Location and Design Guidelines **assessment**. The request is consistent with the Multi-Family Development Location and Design Guidelines as approved by the Planning and Zoning Commission and City Council (see attached assessment).
10. The Planned Development will require a lot combination of the two existing lots.
11. The proposed planned development will mitigate the potential impact between the apartment and existing residential uses by retaining a 15 feet bufferyard "D" along adjacent property to the west, a street bufferyard along Webster Street and design requirements as outlined in Exhibit 1 and Exhibit 2. The proposed expansion will not have a significant impact on the surrounding neighborhood.

**RECOMMENDATION:**

Staff recommends **approval** of this request.

**STAFF CONTACT PERSON:**

Bob Hosmer, AICP  
Principal Planner  
864-1834



September 23, 2013

VIA REGULAR US MAIL

Re: Proposed change in zoning  
Timmons Temple Church of God IN Christ  
934 E Webster Street

Dear Property Owner/Resident:

This letter is to invite you to attend a neighborhood meeting regarding the proposed rezoning of the above reference property. This property is located directly west of the railroad and Silver Springs Park on the south side of Webster.

The owner of the property, Timmons Temple Church of God IN Christ, is proposing a change in the existing zoning from Planned Development District 38 and Single-Family Residential to a new Planned Development. If approved, the site would be developed into Apartments.

The meeting will take place between 4:00 p.m. and 6:30 p.m. on Wednesday, October 9, 2013 in the Timmons Temple Church of God IN Christ, 934 E Webster Street. At that time you will be able to meet with representative of the owner and developer and ask any questions you may have.

If you have questions in advance of the meeting, feel free to contact Greg Whitlock at 417-582-4003.

Sincerely,  
Whitlock Engineering, LLC



Greg Whitlock, P.E.

EXHIBIT 2

**NEIGHBORHOOD MEETING SUMMARY**

1. Request to change zoning from: R-SF and PD-38 to Planned Development  
*(existing zoning district)* *(proposed zoning district)*

And any additional explanation that is available:

The proposed use within the planned development would be a high density multi-family use consisting of studio apartments

2. Meeting Date & Time: October 9, 2013, 4:00 pm to 6:30 pm
3. Meeting Location: Timmons Temple Church of God IN Christ, 934 E Webster
4. Number of invitations that were sent: 121
5. How was the mailing list generated: City of Springfield staff
6. Number of neighbors in attendance (attach a sign-in sheet): 40
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.)

A copy of the hand written list of verbal questions are attached.

The concerns mainly centered around increased traffic, increased density, and crime. We acknowledged that the proposed development would increase the number of trips in the area but the peak a.m. and p.m. trips are estimated to increase by 18 and 24 trips respectively. The developer cannot control the crime but generally redevelopment has a positive impact on crime.

8. List or attach the written comments and how you plan to address any issues:
- No written comments were received.
- We had a follow-up meeting with the Mid-Town Association Board on November 12, 2012 to hear their concerns and provide an explanation of the PD 38 green space that was deeded to the church in 1993. The developer also agreed to work with the Board to have the architect design buildings that have a Victorian look that would better fit the neighborhood.

**NEIGHBORHOOD MEETING  
SIGN-IN SHEET**

October 9, 2013

NAME (PLEASE PRINT)	ADDRESS	CITY
Suzie Kaufman	1229 N. Sherman	Springfield
Michelle Bedell	809 N. Fairfax	Springfield
Kenneth Bedell	809 N. Fairfax	Springfield
RICHARD OLIVER	1326 N TEXAS	SPRINGFIELD
F/0 Noeth	1035 N Sherman	02
Kristina Osborne	1001 E. Madison St.	
Dae Ogilvy	518 E Lynn	65002
Tray Sewall	2611 E. Keran St	65804
Jane Petrakis	<del>55802</del> 1110 N. Sherman	65802
Quince Oliver	3037 W Edgewood	65807
TINA McBRAYER	2854 W Chalk Hill	65807
Calvin Knight	3037 W. Edgewood	65807
Tracy Fuller	4307 S. Weller	65802

**NEIGHBORHOOD MEETING  
SIGN-IN SHEET**

October 9, 2013

NAME (PLEASE PRINT)	ADDRESS	CITY
BRANT HINRICHS	1403 N. SUMMIT AVENUE	SPRINGFIELD
Robin Burkett	3326 W Erie	Springfield
HERMAN BURKETT, JR.	" " "	"
DEAN BICKERSTAFF	408 Lombard	Springfield
Tracy L. Byrd	30501 Edgewood	SPFD
Steve Sait	1316 N. Taylor 3225 South Benton	SPFD MO Springfield
Ralph Plank	418 W. 20th St	Springfield, Mo
Tisha Stegali	1337 N. Washington	SPFD, MO
KENT BEUWIV	2611 E. Verona	SPFD, MO
Joseph L. Williams	1423 N. Summit	SPFD MO
	1111 N. Glouster Ave Fountain Valley	Springfield, Mo Champion, IL

NEIGHBORHOOD MEETING  
SIGN-IN SHEET

October 9, 2013

NAME (PLEASE PRINT)	ADDRESS	CITY
Martha Beaupre	2419 W Deerfield	Springfield
LARRY GICCETTI	823 E. GASTON	"
Dusty Emmert	888 River Cofe	Ozark
Aue Anderson	763 East Hick Rd.	Bremen
Andy Beaupre	1544 S. Washington	Springfield
Doreen Beaupre	1544 S. Main	Springfield
Avonne Lecker	1229 N. Texas	Springfield
T.J. Appleby	3443 Hasted st	Springfield
David Shipp	1122 N Sherman	Springfield
Paul Thomas Shipp	1100 N Sherman	Springfield
Erica Scalf	2122 A S Beauliff	Springfield
Ashley Reed	1373 E Divison	Springfield
NANCY HACKETT	1525 N BENTON	SPFD



