

~~Add~~ retail + entertainment

Office
restaurant
hotel

Office = 35' height limit
5' taller than existing UHNA bldgs

COD LANGUAGE FOR O-2 ZONING

A. USES PERMITTED

1. Any residential dwelling existing at the time the district is mapped. As a conforming use, such dwelling can be expanded or, if destroyed, replaced with another dwelling of the same type within 18 months of being destroyed.
2. Community gardens without retail or wholesale sales on-site in accordance with the performance standards of section 36-470, community gardens.
3. Educational, religious, cultural, public, or nonprofit institutions such as churches, museums, art galleries and libraries, but not including correctional institutions or hospitals.
4. General office use group.
5. Medical office use group.
6. Nursing and retirement homes.
- ok 7. Public and private parks, and playgrounds. Excluding golf courses, miniature golf courses, and driving ranges.
8. Residential uses provided such uses are located above the first floor or behind nonresidential uses so as to create a continuous nonresidential façade, on the first floor. When a lot has multiple street frontages, first floor nonresidential uses will be required on the street with the highest classification. All other street frontages may contain residential uses.
- Mixed Use 9. Retail sales use group located in an office building provided the total floor area of such uses does not exceed ten percent of the gross floor area of all the office buildings on the same lot. Excluding:
 - a) Adults motion picture theater, adult stores, or cabaret as defined in Section 36-321.
 - b) Convenience stores with gas pumps
 - c) Dollar stores, which means stores that sell inexpensive items priced usually at a dollar or a few dollars.
 - d) Medical, comprehensive or microbusiness marijuana dispensary facility
 - e) Pawn Shops
 - f) Self-service laundromat
 - g) Vape shops
10. Short-term rental type 3 in accordance with section 36-473, and subject to conditions (2)(b) or (r) if applicable.

B. USE LIMITATIONS

1. Businesses operating within the proposed rezoning district shall be limited to business hours of:

6:00 a.m. to 11:00 p.m. on all days of the week.

No business activity is allowed on the premises outside of these times. This limitation does not apply to nursing homes, retirement homes, or residential uses.
2. All outdoor automobile parking areas used for the purpose of retail or wholesale storage or sale of motorized or commercial vehicles shall be prohibited.

3. No outdoor storage.
4. No use shall emit an odor that creates a nuisance as determined by chapter 2A, article X, Springfield City Code.

C. INTENSITY OF DEVELOPMENT

Development shall adhere to the following standards.

- a. Maximum multi-family density of 29 dwelling units per acres if all design requirements of the Multi-family Location and Design Guideline are met.

D. BULK, AREA AND HEIGHT REQUIREMENTS


Development shall adhere to the following standards.

- a. Maximum structure height: 50 feet above finished grade. *45 ft max*
- b. All structures shall remain below a 30-degree bulk plane as measured from the boundary of any R-SF or R-TH district.

E. DESIGN REQUIREMENTS

1. Building development in the proposed rezoning district shall be based on existing references within the context of the adjacent neighboring community to create harmony between this site and the neighboring community.
2. The site shall be designed to encourage pedestrian activity and shall:
 - a. Provide pedestrian amenities such as pedestrian scale lighting and street furniture to enhance the pedestrian environment.
 - b. Orient buildings to the street or public/common open space and provide pedestrian access to the street;
 - c. Blend the building scale and set back with existing developments along National and Sunshine that are consistent with these guidelines. Street facing walls that are greater than 50' in length must be articulated at least each 25 feet with bays, projections, or recesses. Articulation means a difference in vertical planes of the building of at least 18 inches or more; and
 - d. Provide bicycle parking equal to five percent of required vehicle parking spaces or ten spaces, whichever is less.
3. The site shall be designed to provide a good circulation system and shall:
 - a. Provide pedestrian and bicycle connections to adjoining public sidewalks; and
 - b. Provide connectivity by including direct vehicular, pedestrian and bicycle connections between abutting or adjacent developments.

