



**Matt Russell, Mayor**  
Garry Wilson, Ward II  
Christopher Updike, Ward III  
Jennifer Mitchell, Ward IV  
  
Eric Franklin, Ward I  
Gerry Pool, Ward II  
Shane Grooms, Ward III  
Jim Deichman, Ward IV

**AGENDA**  
**City Council Meeting**  
**Online Zoom Meeting**  
**August 03, 2021 at 6:00 PM**

**Zoom Link:**

Join Zoom Meeting

<https://us02web.zoom.us/j/4476275349>

Meeting ID: 447 627 5349

301-715-8592

447-627-5349

312-626-6799

447-627-5349

**Call Meeting to Order**

**Opening Prayer**

**Pledge of Allegiance to the United States Flag**

**Citizen Participation**

**Consent Agenda**

- [1.](#) Approve July 20, 2021 City Council Minutes.

**Board, Commission, and Committee Schedule**

Board of Adjustment Meeting	August 5, 2021
Planning & Zoning Meeting	August 9, 2021
City Council Meeting	August 17, 2021
City Council Meeting	August 24, 2021

**Old Business and Tabled Items**

- [2.](#) 21-53 An Ordinance of the City Council of the City of Republic, Missouri, Approving Amending the Zoning Code and Official Map by Changing the Classification of Approximately 9.1 Acres from General Commercial (C-2) to Heavy Manufacturing (M-2), Located at 6330 West US Hwy60.
- [3.](#) 21-54 An Ordinance of the City Council of the City of Republic, Missouri, Approving Amending the Zoning Code and Official Map by Changing the Classification of Approximately 92.85 Acres from Agricultural (AG) and General Commercial (C-2) to Planned Development District (PDD), Located at 3456 South Farm Road 101.

**New Business (First Reading of Ordinances)**

**Other Business (Resolutions)**

- [4.](#) 21-R-32 A Resolution of the City Council of the City of Republic, Missouri, Authorizing the City Administrator to Execute the First Change Order for Drury Lane Improvements.

**Reports from Staff**

**Executive Session:** *No further action, other than announcing adjournment by the Mayor, shall take place after an Executive Session that is scheduled as the last matter on the Agenda unless otherwise stated on the Agenda or as allowed per RSMo. 610.02.*

1. RSMo 610.021.1 Pending and/or potential litigation. Closed session. Closed vote. Closed record.
2. RSMo 610.021.2 Real estate acquisition. Closed session. Closed vote. Closed record.
3. RSMo 610.021.3 Hiring, firing, promotion, or disciplining personnel. Closed session. Closed vote. Closed record.

**Adjournment**

Individuals addressing the Council are asked to step to the microphone and clearly state their name and address before speaking. In accordance with ADA guidelines, if you need special accommodations to attend any city meeting, please notify the City Clerk's Office at 732-3101 at least three days prior to the scheduled meeting. **All meetings are tape recorded for public viewing.**



## MINUTES

### City Council Meeting City Council Chambers, 540 Civic Boulevard July 20, 2021 at 6:00 PM

**Matt Russell, Mayor**  
Garry Wilson, Ward II  
Christopher Updike, Ward III  
Jennifer Mitchell, Ward IV

Eric Franklin, Ward I  
Gerry Pool, Ward II  
Shane Grooms, Ward III  
Jim Deichman, Ward IV

#### Call Meeting to Order

The regular session meeting of the City Council of the City of Republic, Greene County, Missouri, was called to order by Mayor Matt Russell at 6:00 p.m. Council Members present included Christopher Updike, Jim Deichman, Eric Franklin, Garry Wilson, Gerry Pool, Shane Grooms, and Jennifer Mitchell. Others in attendance were: City Administrator David Cameron, Interim City Attorney Damon Phillips, Assistant City Administrator/Parks and Recreation Director Jared Keeling, BUILDS Administrator Andrew Nelson, Information Systems Director Chris Crosby, GIS Manager Josh Jones, Principal Planner Chris Tabor, Police Chief Brian Sells, and City Clerk Laura Burbridge.

#### Opening Prayer

Opening prayer was led by City Administrator David Cameron.

#### Pledge of Allegiance to the United States Flag

The Pledge of Allegiance was led by Mayor Matt Russell.

