

February 10, 2009

Narrative of Proposed Planned Development

**60/65 Mixed Use Development
Springfield, Missouri**

Applicants:

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Legal Description:

All of the NW/4 of the SE/4, the SW/4 of the SE/4, the NE/4 of the SW/4, the SE/4 of the SW/4 (except approximately 5 acres in the SW corner thereof being 511' x 330'), the SE/4 of the NW/4 (except beginning 20' East and 360' North of the SW corner of the SE/4 of the NW/4 of Section 10, Township 28, Range 21; thence North 281.7'; thence East 200'; thence South 281.7'; thence West 200' to the point of beginning), All in Section 10, Township 28, Range 21, Greene County, Missouri; the NW/4 of the SW/4 of land lying East of the R/W of U.S. 65 Bypass Highway (AH), the South 140' of the SW/4 of the NE/4, the South 140' of the West 420' of the SE/4 of the NE/4; All of the NE/4 of the SE/4 except that part conveyed to Marjorie W. Henslee by Deed recorded in Book 1309, Page 181, Greene County Recorder's Office, all in Section 10, Township 28, Range 21, Greene County, Missouri. All of the West Half of the NW/4 of the SW/4 of Section 10, Township 28, Range 21, lying West of the West R/W line of U.S. 65 By-Pass Highway.

All of the South half (S/2) of the Southwest Quarter (SW/4) of the Northwest Quarter (NW/4) in Section ten (10), Township twenty-eight (28), Range twenty-one (21), South and East of tracts deeded to State of Missouri in Right of Way Deed in Book 1400, page 557, in Greene County, Missouri.

Also described as:

The S/2 of the SW/4 of the NW/4 of Section 10, Township 28, Range 21; except beginning 420 feet East of the NW corner of the said S/2 of the SW/4 of the NW/4; thence East 800 feet more or less to the NE corner of the said S/2 of the SW/4 of the NW/4; thence South 25 feet; thence Southwesterly 275 feet to a point of 45 feet South of the North line of said S/2 of the SW/4 of the NW/4; thence Southwesterly 675 feet to a point 490 feet west of the SE corner of said SW/4 of the NW/4; thence West 420'; thence North to the beginning; and also except that part platted as Talliaferro Addition and that part platted as Taliaferro Second Addition.

All of the SE/4 of the SE/4 of Section 9, Township 28, Range 21, except beginning 200' East of the SW corner of the SE/4 of the SE/4 of Section 9, Township 28, Range 21, thence North 330' thence East 660', thence South 330' thence West 660' to the point of beginning all in Greene County, Missouri. All of the NE/4 of the SE/4 of Section 9, Township 28, Range 21, Greene County, Missouri, except beginning at a point 332' East of the NW corner of the NE/4 of the SE/4 of Section 9, Township 28, Range 21, Greene County, Missouri, thence East 208', thence South 247', thence in a Northwesterly direction 208', thence North 220' to the point of the beginning.

Beginning at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 15, and running thence East seven (7) rods, two and one-half (2-1/2) feet, thence South fifty-six (56) rods, thence East to James Fork of White River; thence in a Southwesterly direction with the meanderings of the said River to the South line of the said Southwest Quarter of the Northwest Quarter, thence West to the Southwest corner of said forty-acre tract, thence North to the beginning, all in Township 28, Range 21, in Greene County, Missouri.

All that part of the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) of Section 16, Township 28, Range 21, Greene County, Missouri, lying East of U.S. Highway 65 By-pass.

Beginning at the Northwest corner of Section Fifteen (15), Township Twenty-Eight (28, Range Twenty-One (21), and running thence South 80 rods, thence East 7 rods, 2 1/2 feet, thence South 56 rods, thence East to the bank of James Fork of White River, thence with the meanderings Northeasterly along the bank of said river to the intersection with the line dividing the east and West half of said Northwest Quarter (NW1/4) of Section Fifteen (15), thence North to the North line of said Section Fifteen (15), thence West 80 rods to the Northwest

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corner, the place of beginning, in Greene County, Missouri, less eleven (11) acres, more or less taken for highway purposes, and except that part lying North and West of Highway 65.