4. The site shall be designed to respect the natural environment and shall:

- a. Incorporate functional amenities in the open space and recreational areas such as outdoor seating areas.
-  b. A tree study performed on the site identified five trees that should be preserved if possible. Due to redevelopment of the site, it is only practicable to preserve one tree, the Magnolia tree located in the northeast corner of the property. The Magnolia tree should be preserved to the extent reasonably possible; and
- c. The remaining four trees being removed must be replaced with a tree of at least two inches (2") in diameter. Trees meeting the landscape requirements in the zoning ordinance may be counted toward this requirement.

5. The building facades shall be designed with the following requirements:

- a. All sides of buildings visible to the public, whether viewed from the public right-of-way or a nearby property, shall display a similar level of quality and architectural finish. This shall be accomplished by integrating architectural variations and treatments such as windows and other decorative features into all sides of a building design.
- b. Building materials and colors.
 - (1) Façade colors shall have low reflectance. High-intensity, metallic, or fluorescent colors are prohibited.
 - (2) Façade shall incorporate no less than 60% brick, stone, stucco, or craftsman style cementitious board or wood into the design. Stone veneer can be engineered stone or natural cut stone.
 - (3) Façade shall not have more than three materials or changes in color, excluding glass. Metal, Vinyl, or plastic siding is prohibited.
 - (4) No building(s) shall have more than fifty percent (50%) exterior glazing on any frontage facing Sunshine Street or National Avenue.
 - (5) The ground level of nonresidential or mixed-use buildings must offer pedestrian interest along sidewalks and pedestrian paths through the placement of window and doors. Therefore, the first floor of any building façade facing a public right-of-way shall include transparent, clear glass windows and/or doors arranged so that the uses inside are visible from and/or accessible to the street. Window and/or doors with reflective or tinted glass that impede views into a building shall be prohibited.
 - (6) If roofs are visible to the public, whether from viewed from the public right-of-way or adjacent property they shall be comprised of architectural asphalt shingle roofing.
- c. Service and Loading Areas. Off-street loading shall be regulated in accordance with Sections 36-456 and 36-483 of the Springfield Municipal Code of Ordinances. The following requirements are supplementary.
 - (1) All service and loading areas shall be in the side or rear yard of buildings.
 - (2) Service and loading areas shall be designed so that the entire service and loading operations are conducted on the building site. The visibility of service and loading from public streets shall be minimized.
- d. Architectural design guidelines. All sides of buildings visible to the public, whether view from the public right-of-way or nearby property, shall be substantially consistent with Colonial

Revival, Craftsman, or Tudor Revival style, characteristics of which are as follows:

- (1) Exposed Structural Columns and Pilasters: classical details, frequently found on porches or framing the entrance.
- (2) Brick or wood or stone siding
- (3) Portico: A covered entrance supported by columns.
- (4) Natural Materials: Use of wood, stone, and other natural materials.
- (5) Earthy Color Palette: Use of warm, natural colors reflecting the surrounding landscape.

F. OPEN SPACE, LANDSCAPING & SCREENING

The landscaping and screening provisions are intended to improve the physical appearance of the District; to improve the environmental performance by contributing to the abatement of heat, glare and noise, and by promoting natural percolation of storm water and improvement of air quality; to buffer potentially incompatible land uses from one another; and to conserve the value of adjoining property and neighborhoods.

1. Open Space Requirements

- a. 20% Minimum open space
 - (1) Pervious pavement will not be allowed to count towards open space requirements.
- b. 80% Maximum impervious area.

2. Bufferyards and Screening

- a. 20-foot-wide buffer yard adjacent to R-SF zoning consisting of
 - (1) An 8 feet tall wood privacy fence, or
 - (2) non-deciduous evergreen trees planted in the buffer yard at 8 feet on center. Each Tree shall be a minimum of approximately 12 feet tall when planted and maintained in the bufferyard. An irrigation system will be installed as well to ensure maintenance, life and growth. Trees and landscaping shall not interfere with sight distance or other city code requirements
- b. Required bufferyards on a lot or tract shall be installed when the lot or tract is developed;
- c. Required bufferyards in common areas shall be installed when any development occurs in the proposed rezoning district unless the installation is specifically delayed by the requirements.

