

EXHIBIT 1
Requirements and Standards Applicable to
Planned Development District No. 330

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 amended Planned Development is to create a new mixed use development in the Southeast quadrant of Springfield providing new commercial opportunities as well as added housing and office capacity for the Community. This property consists of roughly 500 acres of property located on both sides of US 65 Schoolcraft Expressway, south of Gasconade and north of the 60/65 interchange. The property is partially in the City and in the County and is zoned R-SF and Agricultural. The property is mostly vacant with a few residences on it. All of the property not currently in the City will be annexed into the City concurrent with the Zoning Application.

The Applicants have secured an agreement with the Missouri Department of Transportation to allow ~~for the construction of~~ an access to US 65 from this property under certain conditions. This access will allow for the development of the property commercially. The Vision 2020 Plan calls for this to be an “activity center” for the community providing for more commercial development opportunities in the city.

Deleted: us to build

This Planned Development will provide for a carefully controlled mixed use development containing retail shopping, offices, restaurants, hotels, supporting commercial development, senior housing, multifamily housing, single family housing and recreational facilities.

This PD will ~~require that the Development allow for the~~ integration of the Ozarks Greenway Trail System into the green space areas along James River ~~and require the developer to provide easements for~~ connections from that trail into the development area when the US 65 Interchange and public infrastructure work is completed.

Deleted: require

Deleted: as well as

C. DEFINITIONS

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

Assured: When used in this Ordinance relating to Public Improvements, “Assured” shall be as determined by the Director of Public Works who will evaluate the source of funding and accessibility and dedication of the funds required to complete the public improvements.

Premise: A premise is any tract of land, consisting of one (1) or more lots, under single or multiple ownership, which operates as a functional unit. When developed, a premise shall also possess common management and common identification.

Senior Living Housing: Housing which is designed to provide for independent living, assisted living and skilled nursing accommodations for older adults

D. USES PERMITTED

R-TH uses, in conformance with the requirements of this exhibit, are allowed throughout the development on all tracts subject to the approval of a Final Development Plan with a traffic impact study addressing all required development issues. When the required public improvements, including but not limited to the construction of the US 65 interchange and the connections to the City and County road system, are assured (as determined by the Director of Public Works), the following uses are permitted:

• **R-TH Low Density Residential (located as follows):**

- There shall be a minimum three-hundred (300) foot depth R-TH zone along the western boundary of the Northwest and Southwest Quadrants of the Development fronting on Mentor;
- There shall be a minimum three-hundred (300) foot depth R-TH zone along the southern boundary of the Southwest Quadrant of the Development fronting on the current Republic Road.
- There shall be a minimum one-hundred-fifty (150) foot depth R-TH zone along the northern boundary of the Northeast Quadrant of the Development fronting on Gasconade.
- There shall be a minimum one-hundred fifty (150) foot depth R-TH zone along the western boundary of the Northeast Quadrant of the Development fronting on Bedford Avenue.
- There shall be a minimum one-hundred fifty (150) foot depth R-TH zone along the Northern boundary of the Northeast Quadrant of the Development fronting on East Eldorado.

Deleted:

Deleted:

Deleted:

Deleted:

o R-TH zones may be placed anywhere else in the development at the discretion of the developer.

Formatted: Bullets and Numbering

Permitted uses:

Single-family-detached dwellings.

Single-family-semi-detached dwellings, such as patio-court homes and town houses.

Duplexes.

Townhouses.

Accessory apartments in owner-occupied-single-family-detached dwellings, in accordance with *Section 5-2400*.

Accessory Uses, as permitted by *Section 5-1000*.

Cluster subdivisions, in accordance with *Section 3-3100*.

Churches.

Home occupation uses, as permitted by *Section 5-1100*.

Zero-lot-line construction, in accordance with *Section 3-3200*.

Noncommercial, not-for-profit residential neighborhood facilities, including indoor and outdoor recreational facilities, community centers, offices of property owners associations and maintenance facilities operated by a neighborhood or community organization or a property owners association in accordance with the provisions of *Subsection 5-2700*.

• **Multi-Family Senior Living uses –**

Multi-family senior living units including: independent living, assisted living and skilled nursing homes.

Senior Living Townhouses

Accessory Uses, as permitted by *Section 5-1000*.

Clubhouses associated with any permitted use.

