

Fair Grove Planning and Zoning Open Meeting

81 S. Orchard
Fair Grove, MO
March 3, 2025

Roll call taken by Chairman John Hayes.

Denis Roe PRESENT, Travis Lee PRESENT, Darrin Moyers PRESENT, Tommy Voorhis ABSENT, Shawn McCormick ABSENT, Paul Foreman ABSENT

Meeting called to order at 6:30 PM

1. Approve Planning and Zoning minutes from January 6, 2025:

Motion by Lee to approve January 6, 2025 minutes. Second Roe Discussion:

Lee AYE Roe AYE, Moyers AYE, Brite AYE, Hayes AYE

2. Discuss request to rezone from R-1 to R-2 – North Orchard property:

Bob Smith lives right down the road and is wanting to build two duplexes on the property.

Hayes stated that everything around the property is R-1 and that is our master plan and we have no intention to deviate from that plan. Asked if Mr. Smith would be interested in building a single family home.

Smith said that he might be interested if they could build a home large enough. The problem with the property is the sewer access. An extension would need to be added to the sewer main and it would be very expensive.

Smith stated that there is water on the property already. He spoke with Leon and there is a water line on the corner of the property with a meter. Smith got an estimate from a contractor for the sewer and the cost was going to be around \$20,000 so building a single family dwelling would be cost prohibitive.

Hayes stated he would open it up for discussion, but again changing the zoning to R-2 would be against the master plan.

Roe said that if it were to get through Planning and Zoning, it still has to go before the Aldermen and they go by the Master Plan.

Smith stated that there's just no housing in the Fair Grove area and he doesn't see how anyone would be able to put a single dwelling on the property, unless there is some help with the sewer costs.

Roe said that City has no funds for extending a sewer main. Roe advised that our Ordinance/Code allows mother-in law quarters.

Hayes stated that this property has been before the board at least 3 times in the last 2 years and it all comes down to the water and sewer.

Hayes asked if Don or Darrin have any other comments.

Brite said that it's the same issue with this property all of the time.

Smith asked what locations in Fair Grove, would the board allow for a duplex to be built.

Hayes said that you can look on the zoning map and see the R-2, R-3 and R-4 zoning.

PUBLIC PORTION – Public may speak on any item on this agenda.

Hayes asked if there was anyone that would like to speak.

Tanner Lawler said he thinks it's going to go against the master plan, because he is talking about the same property. He would like to build storage units on the property. It would need to be rezoned from R-1 to C-1.

Hayes stated that it definitely could not be zoned commercial and advised Mr. Lawler to look at commercial properties for sale in Fair Grove.

Old Business: None

3. Discuss request to rezone from C-1 to R-4 – 425 W Old Mill Road:

Tim Schowe with Cochran Engineering. This is in regards to a 48 unit proposed multi-family apartment complex. Apartments are proposed to meet the growing demand of multi-family housing. Nationwide there is a shortage between 10 and 15 million multi-family units, due to starter homes becoming less and less affordable than ever before. These apartments would be two (2) bedroom and roughly 1,250 square feet. Exterior would be a stone veneer. There would be a property management company that would provide maintenance and landscaping in order to keep it clean and well kept. The development would be built out over a handful of years. The large investment would provide a boost to the local economy. This multi-family proposal is a decrease in intensity from the current C-1 zoning and provide a transition between commercial and the single family to the north. Traffic is a concern on this, based off traffic study requirements, it would be during peak pm hour and would be less than one vehicle for every two minutes of the increase in traffic for this development.

Hayes: What does the morning traffic study say? That's what we discussed last time.

Schowe: That comes out to be roughly 18 cars per hour, so 1 car every 3 minutes.

Hayes: Leaving the complex?

Schowe: Yes, leaving. Total trips.

Hayes: Where does that factor in, was this a MODOT study?

Schowe: The full study has not been completed yet. It's based off of traffic studies for this type of development, this use. It has total cars, vehicle trips per hour for the a.m. and the p.m. peak hours. So the pm peak hours were slightly higher than the am peak hours. And yes, MODOT will have to do a full review of our proposed entrances in order to get those permitted. The developer has already replaced the fence that was on the North property line that was in rough shape, it's a good looking fence now. He's also cleaned up some of that scrub brush that was on there. Last year I was here for this development, we were originally proposing 72 units and that has been decreased down to 48 units.

Roe: Could you tell me again the apartment size?

Schowe: Roughly 1,250 square feet.

Hayes: Was there a reason also, that you decided to go with all two bedroom units instead of 1 bedroom and 2 bedroom?