#### Mayor's Announcements

Mayor Matt Russell introduced Damon Phillips as the Interim City Attorney.

Mayor Matt Russell requested Council approve the following appointments:

Housing Authority: Reappoint Mary Vincent for a 4-year term. Appoint Charlie Johnson to complete the term of Leo Clanton through June 17, 2023.

Enhanced Enterprise Zone: Appoint Rusty MacLachlan to complete Harold Bengsch's term through July 13, 2024. Reappoint Todd Wojciechowski and Allen Kunkel for 4-year terms. Appoint Blake Cantrell for a 4-year term.

Planning and Zoning: Reappoint Garry Wilson as Council Liaison for a 1-year term. Appoint Darran Campbell for a 4-year term. Appoint Brian Doubrava to complete the term of Chris Crosby expiring 11-2-24.

Board of Adjustment: Reappoint Kelly Evans for a 5-year term. Reappoint Karen Pittman for a 5-year term. Appoint April Swanson to complete the term of Torre Conklin to expire 2-20-23. Appoint Randy Tindell to complete the term of Dolph Woodman to expire 7-18-22.

Council Member Pool motioned to approve the requested appointments. Council Member Updike seconded. The vote was 7 Aye-Deichman, Franklin, Grooms, Mitchell, Pool, Updike, and Wilson.

#### Citizen Participation

Mayor Matt Russell opened citizen participation at 6:04 p.m. No one came forward so Mayor Russell closed citizen participation at 6:04 p.m.

#### Consent Agenda

Motion was made by Council Member Pool and seconded by Council Member Franklin to approve the consent agenda. The vote was 7 Aye-Deichman, Franklin, Grooms, Pool, Wilson, Updike, and Mitchell. 0 Nay. Motion Carried.

1. Approve Amending the City Council Minutes from June 15, 2021 to Correct a Scrivener's Error.
2. Approve June 22, 2021 City Council Regular Session Minutes.
3. Approve Vendor List.

#### **Board, Commission, and Committee Schedule**

City Council Meeting (Via Zoom)	August 03, 2021
Board of Adjustment Meeting	August 05, 2021
Planning & Zoning Meeting	August 09, 2021
City Council Meeting	August 17, 2021

#### **Old Business and Tabled Items**

4. **21-52 An Ordinance of the City Council of the City of Republic, Missouri, Approving the Final Plat of Auburn Hills Phase Two Subdivision.**

Motion was made by Council Member Franklin and seconded by Council Member Grooms to have the second reading of Bill 21-52 by title only. The vote was 7 Aye-Deichman, Franklin, Grooms, Pool, Wilson, Mitchell, and Updike. 0 Nay. Motion Carried. Andrew Nelson was available to answer any questions from Council. Council Member Franklin motioned for the passage of Bill 21-52. Council Member Mitchell seconded. A roll call vote was taken. The vote was 7 Aye-Updike, Pool, Wilson, Franklin, Deichman, Grooms, and Mitchell. 0 Nay. Motion Carried.

#### **New Business (First Reading of Ordinances)**

5. **21-53 An Ordinance of the City Council of the City of Republic, Missouri, Approving Amending the Zoning Code and Official Map by Changing the Classification of Approximately 9.1 Acres from General Commercial (C-2) to Heavy Manufacturing (M-2), Located at 6330 West US Hwy 60.**

Council Member Grooms motioned for the first reading of Bill 21-53 by title only. Council Member Franklin seconded. The vote was 7 Aye-Wilson, Deichman, Franklin, Pool, Mitchell, Grooms, and Updike. 0 Nay. Motion Carried. Andrew Nelson provided an overview of the bill. Mayor Russell reminded Council that this was a first read and to get with staff with any questions prior to the next meeting.

6. **21-54 An Ordinance of the City Council of the City of Republic, Missouri, Approving Amending the Zoning Code and Official Map by Changing the Classification of Approximately 92.85 Acres from Agricultural (AG) and General Commercial (C-2) to Planned Development District (PDD), Located at 3456 South Farm Road 101.**

Council Member Wilson motioned for the first reading of Bill 21-54 by title only. Council Member Franklin seconded. The vote was 7 Aye-Wilson, Pool, Deichman, Franklin, Mitchell, Grooms, and Updike. 0 Nay. Motion Carried. Andrew Nelson provided an overview of the bill. Sean Coatney with ATW and Country Land spoke in favor of the bill. Mayor Russell reminded Council that this was a first read and to get with staff with any questions prior to the next meeting.