Churches

Adult Day care homes in accordance with *Chapter 36, Article XI, Springfield CityCode*.

Temporary uses, as permitted by *Section 5-1200* of the *Springfield Zoning Ordinance* and to include not-for-profit and third party festivals and events. Events to be held by third-party on premise shall be managed by the third party to provide for a parking plan on or off premise, and shall not unreasonably disturb surrounding residential properties. Required parking may be used for such events.

Zero-lot-line construction, in accordance with *Section 3-3200*.

Noncommercial, not-for-profit residential neighborhood facilities, including indoor and outdoor recreational facilities, community centers, offices of property owners associations and maintenance facilities operated by a neighborhood or community organization or a property owners association in accordance with the provisions of *Subsection 5-2700*.

- **Multi-Family uses -**

Multi-family dwellings.

Townhouses.

Accessory Uses, as permitted by *Section 5-1000*.

Clubhouses associated with any permitted use.

Churches.

Day care homes in accordance with *Chapter 36, Article XI, Springfield City Code*.

Home occupation uses, as permitted by *Section 5-1100*.

Temporary uses, as permitted by *Section 5-1200* of the *Springfield Zoning Ordinance* and to include not-for-profit and third party festivals and events. Events to be held by third-party on premise shall be managed by the third party to provide for a parking plan on or off premise, and shall not unreasonably disturb surrounding residential properties. Required parking may be used for such events.

Zero-lot-line construction, in accordance with *Section 3-3200*.

Noncommercial, not-for-profit residential neighborhood facilities, including indoor and outdoor recreational facilities, community centers, offices of property owners associations and maintenance facilities operated by a neighborhood or community organization or a property owners association in accordance with the provisions of *Subsection 5-2700*.

- **O-1 Office Uses**

Accessory Uses, as permitted by *Section 5-1000*.

Athletic clubs, fitness centers, and indoor sports facilities.

Banks and financial institutions, including automatic teller machines and drive-thru facilities.

Colleges, universities, and business colleges.

Day care centers in accordance with *Chapter 36, Article XI, Springfield City Code*.

Educational, cultural, public, or nonprofit institutions such as museums, art galleries and libraries, but not including correctional institutions or hospitals.

Governmental buildings and uses.

Hotels, motels, and inns.

Libraries

Medical and dental clinics.

Medical and dental laboratories and research facilities, not including the manufacture of pharmaceutical or other products for general sale or distribution, provided no toxic substances, explosives, radioactive material, highly flammable substances, or other materials that pose a threat to public health and safety, due to their quantities or location, are utilized in the research operations.

Skilled Nursing and retirement homes.

Offices, administrative, business, finance, medical, dental and professional.

Police and fire stations.

Print shops and photocopying establishments.

Multi-Family Residential uses not exceeding 13 units per acre on either a stand alone lot or in a mixed use development which includes office uses.

Retail and personal service uses located in an office building such as newsstands, cigar stores, barber shops, beauty parlors, tailor shops, shoe repair shops and restaurants (excluding any drive thru or pickup services). The maximum floor area dedicated to this use shall not exceed 30% of the building gross area.

Educational facilities and studios for art, dancing, drama, music, photography, interior decorating, or similar courses of study.

Business Schools,

Temporary uses, as permitted by *Section 5-1200* of the *Springfield Zoning Ordinance* and to include not-for-profit and third party festivals and events. Events to be held by third-party on premise shall be managed by the third party to provide for a parking plan on or off premise, and shall not unreasonably disturb surrounding residential properties. Required parking may be used for such events.

Veterinary clinics, animal hospitals, pet daycare services, pet grooming facilities, excluding kennels. Veterinary clinics, animal hospitals, pet daycare services, and pet grooming facilities may have supervised outside activities, which are defined as having a single animal under the physical control of an individual. All outside activity spaces shall be fully enclosed and screened from adjacent residential uses and districts and all public rights-of-way with a six (6) foot tall barrier that is in conformance with Section 6-1003. No outside activity spaces shall be located within twenty-five (25) feet of any residential use or district, and all animal waste shall be collected and disposed of on a daily basis.

Ministorage Facilities shall be permitted and shall allow open outside storage of boats and RVs. Outside storage areas shall be fully screened from view of the public road system and residential areas. A Manager's Apartment shall be allowed on the site.

- **General Retail uses**

Accessory Uses, as permitted by *Section 5-1000*.