Schowe: That's the footprint that he's had success with in the past, but since it will be built out in phases, I could see there being, depending on demand, alterations in some of the future buildings. I'm here to answer any other questions you may have.

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Hayes: I'll start off. Great news that you've reduced it, that's gets you closer to the code, regarding parking. We are still off by 21 spaces, is what I calculate.

Schowe: And maybe we need to go through that again, because the code is a little tricky.

Hayes: One per bedroom, plus one per unit. You've basically got three, if they're all 2 bedrooms, 3×48 is 144.

Schowe: 144 and how many spaces?

Hayes: You've got a 123 right now. 116 plus 7 ADA. If I read it correctly.

Schowe: It talked about the 1 and a half spaces per dwelling unit, with the ground floor entry. That's what I was a little confused on.

Hayes: So again, you also have to do a variance from C-1 to R-3 or R-4 rather, but if you read that section of the code, it's 1 per bedroom on apartment complexes, plus one per unit.

Schowe: So if we have to...

Hayes: That's why I was asking about the 2 bedroom. If you change 20% or 25% to a one bedroom verses a two bedroom, now you have at the most 96 spaces needed. Then you have more than enough spaces, which falls into my second question or concern. Basically it's part of that code 405.300 is that you have to have 20% open space. Have you done a calculation based on the total?

Schowe: Yes, with the green space back here along the perimeters and the storm water detention basin it's typical that we can meet that 20% open space. And as far as the parking, we can go through as part of the final development plans and tweak some things. Get some additional parking and maybe revise some of those units to be one bedroom units as well.

Hayes: It would ease on the number of variances that you're going to need. And the other concern I have, we talked about this last year too, is the overall height. We're capped right now at 35 feet, but that's grade level to the very highest point?

Schowe: Is that how the code reads? Is to the tip of the roof?

Hayes: Yes, it's the highest point. If you've on a flat roof it's basically the soffit that's on the front.

Schowe: The soffit is 28 feet. The roofs are fairly flat, so we might have to tweak a few things to get it under the 35 feet.

Hayes: The reason I bring that up in particular, is abutting that residential area behind, we've only got a 6 foot fence that was put back up and they're going to see it. They're going to come out in droves and say "we don't want this 3 story going in there"

Schowe: It provides the transition from a commercial use to single family, to allow for, not quite as intense, depending on what commercial use could have gone in there instead.

Hayes: Right, but it wouldn't be visible, it would be down below the fence. And again, that's why I brought up the number of units with one bedroom too. If you tweak that, would that possibly bring the roof line down to a 2 story verses a 3 story, which would also help with some of the fire/sprinkler systems?

Schowe: With the fire/sprinkler systems, that will all be addressed as part of the final construction documents.

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Hayes: Are you guys taking into consideration, I know they're under IACC 2018 for Springfield, but the Fire Marshall has now accepted the new sprinkler standards that came out this year or actually last year. Are you guys drawing to that code now?

Schowe: That will be on the MEP's to handle that. We're just the civil site design, getting this approved and part of the rezoning as well.

Hayes: Inspectors outside of Fair Grove will actually follow a lot of Springfield motive and being that Fire and Fab falls under that. Dennis

Schowe: Yes, we will address this as part of the final construction documents.

Hayes: Dennis do you have any questions?

Roe: Do you know how far apart those two entrances, the driveways are?

Schowe: The two entrances. Braeden do you have a rough idea on that?

Braeden: I think they're about 350 apart.

Roe: Ok, that's good. The reason I asked, there is a narrow lot between Kum-N-Go and Price Cutter that's zoned commercial. The house was torn down. My understanding is that the new owner wants to build a stand-alone Subway there. They're fighting MODOT on that driveway. Have you heard that story?

Schowe: I've run into similar...

Roe: It's very common in Fair Grove because we've got all of the driveways very close together on a state highway. MODOT have these strict rules about how far apart these driveways have to be. If the driveways are already there, sometimes, what I've found is sometimes they bend the rules and sometimes they don't bend the rules. It depends on who you talk to. That's unfortunate, but that's what I have seen.

Schowe: We are fortunate that we are lining up with the existing entrances.

Roe: The interesting thing about this lot is that driveway could stay there, but it's a driveway for a house. It's not a commercial driveway for two lanes and they cannot change that driveway, if that's what MODOT tells them. These are some of the obstacles that MODOT puts in front of people. It's unfortunate here in Fair Grove that's some of the problems that we have encountered.