#### **Other Business (Resolutions)**

7. **21-R-31 A Resolution of the City Council of the City of Republic, Missouri, Approving a Preliminary Plat for Olde Savannah Phase 3, a Residential Subdivision Consisting of Approximately 22.95 Acres Located in the 6400 Block of South Farm Road 89.**

Motion was made by Council Member Franklin and seconded by Council Member Grooms to approve Resolution 21-R-31. Chris Tabor provided an overview of the Resolution. The vote was 7 Aye-Deichman, Franklin, Grooms, Wilson, Pool, Mitchell, and Updike. 0 Nay. Motion Carried.

## Reports from Staff

### Presentation of the Citizen Survey for 2021.

Mark Ellison with Opinion Research Specialists presented the citizen survey results for 2021.

City Administrator David Cameron reported it is good to be back and he enjoyed his time away with his family. Mr. Cameron shared he appreciated being allowed to take that time. Mr. Cameron reported he now has an empty nest, so he will be here for you more now. Mr. Cameron thanked staff for all their work and for continuing to move forward while he was out.

City Administrator David Cameron reminded everyone that we have a significant ballot measure on August 3rd. Mr. Cameron announced there will be a virtual town hall meeting next Tuesday to answer any questions from citizens. Mr. Cameron reported we want to be fully transparent and shared he will be on RepMo radio Thursday to talk about the ballot as well. Mr. Cameron encouraged everyone to get out and vote on August 3rd. Mr. Cameron reminded everyone this is a question, not a mandate. Mr. Cameron shared his appreciation for Council allowing this to go to the community for consideration and encouraged people to participate in the virtual meeting. Mr. Cameron also reported that any questions about audits or financials can be answered by going on our website, with records on there for the last 5 years. Mr. Cameron shared we will provide better links to get to those as well.

City Administrator David Cameron shared that Tom Rankin was interviewed as part of the 12 People You Need To Know. Mr. Cameron reminded everyone that on June 2, 2020, he received a text from Mr. Rankin about the Amazon project. Mr. Cameron commended staff that in less than 10 months, on August 1, they will be occupying and running orders out of an over 1 million square foot building. Mr. Cameron spoke of the challenges in navigating the approvals, highway needs, and inspections, which included walking miles to inspect their facility. Mr. Cameron shared he watched first hand the extra mile staff took to work to help them achieve their objective. Mr. Cameron reminded everyone we are trying to do these things to improve our community and tax base, partially to not have to ask for additional taxes. It is important to recognize the staff, team, and community as he imagines it has been rough for those living and working out by the project. Mr. Cameron shared he listened to the community getting recognized at the 12 People You Need to Know event as Mr. Rankin attributed a lot of success to the staff of the City. Mr. Cameron encouraged everyone to drive out and see the completed road on the back of Amazon that leads to the new McLane project, which currently has steel going up. Mr. Cameron announced that Convoy of Hope is getting ready to launch into their next phase of their project. Mr. Cameron shared he is proud of this community and staff and appreciated the opportunity to lead and serve. Mr. Cameron stated he will bring this ballot question with transparency and civility. Mr. Cameron shared the work goes smoothly because it begins in this Council Chamber. Mr. Cameron reported we are getting ready to go to phase two.

Council Member Franklin reported he went to a family function and one of the things discussed was Amazon. Mr. Franklin shared there were developers from the east and west coasts and their jaws dropped when they heard the timeline. Mr. Franklin stated August 3rd is the time to vote, there is plenty of stuff out about it. Mr. Franklin thanked the citizens who filled out the citizen survey and those who volunteered for all the Boards and Committees.

Mayor Matt Russell shared we don't say "I" very often. We have a team approach but Mayor Russell shared David didn't do a good job of explaining what happened. Mayor Russell shared that at the Springfield Business Journal event in a room full of Springfield business people, Mr. Rankin sat on the

platform being interviewed. Mayor Russell reported Mr. Rankin spent his 45 minutes talking about Republic, David, and Andrew. Mayor Russell reported it was over 100 times Mr. Rankin said Republic. Mr. Rankin reported that Republic is the place. We don't pat each other on the back often, but Mayor Russell wanted to pat David on the back for his work. Mayor Russell also showed Council the 417 Biz magazine where David is on the cover. Mayor Russell shared David has developed a great team and they answer questions before he can come up with them. Mayor Russell acknowledged that David is starting to get notoriety but will not pat himself on the back. Mayor Russell reminded everyone that this is the Republic City Administrator on the cover of 417 Biz. Mayor Russell expressed we are lucky to have David.

