

MINUTES
PLANNING COMMISSION
Springfield Municipal/Regional Planning Commission
Thursday, January 5, 2023

Commissioner's present

Chairman David Allen
Tony Townsend
Virginia Boyd
Betty Lynn Richert
Skylar Tackett
Buzzy Poole
Alderman Jeff Gragg

Commissioner's absent

Dustin Thomas
Robert Bibb

Staff present

Kimberly Atlee
David Fauth

1.0 Call to Order

Chairman Allen called the meeting to order at 5:00 PM

1.1 Pledge of allegiance to the American flag

1.2 Roll Call – 7 present, 2 absent – we had a quorum

1.3 Commissioner Boyd moved to approve the minutes from the Planning Commission meeting held on December 1, 2022. The motion was seconded by Commissioner Poole and passed all in favor.

2.0 Kimberly Atlee, Senior Planner, report on PC agenda

2.1 Case Number RZ2023-01: Discuss and possibly take action on a Rezone on Nicklaus Drive (Map 091J "B" Parcel 1 & 2) from RS20 to MRO. Ms. Atlee explained that the applicant, Matthew Richardson, who is representing the owners has requested to rezone two parcels located in Mooreland Estates from RS20 (Single-Family Residential District) to MRO (Multi-family residential and Office District). Staff has reviewed the request as well as consulted with the city attorney and we have some concerns. Atlee explained that while we think the food truck park concept could be beneficial to the city – the other uses in the zoning classification of MRO could pose a problem. As an example, suppose the food truck park is approved but then the owners sell the property this would lend the property to be developed under the MRO district use classifications. Additionally, our current Municipal Code does not allow for food truck parks which will require additional consideration from the Board of Mayor & Alderman. The parcels were annexed and zoned when brought into the city as residential signifying their intent. These parcels remain platted in the Mooreland Estates residential subdivision. Atlee stated, after publishing the notice, staff received several negative feedbacks from the residences in Mooreland Estates. For these reasons, the staff does not recommend approval of the rezoning of the two parcels. Atlee stated, the issue is not about whether or not the city wants a food truck park – the concern is changing the

zone from residential to MRO commercial. Commissioner Boyd confirmed residents had concerns. Atlee explained there were concerns over lighting, trash, noise, traffic congestion blocking egress-ingress for Mooreland Estates residences and homelessness refuge. Alderman Gragg noted that this is his ward and that it was intended to be a residential neighborhood and that he is not against the idea but against the location. Commissioner Boyd noted it is a high traffic location. Commissioner Townsend asked how the food trucks would be permitted. Ms. Atlee stated she did not know but Mr. Richardson is available to answer any questions. Chairman Allen asked for a show of hands in favor of the rezone or against. 3 citizens raised their hands in favor and 25 against the request. Chairman Allen asked a motion to approve. Ms. Atlee recommended that the board make a motion to vote one way or the other.

Commissioner Boyd made a motion for approval or disapproval. The motion was seconded by Commissioner Tackett and failed 0-7 via roll call vote.

Chairman Allen took a 2-minute pause to allow the residents for the first item to leave the meeting.

2.2 Case Number RZ2023-02: Discuss and possibly take action on a Rezone on John L. Patterson St. and Bransford Dr. (Map 080P "B" Parcel 73 & 74) from R7 to CS. Ms. Atlee explained this request is for 2 parcels located on the corner of John L. Patterson and Bransford Dr. This is for the first Phase of the Bransford Community Center. Staff recommends approval.

Commissioner Poole made a motion to approve. The motion was seconded by Commissioner Boyd and passed 7-0 via roll call vote.

2.3 Case Number SUB2022-16: Discuss and possibly take action on the Autumnwood Section 3 Subdivision, located on Hunters Lane (16 lots). Ms. Atlee explained the Autumnwood Estates master plan has four sections and that this section 3 site plan has been approved by the departments and ready to move forward. Staff recommends approval.

Alderman Gragg made a motion to approve. The motion was seconded by Commissioner Poole and passed 7-0 via roll call vote.

2.4 Case Number SUB2018-15: Discuss and possibly take action on Maintenance Surety for Eden Point, Phase 1. Ms. Atlee explained that this maintenance surety is to guarantee the infrastructure for one year. Staff recommends approval.

Commissioner Tackett made a motion to approve. The motion was seconded by Commissioner Boyd and passed 7-0 via roll call vote.

3.0 Other/Old Business Notes

3.1 Discussion on possible 400-acre annexation and Specific Plan District. Ms. Atlee explained that the City Staff has been approached about a potential annexation and that our

current zoning does not allow for the type of development they are proposing. The City is considering to propose a new type of form-based zoning to allow for this type of mixed use development. City Manager Ryan Martin noted that they have new information and that the project is 400-acres off South Main St. and that it is contingent on getting a connection from Tom Austin to Hwy 41.

3.2 BZA meeting on January 10, 2023. G. S. Moore and Sons is requesting a 10' rear setback variance and a 5' front setback variance at 203 17th Ave W.

There being no further business to come before the Commission, Commissioner Allen adjourned the meeting. Planning Commission adjourned at 5:23 PM.


Virginia Boyd, Planning Commission Secretary

ATTEST:


Kimberly Atlee, Senior Planner