Hayes: If you're checking measurements. The setbacks from the centerline of the highway. MODOT calls for 65 feet, plus the frontage easement on the apartment is 25 feet so you're going to be 90 feet from the centerline of that highway to the edge of the building.

Schowe: Yes, we'll coordinate that.

Hayes: Which should be. I'm just eyeballing things, you should have that, but....

Schowe: It is a fairly big right of way through there.

Roe: We've talked about this before. I think the biggest obstacle is changing the zoning from commercial to R-4 because you've got the residential behind there. The feedback I've heard since the last meeting a year ago, is that they are not in favor of it and I don't know if that's changed. We've got two people that live in that subdivision, Don and Darrin. You guys feel free to speak up.

Don: I'm good with it

Moyers: The numbers for traffic, I question that. Especially, even now at 8:00 in the morning, 7:45 when we take our kids to school. Usually right there coming across the highway in front of Price Cutter you sit there in traffic for 20 minutes already and adding that many vehicles to it, I think I see more of a vehicle problem there.

Schowe: Yes, for those peak a.m. hours, it came out to be less than one car every 2 minutes. So the increase is not substantial.

Moyers: And the height is going to be a concern.

Schowe: 65 feet or so is the depth of the building and it's roughly 120 feet wide.

Moyers: Put you roughly 45 feet tall.

Schowe: With the flat roof, will be able to stay under the 35 feet tall.

Moyers: With the flat roof, yeah. This shows the 4-12.

Schowe: It won't be a super steep roof. It will be not a steep roof, to keep under that 35 feet height.

Hayes: But the gables on the center column there, that's already at that point right?

Schowe: Yes, so the highest point of the roof will be very close to that 35 feet since we're at 28 feet at the soffit. So we would have 7 feet or room to play with for that roof.

Hayes: Is that just the front façade or is it mirrored on the back side or is it flat on the back side?

Schowe: This is the front and this would be the rear.

Hayes: What's the height of the upper balcony on the third floor? That's at 22 feet?

Schowe: So right here we have 10 feet and 10 feet, yeah about 21 feet or so would be the elevation on the upper balcony.

Roe: The front view, if I'm understanding it correctly. The elevation goes up where the front doors are. Is that correct?

Schowe: That's an exaggeration. It will slope a little bit away from the front entry, just to provide drainage.

Hayes: Any other questions, any other comments?

Schowe: That is it. Now is this part of the voting on that or would that be at the next meeting.

Hayes: Either way, the first step would be the rezoning as far as I understand. Then we would have to take it from the rezoning to the variances if needed. If you guys are able to redraft so you can hit everything by code, then you would be off to the races at that point. If we take a vote tonight, then it goes to the Board of Aldermen. You would need to present to them and win them over.

Brite: We would need to have a Public Hearing.

Hayes: The public hearing first.

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Brite: Yes, we would have to have a public hearing for the rezone.

Hayes: Before our vote?

Brite: Before our vote.

Hayes: So if you want to go forward. That's what we need to schedule and then post in the paper.

Schowe: Any other questions that you have for me? Comments, concerns?

Brite: My comment, is just like they said, we are short every time we turn around, there's people looking for some place to live out here. In my opinion, is this ideal? Maybe not, but we need places to live out here.

Hayes: Agreed.

Brite: Do I want that in my front yard? No, but nobody else wants it in their front yard either. I'm willing to have it in my front yard to get people out here. Because the only way this town is going to do anything growth wise, is for people to come out here and build and get people a bedroom that they can sleep in. That's my opinion.

Hayes: We appreciate it. Thank you again Tim. So we are going to table that pending the public hearing announcement. That will have to be posted at the site, correct?

Scott: It has to be posted at the site?

Brite: Yes and put in the Buffalo Reflex.

Schowe: Who's responsible for posting at the site? Does the city take care of that or is the developer responsible?

Scott: The Developer?

Roe: I've never known of the City taking care of that.

Brite: Darra always took care of that stuff.

Scott: Did Darra post signs?

Hayes: I believe the developer has to post the signs, but we print them.

Schowe: Springfield gives you the signs

Roe: Doesn't some of the property owners that connect to that property receive a letter?

Davis: Yes, we send notice letters to all property owners within 200 feet of the property. We can print them out on orange sheets of paper and laminate them.

Hayes: Perfect

Schowe: Thank you.

Hayes: Any other new business? No. I'll take a motion to adjourn.

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Motion to adjourn meeting by Roe. Second Brite All ayes. Adjourned at 7:04

All ayes.


Chandra Scott, Clerk