**Executive Session:** *No further action, other than announcing adjournment by the Mayor, shall take place after an Executive Session that is scheduled as the last matter on the Agenda unless otherwise stated on the Agenda or as allowed per RSMo. 610.02.*

1. RSMo 610.021.1 Pending and/or potential litigation. Closed session. Closed vote. Closed record.
2. RSMo 610.021.2 Real estate acquisition. Closed session. Closed vote. Closed record.
3. RSMo 610.021.3 Hiring, firing, promotion, or disciplining personnel. Closed session. Closed vote. Closed record.

Motion was made by Council Member Franklin and seconded by Council Member Updike at 6:45 p.m. to go into Executive Session under RSMo 610.021.3 Hiring, firing, promotion, or disciplining personnel. Closed session. Closed vote. Closed record. A roll call vote was taken. The vote was 7 Aye - Mitchell, Deichman, Franklin, Pool, Wilson, Updike, and Grooms. 0 Nay. Motion carried.

Motion was made by Council Member Deichman and seconded by Council Member Grooms to adjourn the Executive Session at 7:17 p.m. The vote was 7 Aye-Deichman, Wilson, Franklin, Mitchell, Grooms, Updike, and Pool. 0 Nay. Motion Carried.

#### Adjournment

ATTEST:

\_\_\_\_\_  
Laura Burbridge, City Clerk

\_\_\_\_\_  
Matt Russell, Mayor



## AGENDA ITEM ANALYSIS

Project/Issue Name: 21-53 An Ordinance of the City Council of the City of Republic, Missouri, Approving Amending the Zoning Code and Official Map by Changing the Classification of Approximately 9.1 Acres from General Commercial (C-2) to Heavy Manufacturing (M-2), Located at 6330 West US Hwy60.

Submitted By: Karen Haynes, Planning Manager

Date: August 3, 2021

### Issue Statement

S. Foreman Realty CO., LLC has applied to change the Zoning Classification of approximately **9.1 acres** of property located at 6330 West US Highway 60 from General Commercial (C-2) to **Heavy Manufacturing (M-2)**.

### Discussion and/or Analysis

The property subject to this Rezoning Application is currently occupied by a 12,000 SF building. The initial footprint of the building was constructed in 1978, prior to the City's annexation of the property in 2007. The Applicant has expressed their intent to occupy the building.

The following paragraphs contain brief analyses of present site conditions as well as the proposal's relationship to **adopted plans of the City**.

### Consistency with the Comprehensive Plan

The City's Comprehensive Plan generally encourages the expansion of commercial development through proactive Rezoning of land at appropriate locations. Appropriate locations are described generally throughout the Plan, with regard to the **relationship of land at particular locations to infrastructure capable of supporting various intensities and densities of uses**.

- **Section:** Coordinate with Infrastructure
  - **Goal 1:** Support new development that is well-connected to the existing community.
    - **Objective 1B:** Promote development aligning with current adopted plans of the City. The intensity of uses should match the capacity of infrastructure to serve.

The general trend in the vicinity of the subject property, along this area of US Highway 60, is new construction and redevelopment of industrial and commercial projects of high to middling intensity.

### **Compatibility with Surrounding Land Uses**

The subject property is surrounded by General Commercial (C-2) across Hwy 60 to the north, Greene County Zoned Light Manufacturing and Greene County Zoned Plot Assignment District to the east, and Greene County Zoned Agriculture to the south.

The Plot Assignment District referenced is a specialized zoning district that is, in this case, limited to the use of scrap metal processing.

The land uses permitted in the Heavy Industrial (M-2) Zoning District include industrial and manufacturing uses of high intensity.

### **Capacity to Serve Potential Development and Land Use**

#### **Municipal Water and Sewer Service:**

Development on the parcel will require connection to City Water and Sewer services.

Water service will be provided through a connection to the 12" water main running along the south side US Hwy 60 along the parcel's frontage.

