

#### 5.4.1. Comprehensive Plan Conformance

According to the land use plan, the subject properties are designated as General Industry, Transportation, and Utilities (See map below). This land use designation includes industries that involve railroad service, heavy truck traffic, extensive outdoor storage, noise or odors, and the handling of raw materials. It also includes rail yards, power plants, and airports. The Plan identifies the HM, Heavy Manufacturing District as the most appropriate zoning district for these uses.

The Land Use Plan also specifies industrial land use guidelines. It recommends “Springfield and Greene County should work to provide the community with industrial areas that facilitate economic development and job retention, that are well integrated into the fabric of the community, and that are responsive to environmental concerns.” The plan details the following actions that should be taken to achieve this objective:

##### Access

Industrial areas should be directly accessible to one or more of the following regional transportation facilities: airports, railroads, arterial roads, freeways, expressways or the Interstate Highway System. Industrial areas should be served by major roads which have adequate capacity and are built to carry heavy freight traffic. Sites should be designed to accommodate public transit and to encourage shared commutes.

##### Location and Design

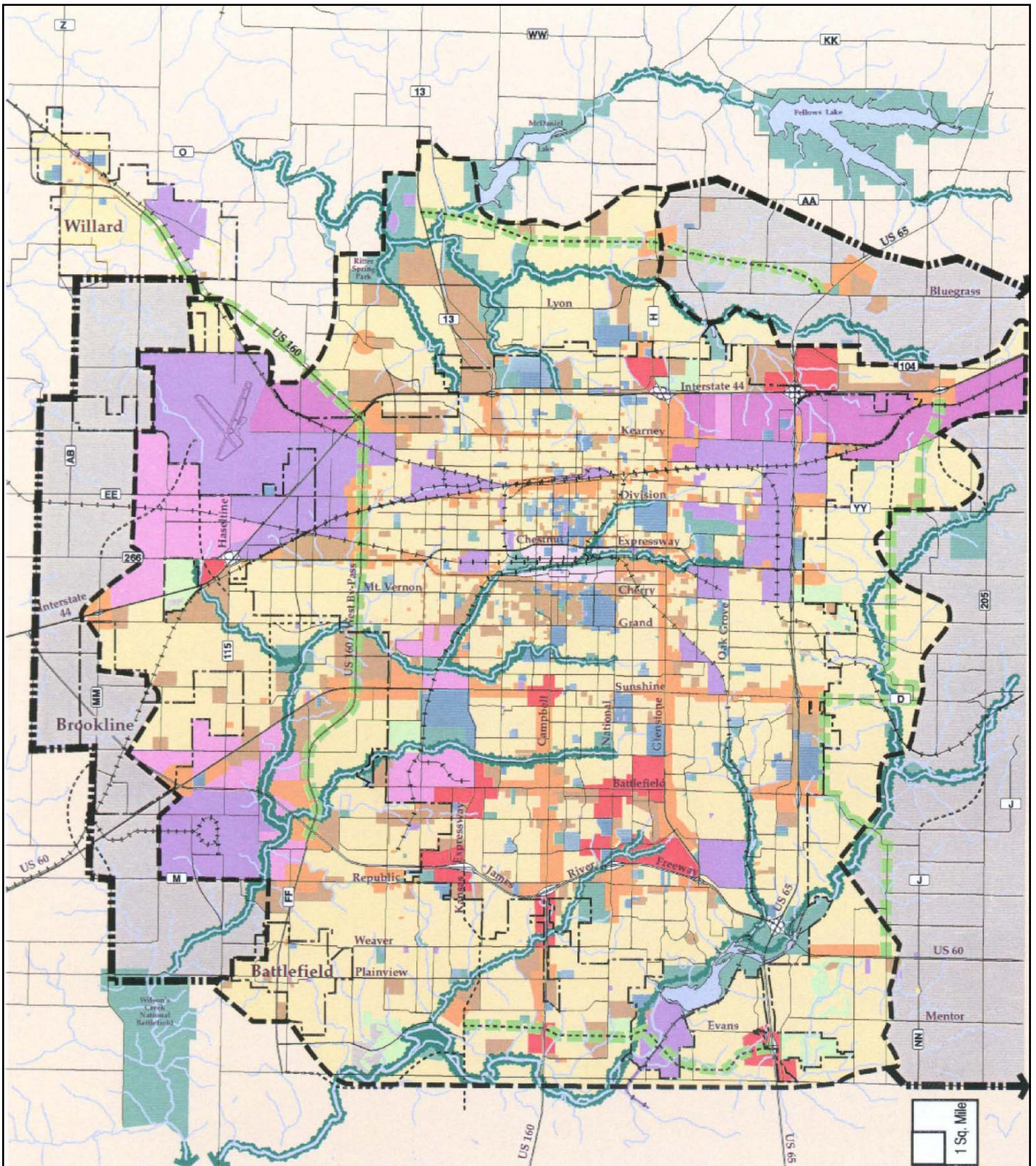
Industrial areas are generally incompatible with residential uses and should not be located adjacent to residential areas. A transition area or a step-down land use should be provided between industrial and residential uses. Industrial and related uses that have excessive visual clutter, noise, glare and/or odors should provide adequate screening and buffering.

##### Industrial Variety

The community should offer a variety of industrial areas that fit well within the overall development pattern and offer opportunity for industrial growth and expansion.

- Designate a variety of industrial sites in several concentrated locations near collector and arterial highways where uses may be clustered.
- Protect adjoining non-industrial areas by requiring industrial activities to meet strict standards and by ensuring their separation from residential areas.
- Locate industrial activities where large land areas suitable for horizontal expansion are available and where on-site storage, parking, and landscaped areas can be included.
- Locate and design industrial uses to have a minimal effect on adjoining land uses and on the environment.
- Encourage sites which function as business parks or research parks.
- Provide areas within the community where businesses with a strong office component and a strong industrial component can locate.
- Encourage appropriate service or retail land uses with corresponding pedestrian

The location and marketed uses for the Partnership Industrial Center West is consistent with several of the Plan's recommendations for industrial areas. The center has excellent access to multiple modes of transportation with its location adjacent to Interstate 44, rail service, and the Springfield-Branson National Airport. It is also compatible with surrounding land uses, which includes industrial and airport uses to the north, an interstate highway and industrial uses to the east, and agricultural and low density/semi-rural residential land uses a railroad to the south and west. The regulations set forth in the Zoning Ordinance and the protective covenants also help to ensure high-quality industrial development that has minimal impacts on its neighbors.



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| Low-Density Housing                           | General Industry, Transportation and Utilities | Greenway                               |
| Medium or High Density Housing                | Park   | Parkway                                |
| Medium Intensity Retail, Office or Housing    | School   | City Boundary                          |
| High Intensity Retail, Office or Housing      | Golf   | Urban Service Area Boundary, Year 2020 |
| Greater Downtown                              | Community-Public                               | Urban Reserve Boundary, Year 2040      |
| Business Park                                 | Urban Reserve Area                             | Proposed New Major Roads               |
| Light Industrial, Office and Office-Warehouse | Rural Area                                     |  |

Figure 18-7  
Springfield Area Land Use Plan, Year 2020

January 29, 2001

**Springfield-Greene County**  
Comprehensive Plan  
Creating the Future