**NEIGHBORHOOD MEETING  
VERBAL COMMENTS**

October 9, 2013

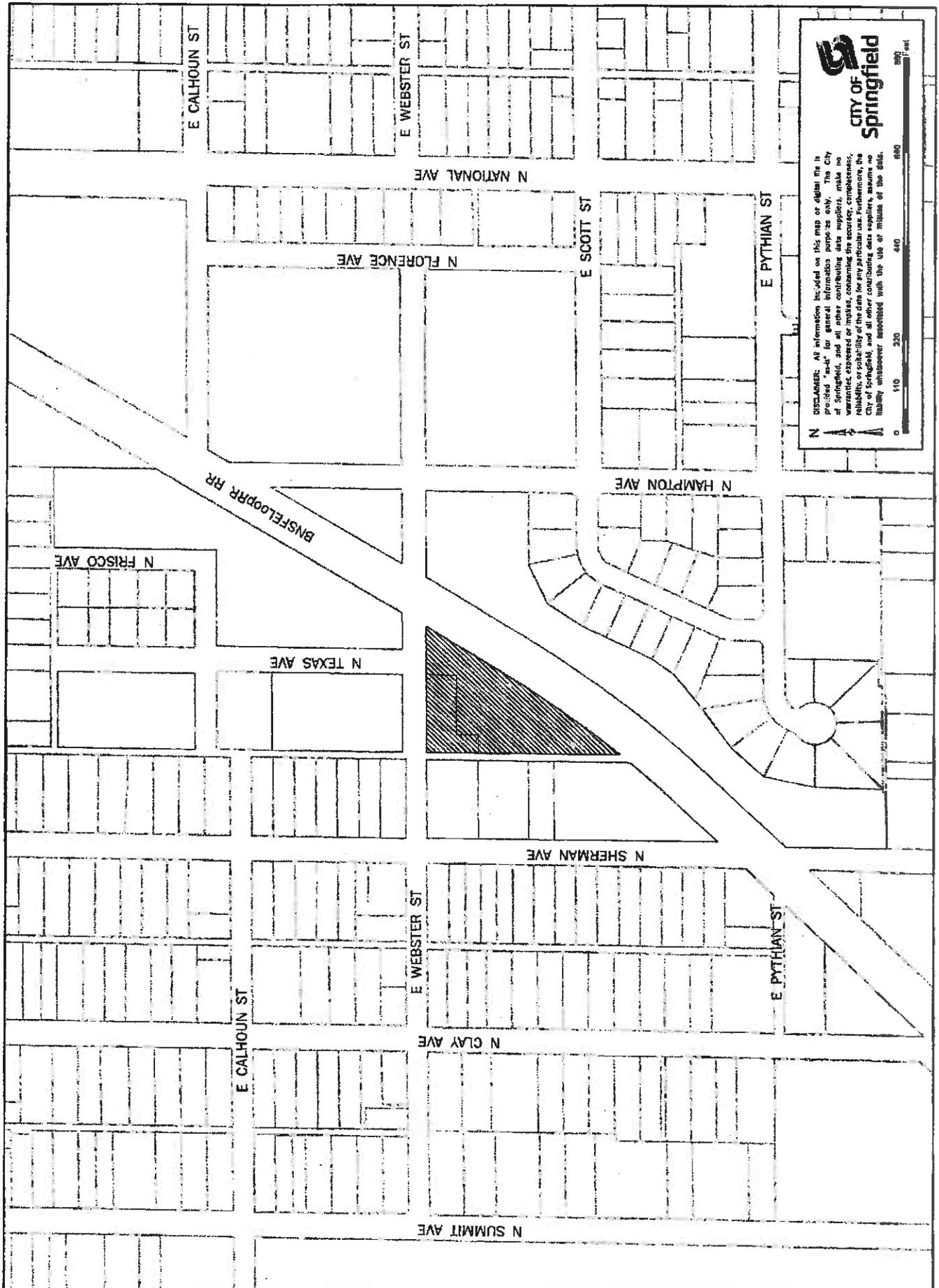
NAME	VERBAL COMMENTS
Larry Gillette	Concerned about increase traffic - Illegal activity in apartments. Also worried about property values
Lond Shapps	Concerned about increased density & over development. Freeway issues Difficult to bus stop, sidewalks, lack of grocery facilities
Susie Kauffman	Concerned with traffic on Sherman
Mid Town Association	Concerned w/ traffic Wanted an explanation of how PD-38 green space was sold to the church
Marc Pedraza	concerned with traffic
Tim North Rep of H Association	concerned with traffic
Tim Downey	concerned with traffic

NEIGHBORHOOD MEETING  
VERBAL COMMENTS

October 9, 2013

NAME	VERBAL COMMENTS
Richard Ollita	Concerned about existing crime If in a MF then make it denser & have a police presence
Brant Hiarichs	Concerned about having rentals versus home ownership

# Webster E. 934 - 185 foot Mailing List



OWNER_NAME	OWNER_ADDR	OWNER_CITY	OWNER_STAT	OWNER_ZIPC
1 ASSEMBLIES OF GOD SOUTHERN MO	528 W BATTLEFIELD ST	SPRINGFIELD	MO	658074100
2 COKER, BERTRUM OTHELLO	1202 N SHERMAN AVE	SPRINGFIELD	MO	658022050
3 ERVIN, ELENA	1212 N SHERMAN AVE	SPRINGFIELD	MO	658022050
4 PARK PLACE PROP INV NORTH LLC	730 W CENTER CIR	NIXA	MO	65714
5 REDUS, ERIC	1206 N SHERMAN AVE	SPRINGFIELD	MO	658022050
6 SHERMAN AVENUE PROJECT AREA	1228 N SHERMAN AVE	SPRINGFIELD	MO	65802
7 SHIPPS, DAVE	1122 N SHERMAN AVE	SPRINGFIELD	MO	658023741
8 SOUTHERN MO DIST COUNCIL ASSEMBLY OF GOD	528 W BATTLEFIELD RD	SPRINGFIELD	MO	65807
9 TIMMONS TEMPLE CHURCH OF GOD IN CHRIST	934 E WEBSTER ST	SPRINGFIELD	MO	65802

# TRAFFIC IMPACT WORKSHEET

Parcel Size: 1.55 ac

**Existing Development:**

Zoning Classification: PD-38 and R-SF (Existing use is a church)

Development Intensity: Floor Area: 3,400 sq. ft. Dwelling Units: \_\_\_\_\_

**Proposed Development:**

Zoning Classification: PD (Studio Apartments)

Development Intensity: Floor Area: \_\_\_\_\_ sq. ft. Dwelling Units: 84 = 42 M-HD DUs

**Calculation of Trip Generation:**

*Using the trip generation table on the back of this form for general zoning classifications or the tables for specific uses in Trip Generation, 7<sup>th</sup> Edition, Institute of Transportation Engineers, calculate the trip generation for a 24-hour period, the morning peak hour, and the evening peak hour for the existing and proposed development and the associated changes in trip ends.*

Trip Generation Calculation							
	Development Intensity	Daily Trip Ends		AM Peak Hour		PM Peak Hour	
		Trip Rate	Trip Ends	Trip Rate	Trip Ends	Trip Rate	Trip Ends
Existing Development	3,400 sf	9.11/1000sf	31	0.87	3	0.94	3
Proposed Development	42 DU	6.6	277	0.51	21	0.62	27
Change			246		18		24

**A Traffic Impact Statement is required when one of the following conditions is met:**

- o The change in number of trips exceeds 100 for any peak hour, or 1,000 for the day.
- o The change in number of trips exceeds 50 for any peak hour, or 500 for the day and the City Traffic Engineer has determined that the adjacent street does not meet current design standards, has an existing traffic volume with a level of service D or lower, has identified concerns for safety, or has other identified concerns requiring improvements.