Art galleries, libraries, and museums.

Athletic clubs, fitness centers, and indoor sports facilities.

Automobile parts and accessory stores, entirely within enclosed buildings and excluding service and repair when not located as part of a shopping center complex.

Automobile parts and accessory stores, entirely within enclosed buildings and with service and repair as an accessory use, when located as part of a shopping center complex.

Banks and financial institutions, including automatic teller machines and drive-thru facilities.

Commercial amusements, including bowling alleys, dance halls, video game arcades, billiard parlors, roller skating and ice skating arenas, and motion picture theaters, excluding drive-in theaters.

Commercial off-street parking lots and structures.

Convenience stores with or without gas pumps.

Automatic Car Wash facilities – full service and drive through. Car Wash bays with self service wash bays are prohibited.

Convention Centers and related Conference facilities if connected to a hotel facility.

Day care centers in accordance with *Chapter 36, Article XI, Springfield City Code*.

Electronics Stores and Showrooms

Furniture and appliance stores.

Governmental buildings and uses.

Hardware and home improvement stores.

Hotels, motels, and inns.

Household resource recovery collection centers, screened from all residential districts and public rights-of-way in conformance with *Section 6-1000*.

Locksmiths.

Offices, administrative, business, finance, medical, dental and professional.

Personal service establishments including beauty parlors, barber shops, dry cleaning and laundry pick-up, shoe repair, self-service Laundromats, express or mailing offices and hearing aid and eye glass shops.

Pet stores and pet grooming.

Photo processing, including drive-thru facilities only when located as part of a shopping center complex.

Police and fire stations.

Print shops and photocopying establishments.

Private clubs and lodges.

Recording studios.

Residential uses provided such uses are located above the first floor so as to promote continuous non-residential uses on the first-floor level along all street frontages.

Restaurants, with or without bar facilities, including drive-in, pick-up, and drive-thru facilities.

Restricted production and repair establishments (for retail sale on the premises only), including the following types of activities: Custom tailoring and alteration of clothing, jewelry from precious metals, watches, dentures, and optical lenses.

Retail establishments for the following types of uses: Bakery, package liquor, books, candy, dairy products, drugs, groceries, flowers, gifts, jewelry, hobby materials, meat, fish, and poultry, newsstands, wearing apparel, shoes, clothing, toys, pipe and tobacco and video rental.

Schools and studios for art, business, dancing, drama, music, photography, interior decorating, or similar courses of study.

Seasonal outdoor sales and related storage as permitted by *Section 5-1200*.

Taverns and cocktail lounges.

Television and radio studios.

Theaters, Dinner Clubs, outside amphitheaters and other entertainment venues

Temporary uses, as permitted by *Section 5-1200* of the *Springfield Zoning Ordinance* and to include not-for-profit and third party festivals and events. Events to be held by third-party on premise shall be managed by the third party to provide for a parking plan on or off premise, and shall not unreasonably disturb surrounding residential properties. Required parking may be used for such events.

Veterinary clinics, animal hospitals, pet daycare services, pet grooming facilities, and pet boarding. Veterinary clinics, animal hospitals, pet daycare services, and pet grooming facilities may have supervised outside activities, which are defined as having a single animal under the physical control of an individual. All outside activity spaces shall be

fully enclosed and screened from adjacent residential uses and districts and all public rights-of-way with a six (6) foot tall barrier that is in conformance with Section 6-1003. No outside activity spaces shall be located within twenty-five (25) feet of any residential use or district, and all animal waste shall be collected and disposed of on a daily basis.

Temporary vendors as permitted under Section 5-1203.B.2.

Satellite rental car offices limited to administrative functions relating to the rental car business, drop off, and pick up of rental cars, and on-site parking for not more than fifteen (15) rental cars and vans. No vehicle fueling, washing, maintenance, other related service functions or outdoor loudspeaker paging systems are allowed.

Bed and Breakfast.

Catering businesses.

Ministorage Facilities shall be permitted and shall allow open outside storage of boats and RVs. Outside storage areas shall be fully screened from view of the public road system and residential areas. A Manager's Apartment shall be allowed on the site.