Sanitary sewer service will be provided through a connection to the 8" main running along the southern property line. Sewer will then gravity first to Mcelhaney Lift Station, then will pass to Shuyler Creek Lift Station, and, finally, to the Waste Water Treatment Plant.

#### **Transportation:**

A Traffic Impact Study (TIS) was not required for this rezone due to the expectation that any future improvements at this intersection would meet the minimum dictated by the Major Thoroughfare Plan.

The subject parcel has access from Farm Road 103. In the event of any future improvement access would persist.

**Floodplain:** The subject parcel **does not** contain a Special Flood Hazard Area (SFHA/Floodplain).

**Sinkholes:** The subject property does not contain any identified sinkholes.

### **Recommended Action**

Staff considers the **proposed Zoning Map Amendment (Rezoning)** to be generally consistent with the **goals and objectives of the Comprehensive Plan**, consistent with the **trend of development in the vicinity of the site, compatible with surrounding land uses, and able to be adequately served by municipal facilities**. Based upon this analysis (performed without the benefit of evidence and testimony of a public hearing), **Staff recommends the approval of this application.**



BILL NO. 21-53

ORDINANCE NO.

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, APPROVING AMENDING THE ZONING CODE AND OFFICIAL MAP BY CHANGING THE CLASSIFICATION OF APPROXIMATELY 9.1 ACRES FROM GENERAL COMMERCIAL (C-2) TO HEAVY MANUFACTURING (M-2), LOCATED AT 6330 WEST US HWY 60**

*WHEREAS*, the City of Republic, Missouri, ("City" or "Republic") is a municipal corporation and Charter City located in Greene County, Missouri, being duly created, organized, and existing under the laws of the State of Missouri; and

*WHEREAS*, an application for an amendment to the Zoning Code and Official Zoning Map to rezone real estate located at 6330 West US Hwy 60, and comprising approximately 9.1 acres from General Commercial (C-2) to Heavy Manufacturing (M-2), was submitted to the City's BUILDS Department by S. Foreman Realty Co, LLC ("Applicant"); and

*WHEREAS*, the City did thereafter submit said application to the Planning and Zoning Commission, which did set July 12, 2021, as the date a public hearing would be held on such application and proposed amendment; and

*WHEREAS*, a notice of the time and date of the public hearing was given by publication on June 16, 2021, in *The Greene County Commonwealth*, a newspaper of general circulation in the City, such notice being at least 15 days before the date set for the public hearing; and

*WHEREAS*, the City gave notice of such public hearing to the record owners of all properties within the area proposed to be rezoned and within 185 feet of the property proposed to be rezoned; and

*WHEREAS*, a public hearing was conducted by the Planning and Zoning Commission on July 12, 2021, after which the Commission rendered written findings of fact on the proposed amendment and rezoning and, thereafter, submitted the same, together with its recommendations, to the Council; and

*WHEREAS*, the Planning and Zoning Commission, by a vote of 5 Ayes to 0 Nay, recommended the approval of such application for rezoning; and

*WHEREAS*, the application for rezoning and to amend the Zoning Code and Official Zoning Map was submitted to the City Council at its regular meeting on July 20, 2021, after which the City Council did proceed to vote to rezone such property and amend the Zoning Code accordingly.

***NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, AS FOLLOWS:***

- Section 1. The Zoning Code and Official Zoning Map are hereby amended insofar as the same relates to a certain tract of realty located at 6330 West US Hwy 60, and comprising approximately 9.1 acres from General Commercial (C-2) to Heavy Manufacturing (M-2), such tract being more fully described as follows:

BILL NO. 21-53

ORDINANCE NO.

All that portion of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of Section Eleven (11), Township Twenty-Eight (28) North, Range Twenty-Three (23) West; Greene County, Missouri lying South and East of US Highway 60 as presently established except and part thereof taken, deeded or used for road or highway purposes.

Section 2. In all other aspects other than those herein amended, modified, or changed, the Zoning Code and Official Zoning Map shall remain the same and continue in full force and effect.

Section 3. The whereas clauses are hereby specifically incorporated herein by reference.

Section 4. This Ordinance shall take effect and be in force from and after its passage as provided by law.