**Is a Traffic Impact Statement required?** \_\_\_\_\_

Signed:  City Traffic Engineer

**Trip Generation for Zoning Classifications in Springfield, Missouri**

Zoning	Description	Trip Rate (Trips per Acre)							Explanation (Assumed intensity (units or floor area ratio) for daily / AM peak / PM Peak trip rates)
		Daily Trips	AM Peak	% In	% Out	PM Peak	% In	% Out	
R-SF	Single Family Residential	48	4	25	75	5	64	36	5 units per acre at 9.6/0.75/1.01 trips per dwelling
R-TH	Residential Townhouse	53	4	16	84	5	67	33	8 units per acre at 6.6/0.51/0.62 trips per dwelling
R-LD	Low Density Multi-Family Residential	86	7	16	84	8	67	33	13 units per acre at 6.6/0.51/0.62 trips per dwelling
R-MD	Medium Density Multi-Family Residential	132	10	16	84	12	67	33	20 units per acre at 6.6/0.51/0.62 trips per dwelling
R-HD	High Density Multi-Family Residential	198	15	16	84	19	67	33	30 units per acre at 6.6/0.51/0.62 trips per dwelling
R-MHC	Manufactured Home Community	34	3	21	79	4	62	38	7 units per acre at 4.8/0.40/0.56 trips per dwelling
O-1	Low Intensity Office	120	17	88	12	16	17	83	0.25 FAR at 11/1.6/1.5 trips per 1,000 SF
O-2	Medium Intensity Office	480	70	88	12	65	17	83	1.0 FAR at 11/1.6/1.5 trips per 1,000 SF
GI	Government and Institutional Use	Traffic Study Required for Land Use Intensity Requirements of Each Case							
LM	Landmarks	Traffic Study Required for Land Use Intensity Requirements of Each Case							
PD	Planned Development	Traffic Study Required for Land Use Intensity Requirements of Each Case							
LB	Limited Business District	470	11	61	39	40	48	52	0.25 FAR at 43/1.0/3.7 trips per 1,000 SF
GR	General Retail District	720	16	61	39	67	48	52	0.30 FAR at 55/1.2/5.1 trips per 1,000 SF*
HC	Highway Commercial District	720	16	61	39	67	48	52	0.30 FAR at 55/1.2/5.1-trips per 1,000 SF*
CS	Commercial Service District	720	16	61	39	67	48	52	0.30 FAR at 55/1.2/5.1 trips per 1,000 SF*
CC	Center City District	Traffic Study Required for Planned Land Use of Each Case							
RI	Restricted Industrial	52	7	83	17	7	22	78	LI, ITE Trip Generation pp. 108, 109, 110
LI	Light Industrial	52	7	83	17	7	22	78	LI, ITE Trip Generation pp. 108, 109, 110
GM	General Manufacturing	63	10	83	17	10	21	79	Ind. Park, ITE Trip Generation pp. 151, 152, 153
HM	Heavy Manufacturing	39	7	72	28	8	48	52	MFG., ITE Trip Generation pp. 179 – 183
IC	Industrial Commercial	840	18	61	39	78	48	52	0.35 FAR at 55/1.2/5.1 trips per 1,000 SF*

\* Trip generation rate for 200,000 SF using fitted curve rather than average rate

ATTACHMENT 5  
MULTI FAMILY DEVELOPMENT LOCATION AND DESIGN GUIDELINES  
ASSESSMENT FOR PLANNED DEVELOPMENT 344

According to the Multi-Family Location and Design Assessment Matrix, the proposed development has attained 15 points, thus permitting a housing density of 29-32 dwelling units/acre. The applicant is requesting 84 micro-efficiency apartments which equates to approximately 60 dwelling units per acre. Staff may consider a recommendation of a higher density than that determined by the matrix calculation when the site is within one-half mile of a college or university with a need for additional housing. Below is an analysis of the five categories used to calculate the Matrix score.

- A. Land Use Accessibility (2/3 points)  
Two points were given for land use accessibility. There is a recreational-park/greenway (Silver Springs Parks and Wilson Creek Greenway) as well as a neighborhood retail mixture and school within ½ mile of the subject property.
- B. Connectivity Analysis (5/5 points)  
Five out of a maximum of five points were given for connectivity analysis. The proposed development received high scores for its proximity to a greenways, sidewalks, transit and bicycle paths.
- C. Road Network Evaluation (2/2 points)  
A maximum of two points were given for the road network evaluation.
- D. Design Guidelines (6/6 points)  
Six points were given for design guideline criteria. Below are some of the design considerations that have been incorporated into the proposed development.
  - 1. Pedestrian Amenities - Pedestrian amenities shall include benches placed near walkways at appropriate locations throughout the development. Pedestrian-scale lighting shall be provided within the development lighting sources or luminaries that do have a cutoff shall not exceed a maximum of 30 feet in height. All lighting shall be glare-free and shielded from the sky and adjacent residential properties and structures, either through external shields or through optics within the fixture. A site lighting and photometric plan shall be submitted conforming to these requirements for building permits.
  - 2. Building Scale and Articulation - Street facing walls that are greater than 50 feet in length shall be articulated at least each 25 feet with bays, projections or recesses. Articulation means a difference in the vertical place of the building at least 18 inches or more. This project shall be in compliance with the attached site plan and elevations

3. **Building Orientation and Interior Landscaping** - Building orientation shall address Webster Street and building alignment per submitted site plan. Landscaping and open spaces shown shall be provided with approved ground cover and/or plantings per required city ordinances and zoning requirements. Landscaping islands with plantings shall be located throughout the parking lot. There shall be a 15 feet wide Type D bufferyard buffer yard and fence, shall be located along the western property per site plan. A landscaping plan shall be submitted conforming to these requirements for building permits.
4. **Avoidance of Blank Walls along pedestrian circulation areas** - Facades that face public streets or connecting pedestrian frontage that are greater than 25 feet in length shall be subdivided and proportioned using at least one or more of the following features windows, entrances, arcades, arbors, awning (over windows or doors), distributed along the façade at least once every 25 feet. This project shall be in conformance with the attached site plan and elevations
5. **Internal Connectivity** – Internal sidewalks shall connect internally and to the public sidewalk system in accordance to the attached site plan.
6. **Useable Recreational Area/Facility** – Benches will be located throughout the common areas providing for useable tenant amenities. A minimum of 20% usable open space shall be provided in accordance with the attached site plan.
7. **Amenity Calculation** – The following amenities shall be provided: Outdoor recreation areas such as picnic tables and grills will be located in the two locations per the site plan. The recreation area and benches shall be in accordance with the attached site plan.
8. **Preservation of Trees** –All existing trees of 6" caliper or greater shall be preserved or replaced with 2-inch caliper trees in accordance with the attached site plan and the city ordinance.
9. **Water Quality and Detention** – As noted on the attached site plan, a storm water detention areas that meets city requirements is located in the southern portion of the proposed site plan.
10. **Maximum density (du/acre)** shall not exceed maximum 60 units per acre per PD 344 zoning as indicated on the attached site plan.