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*.
3. No outside public address systems shall be allowed.
4. All activities and permitted uses shall be conducted entirely within enclosed buildings except:
 - a. Off-street parking and loading facilities;
 - b. Permitted drive-in, drive-through and pick-up facilities;
 - c. Seasonal outdoor sales and related storage;
 - d. Temporary uses, as defined above.
 - e. Accessory outdoor garden supply sales and storage; and
 - f. Outdoor storage for ministorage, hardware and home improvement stores.
 - g. Outdoor pools Outdoor dining areas.
5. Refuse storage areas shall be screened from view in accordance with *Section 6-1000*.
6. In O-1 and GR use areas, mechanical and electrical equipment, including air conditioning units, shall be screened from public view in accordance with *Section 6-*

1000. However, small pad mounted AC condensers of 5 tons and less may be placed around buildings and screening will only be required if more than two units are grouped together. Landscaping, in the form of an evergreen hedge meeting the requirements of Section 6-1003.D. may be considered suitable screening.

F. INTENSITY OF DEVELOPMENT

1. Development shall adhere to the following development limits.

| | | |
|--|------------------|--------------|
| <u>Total Development Limits</u> | | |
| <u>General Retail</u> | <u>1,800,000</u> | <u>SF</u> |
| <u>Office</u> | <u>300,000</u> | <u>SF</u> |
| <u>RTH Residential</u> | <u>300</u> | <u>units</u> |
| <u>Multi-Family Residential and</u> | <u>450</u> | <u>units</u> |
| <u>Multi-Family Senior Living</u> | | |
| <u>Hotel</u> | <u>300</u> | <u>keys</u> |
| <u>Mini Storage</u> | <u>100,000</u> | <u>SF</u> |

Deleted: standards

Deleted: broken down by quadrants. The 65 interchange shall be the center of the development with US 65 and the new Republic Road Arterial being the dividers for the quadrants. At the Final Development Plan phase, the Developer shall identify the areas which will be assigned the above uses.

Formatted Table

Formatted: Indent: Left: 0.38"

2. Exhibit 2 attached hereto reflects a possible development scheme but is not intended to reflect the only development scheme possible.

Deleted: The table below is based on

Deleted: o. Exhibit 2

Deleted: The gross area limits for each Use in the PD is as follows:

Deleted: **Total Development L** ... [1]

3. This development is limited by traffic loads per the traffic study submitted with the PD Application. As such the density of the different uses may be adjusted between Office (O-1) uses and General Retail (GR) uses. General Retail uses may be substituted for Office uses on a ratio of 1.5 SF of office for 1 SF of retail area and vice versa.

4. In evaluating the Final Development Plan, the land area of each proposed lot shall be used to calculate the above limits using the following FAR ratios and units per acre factors:

- o Maximum floor area ratio: 0.25 for Retail and Office uses; except mini-storage facilities which shall have a maximum floor area ratio of 0.40.
- o 10 DU/Acre for Senior Living,
- o 13 DU/acre for Medium Density Residential;
- o 8 DU/acre for RTH Residential.

5. The Developer shall submit tracking information concerning the Development limits on a phase by phase basis with each Final Development Plan. The floor area ratio and other limits allowed, used in the previous phases and the current phase as well as the balance remaining for subsequent phases shall be submitted as part of each final development plan.

6. Green Space Requirement – 20% overall in the Development. No individual lot shall provide less than 15% Green Space on that lot. Developer shall identify dedicated community green space areas maintained by the Property Owners Association or a suitable Land Trust or other Not for Profit organization which shall be permanently set aside for green space of at least 5% of the total PD area and dedicate those areas during the First Final Development Plan Phase.
7. Impervious Surface Requirements- 80% overall. No individual lot shall exceed 85% ISR on that lot.
8. Additionally, residential uses are allowed in any GR or O-1 use areas of the development. The residential uses are limited to levels above the ground level in O-1 and GR areas and are not counted in the Development Limits above listed.

G. BULK, AREA AND HEIGHT REQUIREMENTS

Development shall adhere to the following standards.

R-TH - Requirements.

Maximum Density – 8 dwelling units per acre.

Maximum structure height:

Thirty (30) feet or two stories.