All of the NW/4 of the SW/4 of the NW/4 of Section 10, Township 28, Range 21, EXCEPT the South 20 feet used for road purposes, and EXCEPT the North 25 feet used for road purposes, in Greene County, Missouri.

All of the SW/4 of the SW/4 of Section 10, Township 28, Range 21, Greene County, Missouri, except the existing right of way of U.S. Highway 65 Bypass.

Commencing at the Northwest corner of Section Fifteen (15), Township Twenty-eight (28), Range Twenty-one (21), thence S 87°46'10" E along the North line of the Northwest Quarter (NW1/4) of said Section Fifteen (15) a distance of 1317.36 feet to the Northwest corner of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of said Section Fifteen (15); said point also being the Southwest corner of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of Section Ten (10), Township Twenty-eight (28), Range Twenty-one (21), for a true point of beginning; thence N 0°40'11" E along the West line of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of said Section Ten (10) a distance of 511.50 feet; thence S 87°46'10" E, parallel with the South line of the Southwest Quarter (SW1/4) of said Section Ten (10), a distance of 363.00 feet, thence S 0°40'11" W parallel with the West line of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of said Section Ten (10), a distance of 511.50 feet to a point on the South line of the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4) of said Section Ten (10), said point also being on the North line of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of said Section Fifteen (15), thence S 87°46'10" E along the North line of said Section Fifteen (15), a distance of 2066.00 feet to a point on the West bank of the James River, (the following courses are along the Westerly and Northerly banks of said James River as determined by a County Survey recorded in Book 8, at Page 315) thence S 7°50'16" W 103.58 feet; thence S 18°56'35" W, 100.40 feet; thence S 28°39'29" W, 100.50 feet; thence S 41°57'10" W, 123.00 feet; thence S 20°56'27" W, 152.74 feet; thence S 22°10'04" W, 84.88 feet; thence S 39°52'44" W, 114.67 feet; thence S 42°31'37" W, 79.18 feet; thence S 82°56'44" W, 77.69 feet; thence N 85°34'15" W, 96.85 feet; thence N 75°41'20" W, 83.16 feet; thence N 33°14'03" W, 145.61 feet; thence N 20°46'26" W, 89.33 feet; thence N 34°05'16" W, 47.95 feet; thence S 31°45'55" W, 28.31 feet; thence N 79°55'41" W, 141.37 feet; thence N 88°57'21" W, 88.26 feet; thence N 74°59'14" W, 140.62 feet; thence N 85°26'13" W, 83.36 feet; thence N 46°41'17" W, 150.63 feet; thence N 81°38'10" W, 28.67 feet; thence N 73°42'27" W, 366.50 feet; thence S 64°31'21" W, 110.80 feet; thence S 47°57'46" W, 104.39 feet; thence S 44°07'20" W, 7.58 feet; thence S 15°22'24" W, 56.13 feet; thence S 22°01'21" E, 112.44 feet; thence S 24°47'49" E, 43.88 feet; thence S 28°27'57" E, 96.37 feet; thence S 15°45'20" E, 94.76 feet; thence S 6°52'01" E, 102.22 feet; thence S 70°57'32" W, 70.60 feet; thence S 26°58'54" W, 38.36 feet; thence S 68°49'00" W 97.37 feet; thence S 56°14'21" W 171.66 feet; thence S 76°19'03" W 115.80 feet; thence S 65°05'47" W, 133.35 feet; thence S 55°26'37" W, 85.03 feet; thence S 29°45'42" W a distance of 41.56 feet to a point on the West line of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of said Section Fifteen (15); thence N 0°06'00" E along said West line a distance of 1274.34 feet to the point of beginning, all being in GREENE County, Missouri, except Lots 1 thru 10 of FINAL PLAT OF JAMES CLIFF ESTATES, said tract of land also known as "COMMON RECREATION AREA" as shown on the FINAL PLAT OF JAMES CLIFF ESTATES, a Subdivision in GREENE county, Missouri, according to the recorded plat thereof, Recorder's Office, GREENE County, Missouri.