## Opportunities and Constraints

1. Is the site near a university/college or other use that could generate the need for additional higher density residential development that may augment the land use accessibility analysis?

*Staff may consider a recommendation of a higher density than that determined by the matrix calculation when the site is within one-half mile of a college or university with a need for additional housing. The project would have the potential to generate fewer automobile trips because residents traveling to the university or college could walk, bicycle, or take transit to campus.*

Although the maximum density based on the Multi-family guidelines evaluation will not allow more than 32 dwelling units per acre, additional density can be allowed based on special circumstances as described in the Guidelines Opportunity and Constraints section. Staff can support an increase in density based on the proximity of the project to OTC and Drury campuses, adjacent multi-family developments to the north and the proposed micro-efficiency apartments. Micro-efficiency apartments are limited to not more than 400 square feet per unit. These one bedroom apartments would generate less traffic and parking impacts than a similar number of two or three bedroom apartments. Staff can support a Planned Development with 84 micro-efficiency apartments at this location.

**From:** Gina Hinch  
**To:** Hosmer, Bob  
**Subject:** Planned Property development north of OTC on Sherman  
**Date:** Thursday, January 23, 2014 12:04:47 PM

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Mr. Hosmer, I am a Midtown resident (1332 N. Washington) and wish to register my objections to the planned development on Sherman. The impact of this can only be negative on our neighborhood. There is a similar apartment complex just north of this plot. As a recent Midtown Board Member, I know that the topic of our police department coordination reports nearly monthly was activities in this area. We already have a crime problem, so why would we want to add more potential perpetrators/victims to the same area? The area is not in need of housing, as there are many existing vacancies in the immediate area for housing in all brackets. Traffic/parking is also a problem. According to the information I could obtain, there are planned parking spots for about 1/3 of the potential residents. Where are the other 140 vehicles supposed to go? I walk my dog in that area, which is just a few blocks from my home. What will happen to the green space? And finally, what is to become of the beautiful and unique Timmons Temple? Just raze it? Architecture like that cannot be replaced.

For all these reasons I am opposed to this development.

**Gina Hinch, DTR**  
Foodservice Manager  
Kanakuk Ministries  
1353 Lake Shore Drive  
Branson, MO 65616  
Phone: (417) 266-3175  
Fax: (417) 266-4175  
Gina@Kanakuk.com  
www.kanakuk.com

*Developing dynamic Christian leaders through  
life-changing experiences, Godly relationships, and spiritual training*

SHIPPS ELECTRIC SERVICE  
1122 N. Sherman Ave  
Springfield, MO 65802-3741  
Phone (417) 869-7816  
Fax (417) 869-7816  
Please call before faxing.  
On the web at  
shippselectricservice.com  
417dl869shipp7816@sbcglobal.net

January 21, 2014

Planning and Zoning Board  
Planning and Development Department  
Bush Municipal Building First Floor  
803 N. Booneville St.  
Springfield, MO 65802

Attention Planning and Zoning Board:

I am writing this letter to inform you of my dissent for The Planned Development District 344, to rezone property at, 934 East Webster Street. I feel, as do many of my neighbors, that this development should not be approved. Issues of planning, need, and saturation of like developed properties are some of the reason for my challenges against this planned development. Though I am a business owner and agree that development would stimulate our business community as a whole this development is overreaching in it's scope and outline. If I am unable to attend the hearing on, 02/06/2014, I submit this communication to indicate my preferences.

Sincerely,

*David L. Shipps*  
David L. Shipps  
Manager/Operator, Shipps Electric Service LLC

Florence Noeth,  
1035 N. Sherman  
Springfield, MO 65802  
417-234-6655

Jan 17<sup>th</sup>, 2014

Bob Hosmer,  
Principal Planner

Reference: No. 344

I am adamantly against the rezoning of Timmons Temple from R-SF to planned development.

The developer wants only 76 parking spaces for 84 to 170 people. The developer also wants less "private parking" and more "public parking" on the street. This would create high density next to an existing high density complex.

This area is currently a designated green space with close proximity to a park and an ongoing natural walking trail. The rezoning of the property would deteriorate the nature beauty currently present.

Midtown already has many rental properties, consisting of low, moderate and high, income. Many of these properties are vacant.

I have worked hard over the years to refurbish my home. I have worked with the neighborhoods on this street to lower the crime rate.

We do not need any additional high density rental properties in Midtown.

Respectfully Submitted,



Florence Noeth,

Block Captain  
Neighborhood Watch Program

DEAR BOB VASNIAN,

THIS LETTER IS MY OPPOSITION  
TO THOMPSON TEMPLE APPLICATION  
TO REZONE.

TO BUILD AN AMUSEMENT CENTER  
WILL BE A GREAT DISGRACE TO  
THE RESIDENTS OF THIS AREA,  
ANY TIME YOU HAVE A LARGE  
NUMBER OF PEOPLE MOVE INTO  
AN AREA YOU HAVE A CERTAIN  
NUMBER OF UNDESIRABLE AND OF COURSE  
CRIME RISES. THE HOME OWNERS ALONG  
SHERMAN AND THE AREA HAVE INVESTED  
A LOT OF MONEY UPGRADING THESE  
PROPERTIES AND HAVE FIGHTED CRIME.  
THIS WOULD LESSEN PROPERTY VALUE,  
AND INCREASE CRIME ALSO THIS  
WOULD INCREASE CRIME RATE. DRURY  
HAS HIGHEST ENROLLMENT THE LAST COUPLE  
YEARS AND DECREASED STAFF I CAN  
SEE NO NEED FOR THIS. MINTOWN  
DOES NOT NEED MORE RENTALS.

Sincerely

Jerry Hillote

823 E. WEBSTER  
SPRINGFIELD, MO 65802

P.S.