3. Vehicular use area open space

- a. Perimeter Landscaping. The requirements and standards of Section 36-482(9) of the Springfield Zoning Ordinance, in effect at the time of development shall apply.
- b. Interior Landscaping. The requirements and standards of *Section 36-482(9) of the Springfield Zoning Ordinance*, in effect at the time of development shall apply.

4. Open space landscaping

- a. Landscaping plantings. In all open space areas required by this District the following landscaping shall be planted and maintained for each five-hundred (500) square feet of such open space area. Existing trees approved for preservation shall be counted toward satisfaction of this provision.
 - (1) One (1) canopy tree or (2) understory, ornamental or evergreen trees.
 - (2) Six (6) shrubs.

b. Landscaping standards

- (1) Tree species, sizes and spacing shall be approved consistent with the City of Springfield's *Arboricultural Design Guidelines* on file with the Planning and Development Director.
- (2) Tree preservation shall be per Section I (5)(b-c) of the Planned Development Language.
- (3) Maintenance of required landscaping. Upon installation or preservation of required landscape materials, appropriate measures shall be taken to ensure their continued health and maintenance. Required materials that do not remain healthy shall be replaced consistent with this article.

G. EXTERIOR LIGHTING

1. All outdoor lighting fixtures shall either have a fixture cutoff classification of "full cutoff" or be fully shielded, unless otherwise expressly permitted.
2. All outdoor lighting utilizing a light-emitting diode (LED) fixture shall meet the following standards:
 - a. Color rendering. Outdoor LED fixtures shall be rated a minimum color rendering index (CRI) value of 70 or higher.
 - b. Color temperature. Outdoor LED fixtures shall have a correlated color temperature between 4,000 and 5,000 degrees Kelvin.
3. Maximum height of lighting poles shall not exceed 20 feet in height.

H. NOISE

The requirements and standards of *Section 36-485 of the Springfield Zoning Ordinance*, in effect at the time of development shall apply; and

1. Buildings and outdoor use areas such as patios should be placed and oriented in a manner that minimizes noise exposure to the adjoining residential properties. Speakers and noise emitting devices should be directed toward Sunshine Street and National Avenue.
2. Trash service shall pick up trash between 5 PM and 11 PM.

I. ACCESS TO PUBLIC THOROUGHFARES

1. Access to the public street system shall be governed by the Traffic Impact Assessment which has to be approved by the City of Springfield Public Works Director.
 - a. Access P1 (Sunshine Street): Shall have restricted access to Right-in/Right-out/Left-in only.
 - b. Access P2 (University Street): Full access driveway.
 - c. University Street at National Avenue: Shall have restricted access to Right-in/Right-out only on the west side of National Avenue and Right-in/Right-out/Left-in only on the east side of National Avenue.
 - d. University Street and/or Hampton Avenue: Shall install traffic calming measures, as approved by the City Traffic Engineer, and include them in the PIP.
 - e. The development should be completed in a manner, or right-of-way provided, to allow future

- construction of the southbound National Avenue to westbound Sunshine Street turn lane.
- f. A 5' permanent sidewalk easement along National Avenue may be required by the City of Springfield.
 2. An internal pedestrian system connecting the front doors of each building with one another, and the sidewalks located along Sunshine Street and National Avenue shall be constructed as part of the development.
 3. The existing driveway approaches on Sunshine Street and National Avenue in the proposed rezoning district shall be reduced so that there is no driveway or approach on National Avenue and no more than one driveway approach on Sunshine Street for ingress/egress to the subject properties.