Lots 1, 2, 3 & 4 of James Cliff Estates, a subdivision in Greene County, Missouri.

Lots 1, 2, 3, 4, & 5 of the Replat of Lots 5-10 of James Cliff Estates, a subdivision in Greene County Missouri.

Description of the Development:

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

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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 will be annexed into the City as part of this development work.

We have secured an agreement with the Missouri Department of Transportation to allow us to build 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.

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 (possibly a golf course in the flood plain area owned by CU).

This development is planned to be integrated into the Ozarks Greenway Trail System.

Permitted Uses: (See Exhibit A)

- **R-TH 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*.

Churches and other places of worship, including parish houses and Sunday Schools, but excluding emergency shelters and temporary outdoor revivals.

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

Day care homes, in accordance with *Chapter 36, Article XI, Springfield City Code*. (G.O. 4570)

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

Police and fire stations.

Public and private parks, playgrounds, and golf courses, excluding miniature golf courses and driving ranges.

Temporary uses, as permitted by *Section 5-1200*.

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

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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*.

Conditional Uses per Section 4-1103 excluding: Cemeteries, Nurseries and Public Service and public utility uses.

- **R-MD Senior Housing only uses (not to exceed 10 units per acre)**

Multi-family senior housing dwellings including assisted living and nursing homes Senior Living Townhouses

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

Clubhouses associated with any permitted use.

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

Temporary uses, as permitted by *Section 5-1200*.

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*.

Churches and other places of worship, including parish houses and Sunday schools. Churches may not be located within 150' of any General Retail use.

Conditional Uses as allowed by *Section 4-1303*

- **R-MD Multi-Family uses (not to exceed 13 units per acre)**

Multi-family dwellings

Townhouses.

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

Clubhouses associated with any permitted use.

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

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

Public and private parks, playgrounds, and golf courses, excluding miniature golf courses and driving ranges.

Temporary uses, as permitted by *Section 5-1200*.

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

Mini Storage Facilities which are fully screened with a solid 6' tall fence or other visual barrier from any adjacent residential zoned properties.

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*.

Churches and other places of worship, including parish houses and Sunday schools. Churches may not be located within 150' of any General Retail use.

- **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.

Churches and other places of worship, including parish houses and Sunday schools. Churches may not be located within 150' of any General Retail use.

Colleges, universities, and business colleges.

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

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

Governmental buildings and uses.

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.

Nursing and retirement homes.

Offices, administrative, business, finance, and professional.

Offices, medical and dental.

Police and fire stations.

Print shops and photocopying establishments.

Public service and public utility uses, as follow: (G.O. 5094, 7/9/01)

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Multi-Family Residential uses not exceeding 13 units per acre

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 provided that the total floor area of said uses does not exceed 33% of the gross building area.

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

Schools, business.

Temporary uses, as permitted by *Section 5-1200*.

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.

Conditional Uses per *Section 4-2003*

- **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.

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*.

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Electronics Stores

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, and professional.

Offices, medical and dental.

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 or behind non-residential uses so as to promote continuous non-residential uses on the first-floor level along all street frontages. (G.O. 4570)

Restaurants, 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, dancing, drama, music, photography, interior decorating, or similar courses of study.

Schools, business.

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*.

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. (G.O. 4925, 9/27/99)

Public service and public utility uses, as follow: (G.O. 5094, 7/9/01)

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.

Conditional Uses per *Section 4-3103*

- **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: golf courses, soccer fields, greenway trails, baseball/softball fields, dog parks and safety education courses.