IT WILL INCREASE TRAFFIC CONGESTION.  
PLEASE VOTE "NO"

**From:** Pete Radecki  
**To:** Hosmer, Bob  
**Cc:** "Mary Jo Greer"; crimsonhouse@yahoo.com; "Brian King"; "Janet Dankert ("; "Andy and Sarah Thornton"; "Ralph Plank"; "Marie Wood"; Sarah Jones; "kent and lousie ("; "Dee Ogilvy"  
**Subject:** Comments regarding proposed PD344  
**Date:** Thursday, February 06, 2014 10:28:43 AM

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Dear Bob,

I have read through the proposed development plan (PD344) which is scheduled to go before the Planning & Zoning Commission this evening. I see that City Staff is on record favoring the development. Based on the online document, it appears to me that City Staff may have made this recommendation without knowledge of some information I feel is key to the matter:

1. On Page 25 of the PD proposal found currently on the P&Z website, there is a description that City Staff may consider a proposal for higher density based on distance within one half mile from a college or university *with a need for additional housing* (Emphasis added). How did City Staff confirm such need was met? While I am no longer employed at Drury, I was during the time that this document was prepared and would have been the logical person to contact for such an assessment. In point of fact, Drury had no such need and I have no reason to believe that this condition has recently changed. In the analysis presented in the proposal, the proximity to OTC is mentioned, but since OTC has no housing of any kind, then I fail to see how it could meet a criterion of a "college...with a need for additional housing". Thus, I see no support for excepting from the standard Multi-family guideline of 32 dwelling units per acre.
2. On Page 12 of the proposal, Item 8 indicates that a followup meeting was held on Nov 12, 2013 but no description of the discussion and comments are recorded in the proposal beyond the developer indicating a willingness to work with the Midtown Neighborhood Association Board regarding the facade. I was in attendance at that meeting. The representative from Whitlock Engineering associated with the developer indicated repeatedly that the developer did not intend that the target market for the development would be students. If this is the case, then the premise for making exception to the 32 units per acre density is not supported by the developers plan as described at the meeting (see 1 above).
3. Key points raised by Midtown Board members at the Nov 12 meeting included: 1) skepticism that individuals living in the complex would not each have a car and that there was insufficient onsite parking for this, 2) the exception allowed for substitution of bike racks for parking spaces and expectation of visitors would result in the nearby neighborhood being negatively affected by on street parking related to the apartment complex, 3) skepticism that students would not be attracted to the complex based on price point and that likely more than one student might live in each apartment making the parking situation even worse, 4) that a front yard setback of only 5 ft was inconsistent with the neighborhood especially for a 3-story structure, 5) that the 1.5 ft buffer yard at the west side made little sense insofar as it abutted an alley (Headlights flashing into neighbors' houses to the west

could be easily averted with a cedar fence), and 6) concern that storm water runoff from the site did not appear to be addressed. To my knowledge, no follow up communication regarding any of these concerns has been provided to the Midtown Board and apparently the documentation City Staff received from the Nov 12 meeting failed to fully inform City Staff of the concerns presented.

4. The Nov 12 meeting description in the proposal does indicate that the purpose of the Midtown meeting was to describe how the existing green space (it being a part of the existing PD due north of the proposed PD) that comprises the bulk of the proposed PD seemingly disappears in the process of the new PD. This was discussed at the meeting, but when asked about whether the developer planned to somehow incorporate that green space requirement into the PD (or elsewhere for that matter), nothing was offered.

Bob, as I suspect City Staff may not have been made aware of the aforementioned, I request the matter be reconsidered as regards City Staff recommendation. I for one believe that the City and more particularly the adjacent neighborhood will not be well served by the proposed plan primarily because of the inadequacy of the parking plan as proposed. While I understand that City Staff has guidelines and precedents for making exceptions to density requirements, such exceptions must by their nature consider the proximity of the property and its impacts to neighbors. In my opinion, based on the above information, the public good will not be served by the PD as proposed. That does not mean that I am necessarily against development of the property for multi-family dwellings; rather that the density is way too high.

To date, I am unaware of any Midtown resident coming forward in support of the proposal, although I assume that the current property owners are motivated to sell the property in order to relocate the Timmons Temple church well outside the neighborhood.

Sincerely,

Pete Radecki  
Midtown Neighborhood Association Board Member  
1215 N. Benton Ave, Springfield MO 65802

**From:** Mary Jo Greer  
**To:** Hosmer, Bob  
**Subject:** FW: Timmons Temple Property Proposed Re-Zoning  
**Date:** Thursday, February 06, 2014 9:00:20 AM

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From: mjgreer@hotmail.com

Mr. Hosmer:

I wish to express my opposition to the rezoning of the property at Sherman and Webster which would allow the sale of the property for multi-housing development. It is my concern that this proposed project will negatively impact the Historic Midtown Neighborhood by contributing to additional criminal activity and significant parking problems.

My concerns are based on existing problems associated with the apartment complex at 1306 N Frisco. Public records indicate there are on the average 17 police reports a month associated with Park Place Apartments [http://www.springfieldcrimealert.com/addr/1306\\_N\\_Frisco\\_Ave.htm](http://www.springfieldcrimealert.com/addr/1306_N_Frisco_Ave.htm). Municipal Court has dealt with repetitive issues related to late night noise disturbances and parking problems at this address over the last 12 months. This element, coupled with the December 2013 homicide in the 1400 block of Frisco, results in our conclusion that another apartment complex with inadequate parking would only result in further problems of this nature.

In addition, we see no economic benefit to this increase in population as there is hardly any commercial base nearby to recognize increased revenues.

In considering these factors we respectfully request that the City of Springfield disallow the proposed zoning change that would promote this type of development in Midtown.

Sincerely,

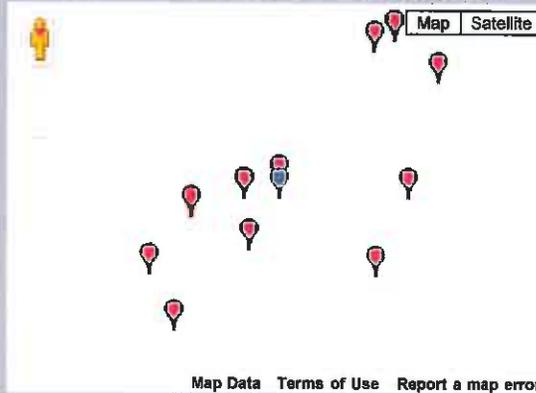
Mary Jo Greer



1306 N Frisco Ave Springfield, Missouri Police Reports

Police Reports

for 1306 N Frisco Ave Springfield, MO



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1402040004522	02/04/14	Warrant - Arrest
1402030004390	02/03/14	Disturbance - Domestic
1401240003169	01/24/14	Warrant - Arrest
1401090001186	01/09/14	Fail To Return Borrowed Vehicle
1401070000830	01/07/14	Check Well-Being
1401020000225	01/02/14	Burglary - Commercial - Past
1312270054216	12/27/13	Harrassment
1312250053931	12/25/13	Disturbance - Domestic
130911038383	09/11/13	Stealing
130907037902	09/07/13	Miscellaneous - Other