Minimum lot area:

- Each townhouse on a separate platted lot: Two-thousand-four-hundred (2,400) square feet.
- Condominium townhouses are limited to a maximum of four units to a lot with the lot size equal to two-thousand-four-hundred (2,400) square feet per unit.
- Single-family-detached dwellings: Five-thousand (5,000) square feet.
- Duplexes: Seven-thousand-five-hundred (7,500) square feet
- Single-family-semi-detached dwellings: Three-thousand-seven-hundred fifty (3,750) square feet.
- All other uses: Eight-thousand-two-hundred-fifth (8,250) square feet.
- In the designated R-TH zone area along Bedford, Eldorado and Gasconade, the minimum lot size shall be 15,000 SF and only single family residential units shall be allowed.

Formatted: List Paragraph, Space After: 12 pt, Bulleted + Level: 1 + Aligned at: 0.75" + Tab after: 1" + Indent at: 1"

Formatted: Font: (Default) Times New Roman

Minimum lot width:

- Each townhouse on a separate platted lot.
 - End lots: Thirty (30) feet.

- Interior lots with driveway in front yard: Twenty-four (24) feet.
- Interior lots without driveway in front yard: Twenty (20) feet.
- Condominium lots – Thirty (30) feet per unit.
- Single-family-semi-detached dwelling units: Thirty (30) feet.
- All other uses: Forty-five (45) feet.

Minimum lot depth.

- Each townhouse on a separate platted lot: Seventy-five (75) feet.
- All other uses: Eighty (80) feet.

Minimum yard requirements (additional buffer yard may be required by *Subsection 4-1309*):

- Front yard: Fifteen (15) feet (except that garages shall be set back at least 20 feet)
- Side yards: Six (6) feet, provided that no side yard is required for any building that has a common wall on a lot line.
- Rear yard: ten (10) feet.

Multi-Family Residential Use Requirements -

Maximum Density – 13 units per acre

Maximum structure height.

- Seventy five (75) feet, except that all structures shall remain below a forty five (45) degree bulk plane from the property line of any RTH or lower intensity residential district.

Minimum lot area:

- Each townhouse on a separate platted lot: Two-thousand (2,000) square feet.
- All other uses: Fifteen-thousand (15,000) square feet.

Minimum lot width:

- Each townhouse on a separate platted lot.
 - End lots: Thirty (30) feet.
 - Interior lots with driveway in front yard: Twenty-six (26) feet.
 - Interior lots without driveway in front yard: Twenty (20) feet.
- All other uses: Forty-five (45) feet.

Minimum lot depth.

- Each townhouse on a separate platted lot: Seventy-five (75) feet.
- All other uses: One-hundred (100) feet.

Minimum yard requirements

- Front yard: Twenty-five (25) feet
- Side yards: Six (6) feet provided that no side yard is required for any building that has a common wall on a lot line.
- Rear yard: Twenty (20) percent of the lot depth but may not be less than ten (10) feet nor will more than twenty-five (25) feet be required.
- Building Setback from Existing RSF zoning districts – 500 feet.

Formatted: Bulleted + Level: 1 + Aligned at: 0.75" + Tab after: 1" + Indent at: 1"

Maximum building coverage (including accessory buildings): Forty (40) percent.

Multi-Family Senior Living Use Requirements -

Maximum Density – 10 units per acre

Maximum structure height.

- Three Stories or forty (40) feet,
- Two stories or thirty (30) feet within 500 feet of R-SF zoning districts.
- All structures shall remain below a forty five (45) degree bulk plane from the property line of any RTH or lower intensity residential district.

Formatted: Bullets and Numbering

Deleted: except that a

Deleted: ¶

Minimum lot area:

- Each townhouse on a separate platted lot: Two-thousand (2,000) square feet.
- All other uses: Fifteen-thousand (15,000) square feet.

Minimum lot width:

- Each townhouse on a separate platted lot.
 - End lots: Thirty (30) feet.
 - Interior lots with driveway in front yard: Twenty-six (26) feet.
 - Interior lots without driveway in front yard: Twenty (20) feet.
- All other uses: Forty-five (45) feet.

Minimum lot depth.

- Each townhouse on a separate platted lot: Seventy-five (75) feet.
- All other uses: One-hundred (100) feet.

Minimum yard requirements

- Front yard: fifteen (15) feet
- Side yards: Six (6) feet provided that no side yard is required for any building that has a common wall on a lot line.
- Rear yard: Twenty (20) percent of the lot depth but may not be less than ten (10) feet nor will more than twenty-five (25) feet be required.

Maximum building coverage (including accessory buildings): Forty (40) percent.