Bulk and Intensity of Use:

- The Total Densities allowed for the Development shall be as follows:

Summary by Quadrant

	lot area		FAR	Allowable	
Southwest Quadrant					
General Retail (GR)	13.2	acres	25%	143,748	SF
Office (O-1)	12.1	acres	25%	131,769	SF
Low Density Residential (RTH)	0	acres		31	lots
MD Residential (RMD)	0	acres		0	
Northwest Quadrant					
General Retail (GR)	13	acres	25%	141,570	SF
Office (O-1)	3	acres	25%	32,670	SF
Low Density Residential (RTH)	7.9	acres	5/ac	34	lots
MD Residential (RMD)	10.7	acres	13/ac	139	units
Northeast Quadrant					
General Retail (GR)	25.3	acres	25%	275,517	SF
Office (O-1)	10.94	acres	25%	119,137	SF
Low Density Residential (RTH)	2.3	acres	5/ac	6	lots
MD Residential (RMD)	13.4	acres	13/ac	174	units
MD Senior Living (RMD-SL)	28.9	acres	10/ac	289	units
Southeast Quadrant					
General Retail (GR)	81.2	acres	25%	884,268	SF
Office (O-1)	0	acres	25%	0	
Low Density Residential (RTH)	0	acres			
MD Residential (RMD)	0	acres			
Hotel (GR)	16.90	acres		300	units

- The attached maps reflect one possible scenario of how the uses might be allocated. However, the total development shall be limited by the table above and the location of the lower intensity uses shall be generally located as shown. The higher densities shall be located farther from any nearby low density residential but the exact location of the GR and O-1 uses is still very flexible and can be adjusted by the developer.

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- 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.
- Maximum structure height shall be as is allowed in the following respective Zoning Districts: R-TH District; O-1 District; R-MD District (for both Senior Living and Multi-Family uses); GR District.
- Maximum floor area ratio: 25% for Retail and Office uses; 10 DU/Acre for Senior Living, 13 DU/acre for Medium Density Residential; 10 DU/acre for RTH Residential.
- Green space Requirement – 20% overall. No individual lot shall provide less than 15% Green Space on that lot. Developer shall identify dedicated green space areas which shall be permanently set aside for green space equaling 5% of the total PD area and submit this during the Final Development Plan phase.
- Impervious Surface Requirements- 80% overall. No individual lot shall exceed 85% ISR on that lot.
- Yard requirements as required by the Zoning District requirements for the uses as follows: R-TH District; O-1 District; R-MD District; GR District
- Unlimited residential uses are allowed in any GR or O-1 use area of the development. The residential uses are limited to levels above the ground level.
- Until the interchange is provided for this PD shall provide for R-SF zoning for the entire tract and development of as some RSF areas is possible following all current Ordinances.

Bufferyards and Landscaping Required:

- Bufferyards –
 - As required by the zoning ordinance
 - A fifty foot bufferyard with 1 canopy tree, 2 understory trees and two evergreen trees per 100' shall be provided in the following places:
 - Along the northern boundary of the northwestern quadrant where any non- RSF uses abut adjacent RSF uses.
 - Along the northern boundary of the northeastern quadrant where any non- RSF uses abut adjacent RSF uses.
- Perimeter and interior landscaping per the Zoning Ordinance.

Design Requirements:

- A site plan meeting the requirements of *Section 3-3000*, shall be submitted and approved.
- A landscape plan, meeting the requirements of *Section 6-1200* and *6-1300*, shall be submitted and approved.

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- Refuse storage areas shall be screened from view in accordance with *Section 6-1000*.
- Mechanical and electrical equipment, including air conditioning units shall be screened from view in accordance with *Section 6-1000*.
- Lighting shall be designed to reflect away from any adjacent residential area and in accordance with *Section 6-1400*.
- Accessory buildings and structures shall meet the requirements of *Section 5-1000*.

Other Requirements:

- 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.
- Developer shall develop a list of Storm Water Best Management Practices which shall be implemented on individual lots throughout the development. The list shall be provided at the Final Development stage.
- The attached site exhibit represents only one possible configuration of the development. The text of the narrative shall drive the final development with the only fixed requirements being:
 - the location of the 65 Interchange (set by MoDOT)
 - MoDOT restrictions on the traffic generation (which is driving the development densities)
 - MoDOT limitation on intersection accesses to the new arterial and their proximity to the interchange
 - Land use densities allocated per the quadrant.
 - Connectivity to the City and County roadway systems (although the routing will be jointly determined with the City and County)

The actual engineering of the infrastructure and planning of the development will likely require modification of the final development to meet practical requirements and physical limitations at the development stage which cannot be ascertained at this time.