Map Data Terms of Use Report a map error

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Recent Nearby Police Reports

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The link you are accessing has been blocked by the Barracuda Web Filter because it

02/05/14	Stealing - Past	1328 N Frisco Ave
02/04/14	Missing Person - Adult	1031 N Sherman Ave
02/04/14	Miscellaneous - Other	N Sherman Ave & E Calhoun St
02/04/14	Harrassment	1315 N Texas Ave
02/03/14	Vandalism - Past	1228 N Texas Ave
01/27/14	Check Well-Being	1134 N Clay Ave
01/27/14	Check Person	1447 N Prospect Ave
01/23/14	Harrassment	1315 N Texas Ave
01/22/14	Vehicle Accident - Injury	N National Ave & E Division St
01/18/14	Vandalism	N National Ave & E Division St
01/18/14	Alarm - Law Only	1302 N National Ave
01/16/14	Stealing	1135 N National Ave
01/16/14	Burglary - Commercial	1475 N National Ave
01/16/14	Drugs	E Division St & N National Ave
01/16/14	Vehicle Accident - Past	N National Ave & E Division St

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## EXHIBIT 1

### Requirements and Standards Applicable to Planned Development District No. 344

#### 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

The intent of this planned development is to provide pedestrian friendly residential housing in the form of micro-efficiency apartments.

#### C. DEFINITIONS

The definitions contained in the *Zoning Ordinance* shall apply to this ordinance. For the purpose of this ordinance, the following shall also apply:

Micro-efficiency Apartment: A dwelling unit with a total floor area of four hundred (400) square feet or less.

#### D. USES PERMITTED

1. Micro-efficiency Apartments.
2. Multi-family dwellings.
3. Accessory uses and structures as permitted in *Section 5-1000, Accessory Structures and Uses* to include but not limited by such as uses or structures for development offices, laundry facilities, private recreational amenities, home occupations, and clubhouses.
4. Community Gardens without retail or wholesale sales on-site in accordance with the performance standards of *Section 5-3000, Community Gardens*. (G.O. 5843, 11/9/09)

#### E. USE LIMITATIONS

1. All uses shall operate in accordance with the noise standards contained in *Section 6-1500* of the *Springfield Zoning Ordinance*.
2. No use shall emit an odor that creates a nuisance as determined by Chapter 2A, Article X, Springfield City Code.

## **F. INTENSITY OF DEVELOPMENT**

Development shall adhere to the following standards.

1. Maximum residential density shall be;
  - a. 60 dwelling units per acre for Micro-efficiency Apartments.
  - b. 30 dwelling units per acre for Multi-family Apartments with two (2) or more bedroom units.

## **G. BULK, AREA AND HEIGHT REQUIREMENTS**

Development shall adhere to Exhibit 2 and the following standards.

1. Maximum structure height: Three (3) stories.

## **H. DESIGN REQUIREMENTS**

The design requirements shall adhere to the standards shown on Exhibit 2 and the following:

1. Design to Encourage Pedestrian Activity
  - a. Provide pedestrian amenities such as pedestrian scale lighting and street furniture to enhance the pedestrian environment.
  - b. Orient buildings to the street or public/common open space and provide pedestrian access to the street.
  - c. Avoid blank walls along pedestrian circulation areas.
  - d. Provide bicycle parking.
2. Provide a Good Circulation System
  - a. Provide pedestrian and bicycle connections to parks, greenways, bikeways, and trails.
  - b. Provide connectivity by including direct vehicular, pedestrian and bicycle connections between abutting or adjacent developments.
  - c. Design developments around an internal street system with at least one primary street that functions as the vehicular and pedestrian spine of the development.
    - (1) Include parallel parking, street trees and sidewalks on the primary street(s). (Parking should not be located between the curb and buildings

along the street.)

(2) Provide driveways or secondary streets to function as the main connection between parking lots and the primary street(s).

(3) Provide sidewalks on secondary streets, even if they are private streets.

3. Respect the Natural Environment

a Address the preservation of steep slopes along perennial streams or adjacent to significant natural landscape features.

4. Building Façades.

a. 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 fifty (50) horizontal feet of a building façade or wall:

(1) Changes in color, texture and material

(2) Projections, recesses and reveals expressing structural bays, entrances or other aspects of the architecture.

(3) Groupings of windows or fenestration.

b. Building materials and colors.

(1) Facade colors shall have low reflectance. High-intensity, metallic, black or fluorescent colors are prohibited.

c. Service and Loading Areas. Off-street loading shall be regulated in accordance with *Sections 5-1600 and 6-1302* of the *Springfield Zoning Ordinance*. The following requirements are supplementary.

(1) All service and loading areas shall be located in the side or rear yard of buildings.

(2) Service and loading areas shall be designed so that the entire service and loading operations are conducted on the building site and shall be integrated into the building architecture. The visibility of service and loading from public streets shall be minimized or eliminated.

**I. OPEN SPACE, LANDSCAPING & SCREENING**

The landscaping and screening provisions are intended to improve the physical appearance of the District; to improve the environmental performance by contributing to the abatement

of heat, glare and noise, and by promoting natural percolation of storm water and improvement of air quality; to buffer potentially incompatible land uses from one another; and to conserve the value of adjoining property and neighborhoods.

1. Open space requirements

Minimum open space: Not less than twenty (20) percent of the total lot area shall be devoted to open space including required yards and bufferyards unless modified in accordance with *Subsection 6-1215*.

Maximum impervious area: The combined area occupied by all main and accessory buildings or structures, parking areas, driveways and any other surfaces which reduce and prevent absorption of stormwater shall not exceed eighty (80) percent of the total lot area unless modified in accordance with *Subsection 6-1215*.

2. Bufferyards.

a. Required bufferyards.

- (1) West side yard: Fifteen (15) feet Type D bufferyard except that portion that is encumbered by the required fire lane when adjacent to R-SF.

b. Bufferyard standards.

- (1) Required bufferyards on a lot or tract shall be installed when the lot or tract is developed.
- (2) Required bufferyards in common area shall be installed when any development occurs in the District unless the installation is specifically delayed by the requirements.
- (3) Bufferyards shall be landscaped in conformance with the open space landscaping requirements listed below.

3. Vehicular use area open space.

- a. Interior: Five (5) percent minimum open space.