O-1 Office Use Requirements -

Maximum Floor Area Ratio: 0.25, except for mini-storage facilities which shall have a maximum floor area ratio of 0.40

Maximum structure height:

Sixty (60) feet, except that all structures shall remain below a forty-five (45) degree bulk plane as measured from the boundary of any residential district; except for mini-storage facilities which shall have a maximum height of two (2) stories or twenty-four (24) feet to the mean roof elevation.

Minimum yard requirements:

Zero (0) (unless required by *Subsection 4-2008*); except for mini-storage facilities which shall have a minimum front yard setback of twenty-five (25) feet and a minimum side and rear yard setback of fifteen (15) feet.

Maximum building coverage for mini-storage facilities (including manager apartment): Fifty (50) percent.

GR General Retail Requirements

Maximum floor area ratio (FAR): 0.25; except for mini-storage facilities which shall have a maximum floor area ratio of 0.40.

Maximum structure height:

None, except that all structures shall remain below a thirty (30) degree bulk plane as measured from the boundary of any residential district; except for mini-storage facilities which shall have a maximum height of two (2) stories or twenty-four (24) feet to the mean roof elevation.

Yard requirements:

- **Twenty Five feet. However, no front yard setback shall be required if there is a fifteen foot sidewalk (with or without planter areas) established between the front of the building and the back of the street curb;**

Deleted: N

Deleted: , however there shall

Deleted: be

Deleted: except for mini-storage facilities which shall have a minimum front yard setback of twenty-five (25) feet.

- No side and rear yard setbacks shall be required; except for mini-storage facilities which shall have a minimum side and rear yard setback of fifteen (15) feet.

Maximum building coverage (including accessory buildings and including manager apartment for mini-storage facility): Fifty (50) percent.

H. OPEN SPACE, LANDSCAPING & SCREENING

1. The landscape and bufferyard provisions of Section 6-1200 of the *Springfield Zoning Ordinance* in effect at the time of development shall apply, except as modified herein.

2. O-1 Uses shall be allowed in lieu of mandated R-TH use areas required in Section D above when alternative bufferyard, bulk plane and a building setback is provided as follows:

- 100 foot deep landscaped bufferyard with four canopy trees, two evergreen trees, two understory trees and six shrubs per 100 foot length of bufferyard.
- 150 foot deep building setback from the property boundary.
- A thirty degree bulk plane shall be applied from the property boundary.

3. Screening and fencing, and landscaping requirements for off-street parking and vehicular use areas are required in accordance with Sections 6-1000 and 6-1200 of the *Springfield Zoning Ordinance* in effect at the time of development.

4. The surface of the required pervious surface areas shall be maintained with a living ground cover.

5. Waste cans, dumpster units, or other forms of litter control and refuse disposal devices shall be placed within the district where they are least visible from a public street or adjoining properties. Screening of these devices, in the form of a sight-proof fence or wall, shall be provided. These devices may not occupy parking spaces required by this exhibit.

6. A landscape plan, showing conformance with these requirements, shall be submitted with the final development plan.

7. A minimum fifty (50) foot wide bufferyard with two (2) canopy trees, four (4) understory trees and four (4) evergreen trees per one-hundred (100) feet shall be provided in the following places:

- Along the northern boundary of the northwestern quadrant and where any non-R-TH use abut existing residential uses.
- Along the northern boundary of the of the northeast quadrant and where any non-R-TH uses abut adjacent residential uses.

Deleted: ¶
¶

Formatted: Space After: 12 pt

Formatted: Bullets and Numbering

Formatted: Bullets and Numbering

Formatted: Bullets and Numbering

Formatted: Bullets and Numbering

Formatted: Bullets and Numbering

Formatted: Bullets and Numbering

Formatted: Numbered + Level: 2 +
Numbering Style: a, b, c, ... + Start
at: 1 + Alignment: Left + Aligned at:
0.75" + Tab after: 0" + Indent at:
1"

Deleted: s

Formatted: Bullets and Numbering

I. EXTERIOR LIGHTING

1. The requirements and standards of *Section 6-1400 of the Springfield Zoning Ordinance*, in effect at the time of development shall apply, except as modified herein:
2. When adjacent properties are of similar use and they have cross access and/or the parking lots are contiguous, the light spill over restrictions at the property line do not apply.