Access to Public Thoroughfares:

The zoning is effective upon some or all of the following public improvements being assured:

- 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.
- Connectivity shall be provided to the east to the County Road System in conformance with Greene County Highway Department requirements.

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- The County will provide the required right of way for any new road system off site required for said connections to the east.
- The Developer will construct the bridge over the James River and the local collector roadway east to Farm Road 170 along a routing identified and provided by the County.
- The bridge over the James River shall be planned for expansion to four lanes but built to local collector standards.
- Any significant modification of existing County Farm Roads will be provided by the County.
- Connectivity to the west shall be provided with the extension of the primary roadway (New Republic Road) west across Mentor and connecting in some fashion to Lone Pine Road in Galloway.
 - The City will provide the required right of way for any new road system off site from Mentor Road west – hereinafter referred to as “New Republic Road”.
 - Any site clearing and demolition of improvements in the provided right of way off site shall be the responsibility of the City.
 - The Developer will construct the local collector road from New Republic Road to Lone Pine but will not be responsible for any future anticipated overpass construction at Lone Pine
- Connectivity to the north shall be to Eldorado and Farm Road 187 (Murphy Road).
 - The City will provide the required right of way for any new road system off site north to Murphy Road.
 - The Developer will construct the local collector road to Murphy Road.
- Phasing of some of the above improvements is possible with Council approval, however the interchange is a requirement of the first phase and required to make the zoning effective.

Construction of Public Improvements:

- Those public improvements which are funded through the use of a public/private method of funding shall be exempt from the requirement to escrow the cost of said improvements prior to the filing of the final plat as long as the public private method of funding is established and approved by Council.
- Plats may be filed and building permits for projects may be issued when required infrastructure is committed and assured to the satisfaction of the Director of Public Works to allow concurrent construction activities.

Signage Plan:

Signage shall be per City Ordinance 5-1400 with the following modifications:

- Section 5-1402.F – delete “but excluding mall signs as covered by the Building Codes.”

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- Section 5-1404.C – shall be revised to read: “No sign or vehicle bearing a sign as defined in 5-1402.I Vehicular sign shall occupy a parking space necessary to meet minimum parking requirements or be within 100 feet of a public street.
- Section 5-1405.A.5 – shall be modified to read: “Each property or legal tract of record with frontage on any street shall be allowed at least one permanent detached sign. The spacing of the sign in relation to signage on adjacent lots shall provide for a minimum of 150’ between the nearest sign on adjacent lots.”
- Section 5-1405.A.9 – shall be modified to read: “No part of the detached sign or sign structure shall exceed a height of forty (40) feet from the adjacent grade where the sign is installed or located except that off premise signs conforming to the Regulations of the Missouri Highway and Transportation Commission shall conform to those height limitations.”
- Add the following subsection to 5-1405.A:
 12. There shall be allowed no more than five off premise signs conforming to the regulations set forth by the Missouri Department of Transportation along either side of US Highway 65 (Schoolcraft Expressway). These signs shall not be located within 150’ of any on-premise detached sign and shall not take the place of the particular property’s right to have an on premise sign.
- Delete Subsection 5-1405.F.3
- Subsection 5-1405.F.9 is changed to read:
 9. Sign regulations enforced by the Missouri Highway and Transportation Commission along the interstate and primary highway system in the city shall take precedence over the requirements of this Ordinance.

Off Street Parking:

Parking on individual fee simple lots less than five acres shall meet GR requirements per the Zoning Ordinance. Parking on tracts larger than five acres shall be provided at 1 space per 250 square feet of Net Leasable Area. Shared parking may be used and shall be located at the discretion of the Developer but no tenant space shall be farther than 500 feet from a parking area but may be across street and other public right of ways.

Parking shall be provided for all residential uses placed in GR or O-1 use areas at the ratio of 1 per unit and located within 500’ of the units. A parking diversity study 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. ARC shall be authorized to review and approve said study administratively

Final Development Plan:

The development will be phased at the Developer’s discretion. Each phase of work shall require a Final Development Plan to be submitted per Article 4-2509 to the Administrative Review Committee and Commission for review and approval.