4. Open space landscaping.

- a. Landscaping plantings. In all open space areas required by this District the following landscaping shall be planted and maintained for each five-hundred (500) square feet of such open space area. Existing trees approved for preservation shall be counted toward satisfaction of this provision.

- (1) One (1) canopy tree or (2) understory, ornamental or evergreen trees.

(2) Six (6) shrubs.

b. Landscaping standards.

(1) Tree species, sizes and spacing shall be approved consistent with the City of Springfield's *Arboricultural Design Guidelines* on file with the Planning and Development Director.

(2) Tree preservation. Preservation of each healthy existing tree of an approved species that is at least four and one-half (4-1/2) inches caliper shall count as two (2) trees toward fulfillment of the tree requirements of this District.

(3) Maintenance of required landscaping. Upon installation or preservation of required landscape materials, appropriate measures shall be taken to ensure their continued health and maintenance. Required materials that do not remain healthy shall be replaced consistent with this article.

5. Screening.

a. Screening types. An opaque barrier at least six (6) feet in height shall be provided which visually screens the potentially offensive feature from less-intensive uses or districts as follows.

(1) A solid wood and/or masonry fence or wall at least six (6) feet in height.

b. Screening locations.

Screening shall be provided adjacent to the R-SF district

c. Screening standards.

(1) A screening fence or wall shall be installed no closer to the less intensive district than one-half the width of the required bufferyard.

(2) Screening shall not adversely affect surface water drainage.

**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**

Access to the public street system shown on Exhibit 2 shall be governed by the existing standards of the City of Springfield for the applicable 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**

The 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. Dedicate additional right-of-way along Webster Street to provide thirty (30) feet from the centerline.
  2. Construct pedestrian benches and lighting at two locations.
  3. Construct two recreational amenities of at least 900 square feet each, consisting of picnic tables and community barbeque grills.
  4. Design and construct a water quality basin.
4. Improvement Standards.

Improvements shall conform to the following standards.

- a. All utilities and utility connections shall be located underground, including, but not limited to, electrical and telephone cables, security and other telecommunication systems and wires. Transformers, meters of any type (including electric, gas or other meters), or other apparatus shall be adequately screened and landscaped.

**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 the property owner.

**P. PHASING**

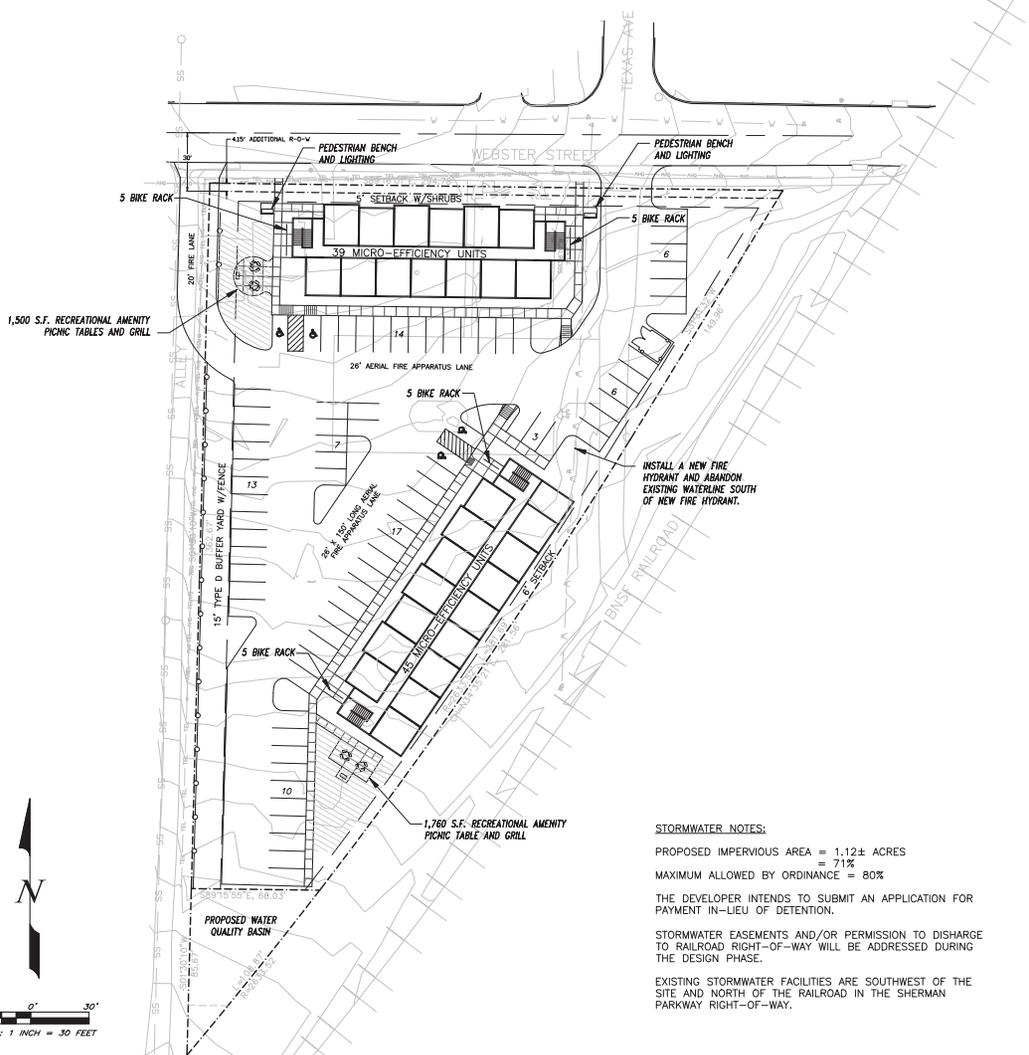
Development may be phased provided that all public improvements directly related to each phase are completed at the time of its development and that improvements serving the District as a whole and the adjoining area are completed in a sequence assuring full utility of the District as a whole and all 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.

1. The intent of Exhibit 2 is to show development of this tract in conformance with the requirements of Exhibit 1. The site layout of buildings and parking may shift while still maintaining conformance with Exhibit 1. A final development plan shall only be approved if it is in substantial conformance with Exhibit 2 as defined by Subsection 4-2509.C of the Springfield Zoning Ordinance.

2. The Administrative Review Committee is hereby authorized to, acting jointly, approve the final development plan provided such plan substantially conforms to the provisions of this ordinance. The Administrative Review Committee 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.