J. SIGNS

1. Signs located on any building façade are required to be compatible with the style of the building in terms of location, scale, color, and lettering
2. Signs that are visible from the public right-of-way inside of a window or door are prohibited.
3. The owner is required to build, maintain, and repair a University Height neighborhood identification sign at the entrance of E University Street. The sign shall have a minimum height of four (4) feet and a width of eight (8) feet and an effective area of thirty-two (32) square feet. The sign shall be constructed concurrently with the site. The sign shall comply with all requirements of the City Code.
4. All other signage requirements and standards will meet *Section 36-454 of the Springfield Zoning Ordinance*, in effect at the time of development shall apply.

K. REQUIRED IMPROVEMENTS

1. Public improvements to be completed. Public and private improvements necessary to adequately accommodate the intensity of development proposed in this District shall be constructed prior to or concurrently with the development of the property. If the development of the property is phased, the construction of the improvements may also be phased provided there is a logical relationship between each phase of the development and the construction of the required improvements. Prior to building permits being issued to the applicant, or subsequent owners shall:
 - a. construct the required improvements; or
 - b. provide assurances satisfactory to the Director of Public Works guaranteeing that all required improvements will be constructed in accordance with the "Design Standards for Public Improvements" of the Public Works Department shall be provided to the City.
2. Certificate of occupancy. No certificate of occupancy shall be issued for any structure within this District, or phase of the development, unless:
 - a. the required improvements are completed prior to occupancy of the structures; or
 - b. the Director of Public Works has determined that:
 - (1) any incomplete required improvements have little or no effect on the occupancy of the facility; or

10' to city for turn lane
5' sidewalk

- (2) conditions beyond the control of the contractor, *i.e.*, strikes, weather, etc., have delayed the completion of the improvements.

If one of these conditions occurs, the Director of Building Development Services may permit occupancy under conditions satisfactory to the Director of Public Works that the required improvements will be completed as required by this ordinance within a reasonable time.

3. Required improvements. Improvements necessary to adequately accommodate the intensity of development in this District include the following.
 - a. Street improvements.
 - (1) Shall install traffic calming measures, as approved by the City Traffic Engineer, and include them in the PIP.
 - a. Landscaped island on East University Street west of the proposed access to the development preventing traffic from heading west on East University Street beyond the development.
 - b. Midblock speed cushions on East University Street between Hampton and the development and between S Hampton Ave and S Kings Avenue.
 - c. Midblock speed cushions on S Hampton Avenue between E Sunshine Street and E University Street and between E University Street and E Stanford Street.
 - d. Midblock speed cushion on E Stanford Street between S National Avenue and S Hampton Street.
 - b. Sanitary sewer facilities.
 - (1) It is recommended that public sewer be extended onto the site to better serve the development.
 - c. Storm water management facilities.
 - (1) On-site detention and water quality will be required for the site.
4. Improvement Standards.

Improvements shall conform to the following standards.

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

L. ADDITIONAL REQUIREMENTS

1. A lot combination of all subject properties in accordance with all applicable subdivision regulations;
2. Vehicular access shall be limited to Sunshine Street and University Street and approved by the director of Public Works. The Existing driveways on National Avenue and Sunshine Street shall be removed so that there is no driveway approach on National Avenue and no more than one driveway or approach on Sunshine Street for ingress/egress to the proposed rezoning district. Access on Sunshine Street shall be restricted to right-in/right-out/left-in only as approved by the Director of Public Works; and

3. A final site plan, showing conformance with the requirements of this COD, shall be submitted to the Planning and Development Department for review and approval by the Administrative Review committee prior to the issuance of permits for the construction of permanent improvements within the proposed rezoning district. The Administrative Review Committee is hereby authorized, at its discretion, to approve minor adjustments and modifications to the site plan. Such Authority shall not, however, be construed to permit:
 - a. Any use within the district other than those specifically prescribed by the ordinance.
 - b. Any increase in the intensity of use permitted with the district.