J. ACCESS TO PUBLIC THOROUGHFARES

Access to the public street system shall be governed by the existing standards of the City of Springfield for the applicable street classification.

Deleted: ¶
¶

K. OFF-STREET PARKING

Development shall adhere to the following:

1. In GR use areas, parking on individual platted lots less than five (5) acres in size shall meet the requirements of the Zoning Ordinance. For GR uses on lots larger than five (5) acres in size, off-street parking shall be provided at a ratio of one (1) space per two-hundred-fifty (250) square feet of Net Leasable Area.
2. For all uses, except GR uses, the off-street parking requirements of the zoning ordinance in effect at the time of development shall apply, unless modified as stated herein.
3. A parking diversity matrix reflecting the time and use of parking may reduce the parking requirements. Said study shall reflect that there is adequate parking for all uses that have traffic at the times they are open for business or utilized. The Administrative Review Committee (ARC) shall be authorized to review and approve said study administratively. Parking shall be provided for all residential uses placed in GR or O-1 use areas at the ratio of one (1) per unit and shall be located on the same lot as the units.
4. Bicycle Parking shall be provided per the current Zoning Ordinance Requirements.

L. SIGNS

1. The developer shall submit with the final development plan a comprehensive signage plan for the development which generally complies with the provisions of the City Sign Ordinance then in effect except that the number of signs, the spacing of signs, the height of signs and the size of signs shall not be reduced from the amount allowed under the sign ordinance at the date of this Ordinance. A maximum of two (2) comprehensive sign

plans shall be submitted for the development including one for each side of US Highway 65.

2. In addition to the signage above referenced, there shall be allowed two Development signs generally located with one on each side of the interchange in a location suitable to provide adequate visibility. These development signs shall not exceed sixty (60) feet in height above the adjacent grade and six-hundred (600) square feet of effective area and shall allow for the businesses within the Development boundaries to advertise thereon.

M. REQUIRED IMPROVEMENTS

Public and private improvements are necessary to adequately accommodate the intensity of development proposed in this District. The improvements shall be constructed prior to or concurrently with the development of the property. The applicant or subsequent owners shall include with the Final Development Plan(s) a schedule for completion of the required improvements. Prior to building permits being issued to the applicant, or subsequent owners:

1. The required improvements shall be constructed; or
2. Assurances in accordance with the City's Subdivision Regulations shall be provided if in the opinion of the Director of Public Works, such improvement construction may be delayed until the occupancy stage.

No certificate of occupancy shall be issued for any structure within this District or phase of the development, unless:

1. The required improvements are completed prior to occupancy of the structure; or
2. The Director of Public Works has determined that such required improvements, if not completed, have little or no effect on the occupancy of the facility or conditions beyond the control of the contractor, i.e., strikes, weather, etc., have delayed the completion of the improvements.

Other provisions are made which assures the completion of the improvements in accordance with the City's Subdivision Regulations and the City Council agrees that the improvements may be phased in during the occupancy stage and a phasing plan is approved. In the event the phasing plan is not completed as approved, the City may withhold utilities from properties involved in the phasing plan and which were allowed to be occupied prior to completion of the improvements

Formatted: Indent: First line: 0"

If one of these conditions occur, 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.

Improvements necessary to adequately accommodate the intensity of development proposed in this District include the following:

1. A Traffic Impact study shall be completed which shows the impact of any proposed development on the public street system in the area.
2. A subdivision, in conformance with the City's Subdivision Regulations, shall be completed.

Some or all of the following improvements shall be assured before any development, other than R-TH development, occurs within this district:

1. A new interchange shall be constructed providing access to US 65 per the requirements of the Missouri Department of Transportation and in accordance with the Access Agreement between the City of Springfield and MoDOT, setting forth these requirements..
2. Connectivity shall be provided to the east to the County Road System in conformance with Greene County Highway Department and/or the City of Springfield requirements depending on jurisdiction.
3. The new off-site road system for said connection to the east will be routed in a manner required by the Greene County Highway Department and/or the City of Springfield depending on jurisdiction.
4. A bridge shall be constructed over the James River, at a location to be determined by Greene County and/or the City of Springfield depending on jurisdiction, and the roadway east to Route J along a routing identified and provided by Greene County and/or the City of Springfield, but generally following Farm Road 170. The number of lanes to be constructed by the Developer will be determined by the final development traffic study, but the roadway and bridge(s) will be designed for, and right-of-way acquired for, a major arterial.
5. Connectivity to the west shall be provided with the extension of the primary arterial roadway (New Republic Road) west across Mentor and connecting to Lone Pine Road in a manner required by the City of Springfield. The number of lanes to be constructed by the Developer will be determined by the final development traffic study, but the roadway will be designed for, and right-of-way acquired for, a primary arterial per the Major Thoroughfare Plan.
6. Connectivity to the north shall be to Battlefield Road via Farm Road 187 (Murphy Road) with improvements as required by the Traffic Study, or on a new alignment parallel to and east of Farm Road 187