PRELIMINARY DEVELOPMENT PLAN



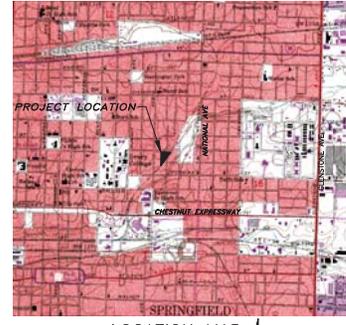
**STORMWATER NOTES:**

PROPOSED IMPERVIOUS AREA = 1.12± ACRES  
 = 71%  
 MAXIMUM ALLOWED BY ORDINANCE = 80%

THE DEVELOPER INTENDS TO SUBMIT AN APPLICATION FOR PAYMENT IN-LIEU OF DETENTION.

STORMWATER EASEMENTS AND/OR PERMISSION TO DISCHARGE TO RAILROAD RIGHT-OF-WAY WILL BE ADDRESSED DURING THE DESIGN PHASE.

EXISTING STORMWATER FACILITIES ARE SOUTHWEST OF THE SITE AND NORTH OF THE RAILROAD IN THE SHERMAN PARKWAY RIGHT-OF-WAY.



LOCATION MAP  
 1" = 2000'

**OWNER:**  
 TIMMONS TEMPLE CHURCH OF GOD IN CHRIST  
 934 E. WEBSTER  
 SPRINGFIELD, MO 65802

**PROJECT ADDRESS:**  
 934 E. WEBSTER  
 SPRINGFIELD, MO 65802

**DEVELOPER:**  
 GREENWAY STUDIOS, LLC  
 6470 HUNTER RIDGE LANE  
 OZARK, MO 65721  
 417-887-6897

**SITE ANALYSIS**

PLANNED DEV. SITE AREA = 1.58± ACRES (68,897± S.F.)  
 EXISTING ZONING = R-SF AND PD-38  
 PROPOSED ZONING = PLANNED DEVELOPMENT 344

TOTAL PROPOSED UNITS = 84 MICRO-EFFICIENCY (MAX. 400 S.F./UNIT)  
 MAXIMUM PROPOSED DENSITY = 60 D.U./ACRE  
 MAXIMUM BUILDING HEIGHT = THREE STORY CONSTRUCTION

**PARKING REQUIRED PER ORDINANCE**  
 CAR @ 1 SPACE/UNIT = 84  
 BICYCLE @ 4 SPACES PER 76-100 CAR SPACES = 4  
 BICYCLE PARKING REDUCTION ALLOWANCE  
 UP TO 10% CAR SPACES PER 2 BICYCLE SPACES = 8 CAR SPACES  
 NET CAR SPACES REQUIRED = 76

OFF-STREET PARKING PROVIDED = 76 CAR SPACES  
 BICYCLE PARKING PROVIDED = 20 SPACES  
 GREEN SPACE = 20,000± S.F. = 29% (20% REQUIRED)

**BUILDING SQUARE FOOTAGE:**

	BUILDING 1	BUILDING 2
FIRST FLOOR	6,055 S.F.	7,160 S.F.
SECOND FLOOR	6,055 S.F.	7,160 S.F.
THIRD FLOOR	6,055 S.F.	7,160 S.F.
TOTAL	18,165 S.F.	21,480 S.F.

USE GROUP R-2  
 CONSTRUCTION TYPE 5-B  
 FULLY SPRINKLED

ADMINISTRATIVE APPROVAL OF FINAL DEVELOPMENT PLAN

**PLANNED DEVELOPMENT DESCRIPTION:**

A TRACT OF LAND BEING ALL OF BLOCK 14, 15, AND 18 OF "FAIRBANKS ADDITION", A SUBDIVISION OF RECORD IN GREENE COUNTY, MISSOURI, LYING NORTHWESTERLY OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF LOT 1 OF SAID BLOCK 15; THENCE N01°30'10"E, 362.67 FEET, TO AN EXISTING IRON PIN AT THE NORTHWEST CORNER OF LOT 6 OF SAID BLOCK 15; THENCE S89°16'01"E, ALONG THE NORTH LINE OF SAID BLOCK 15 AND THE NORTH LINE OF SAID BLOCK 18, 294.78 FEET, TO THE WESTERLY RIGHT OF WAY LINE OF SAID RAILROAD; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING COURSES: THENCE S31°13'32"W, 149.96 FEET; THENCE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 2633.52 FEET, AND AN ARC LENGTH OF 281.69 FEET, AND A CHORD OF S34°35'21"W, 281.56 FEET, TO AN EXISTING IRON PIN ON THE SOUTH LINE OF SAID LOT 1 OF BLOCK 15; THENCE ALONG CONTINUE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2633.52 FEET, AND AN ARC LENGTH OF 37.73 FEET, AND A CHORD OF S38°03'50"W, 37.73 FEET, TO AN THE CENTERLINE OF BAILEY STREET AS SHOWN ON SAID PLAT; THENCE ALONG CONTINUE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2633.52 FEET, AND AN ARC LENGTH OF 71.14 FEET, AND A CHORD OF S39°14'54"W, 71.14 FEET, TO AN IRON PIN ON THE WEST LINE OF SAID LOT 6 OF BLOCK 14; THENCE N01°30'10"E, 85.67 FEET, TO THE POINT OF BEGINNING, CONTAINING 1.61 ACRES, MORE OR LESS.

PD DESCRIPTION PROVIDED BY MAYHEW SURVEYING AND ENGINEERING

Greenway Studios, LLC  
 6470 Hunter Ridge Ln  
 Ozark, MO 65721  
 417-887-6897

**WHITLOCK**  
 8616 E North View Road  
 Springfield, Missouri 65767  
 Phone: 417-882-4003



No.	Revision/Issue	Date

GREENWAY STUDIOS  
 SPRINGFIELD, MISSOURI  
 PLANNED DEVELOPMENT 344  
 EXHIBIT 2

Project	13-00034
Date	01-24-2014
Scale	1" = 30'
Sheet	PDP-1

March 7, 2014

Nancy Yendes  
City Attorney's Office

RE: Zoning Protest Petition for PD 344

Dear Nancy,

After examining the protest petitions and properties surrounding the subject property at 934 East Webster Street, I find the percentage of petitioners land lying within the 185 FT buffer to be 18.1% (208,398 SF). The total number of petitioners within the buffer area is one.

The eligible protesters choosing to sign the petition are:

PROPERTY ADDRESS  
1231 N TEXAS AVE

OWNER NAME  
PARK PLACE PROP INV NORTH, LLC

Please find an attached illustration of the proposed zoning area. Let me know if you have any questions or need additional information.

Sincerely,



Brandon Braun  
Public Works Transportation Engineering

# PD 344



TOTAL AREA FOR PROTESTERS & NON PROTESTERS: 208,398 SF



TOTAL AREA FOR PROTESTERS: 37,702 SF; 18.1% OF TOTAL AREA