Formatted: Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.75" + Tab after: 1" + Indent at: 1"

(Murphy Road).

7. The US 65 interchanges and the connections to Lone Pine to the west and Route J to the east are requirements of any GR/O-1/Multi-Family uses.
8. Plats may be filed and building permits for projects may be issued when funding for the required infrastructure is committed and assured to the satisfaction of the Director of Public Works to allow concurrent construction activities. Any assurance other than escrow or letter of credit shall be reviewed by City Council for final approval at the final development plan stage. However, no occupancy permits may be issued for GR/O-1/Multi-Family uses until all required public improvements are completed and accepted.

N. OTHER REQUIREMENTS:

1. Developer shall prepare a plan to minimize discharge of nutrients into the James River to comply with state designated James River TMDL levels. This shall be provided at the Final Development stage. The owners shall be responsible for compliance with this plan in accordance with applicable law.
2. Flood Plain areas may be used for open space, storm water detention or water quality basins and recreational activities, private and public, including but not limited to: soccer fields, greenway trails, baseball/softball fields, dog parks and safety education courses. Any use of flood plain areas is subject to the limitations and control of FEMA, DNR and local governmental entities.
3. At the time of subdivision of any portion of the property east of US 65, integration of the Ozarks Greenway Trail System into the green space areas along James River as well as connections from that trail into the development area will be allowed.
4. In as much as the James River is an environmentally sensitive area and we need to preserve the quality of the environment along the James River, the Developer shall grant a "Conservation Easement" to a suitable Land Trust or other Not for Profit entity established specifically for this purpose at the subdivision stage of development. The easement shall extend up to 200' from the James River ordinary high water mark into the property to but not crossing the 100 year flood plain limit line. The purpose of the easement shall be to limit the development of the property along the water's edge allowing only activities and improvements which do not damage the delicate ecosystem along the river.

Deleted: golf courses,

Deleted:

Deleted: provided

Formatted: Indent: Left: 0.5"

O. MAINTENANCE OF COMMON AREAS AND FACILITIES

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

P. PHASING

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

Q. FINAL DEVELOPMENT PLAN

A final development plan, showing conformance with the requirements of this Exhibit, shall be submitted to the Planning and Development Department and approved in the manner described below prior to the issuance of any building permits or prior to the commencement of any of the permitted uses or improvements permitted or required by this exhibit. Development of this District shall be in accordance with the approved final development plan. With each final development plan, a Traffic Impact Study, in a format approved by the Director of Public Works, shall be submitted.

1. The intent of Exhibit 2 is to be representative of road improvements, proposed uses, setbacks, buffer yards and internal street configuration possible under this Ordinance. It is not considered to be the required Development layout.
2. Subdivision approval for the R-TH development shall constitute its final development plan. The Planning and Zoning Commission is hereby authorized to accept the preliminary plat provided all provisions of this ordinance are met.
3. The final development plan for all other uses, other than R-TH, shall be submitted to the Planning and Zoning Commission for review and recommendation to City Council for final action, either as a whole or in phases. Such authority for approval 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.
4. Property owners within one-hundred (185) feet shall be notified of the review of the final development plan(s) for development other than R-TH development. Notice of such review shall be mailed to property owners and signs shall be posted on the subject property at least ten (10) days prior to the review of the final development plan(s) by Planning and Zoning Commission and City Council.

Formatted: Space After: 12 pt

Total Development Limits

| | | |
|--|-----------|-------|
| General Retail | 1,800,000 | SF |
| Office | 300,000 | SF |
| RTH Residential | 300 | units |
| Multi-Family Residential and Multi-Family Senior Living | 450 | units |
| Hotel | 300 | keys |
| Mini Storage | 100,000 | SF |