**PASSED AND APPROVED** at a regular meeting of the City Council of the City of Republic, Missouri, this \_\_\_\_\_ day of \_\_\_\_\_ 2021.

\_\_\_\_\_  
Matt Russell, Mayor

Attest:

\_\_\_\_\_  
Laura Burbridge, City Clerk

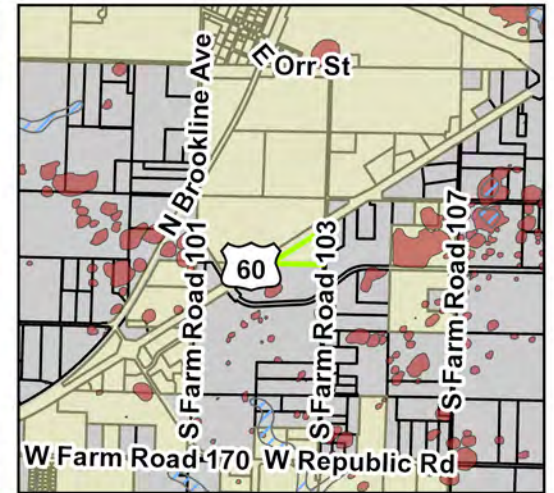
Approved as to Form: Dan [Signature], City Attorney

Final Passage and Vote: \_\_\_\_\_

# REZN 21-011: ShoMe Fabrication

Item 2.

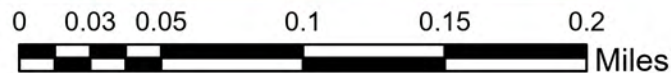
## Vicinity Map



## Legend

- ShoMe Fabrication
- Parcels
- Sinkhole
- Floodplain

Parcel Owner: S. Foreman Realty CO, LLC  
Parcel Address: 6330 West US Highway 60  
Area: 9.1 Acres  
Existing Zoning: General Commercial (C-2)  
Requested Zoning: Heavy Manufacturing (M-2)



# REZN 21-011: ShoMe Fabrication

## Zoning Map



### Legend

- ShoMe Fabrication
- Parcels

### Zoning

- AG Agricultural
- C-1 Commercial
- C-2 General Commercial
- C-3 General Commercial
- M-1 Light Manufacturing
- M-2 Heavy Manufacturing
- PDD Planned Development
- R1-L Single Family Low Density
- R1-M Single Family Medium Density
- R1-H Single Family High Density
- R1-Z Zero Lot Line Residential
- R-2 Two-family Residential
- R-3 Multi-family Residential

Parcel Owner: S. Foreman Realty CO, LLC  
 Parcel Address: 6330 West US Highway 60  
 Area: 9.1 Acres  
 Existing Zoning: General Commercial (C-2)  
 Requested Zoning: Heavy Manufacturing (M-2)



# Findings of Fact

Date of Hearing:

07/12/2021

Time:

6:00PM

Type of Application:

Rezone

Name of Applicant:

ShoMe Fabrication

Location:

City Council Chambers

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- Conforming to the City's adopted Land Use Plan  Yes  No
- Conforming to the City's adopted Transportation Plan  Yes  No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)  Yes  No
- Compatible with surrounding land uses  Yes  No
- Able to be adequately served by municipal infrastructure  Yes  No
- Aligned with the purposes of RSMo. 89.040  Yes  No

Statement of Relevant Facts Found:

I Recommend the Possibility of Some type of obscure Rezoning

Based on these findings, I have concluded to recommend the application to the City Council for:

- Approval
- Denial

Commissioner Name:

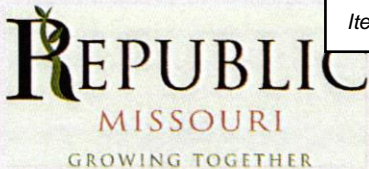
RANDY Phelps

Commissioner Signature:

[Signature]

Date:

7/12/21



# Findings of Fact

Date of Hearing:  Time:  Type of Application:

Name of Applicant:  Location:

**Based upon the facts presented during the course of this hearing, I have found that the application is generally:**

- Conforming to the City's adopted Land Use Plan  Yes  No
- Conforming to the City's adopted Transportation Plan  Yes  No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)  Yes  No
- Compatible with surrounding land uses  Yes  No
- Able to be adequately served by municipal infrastructure  Yes  No
- Aligned with the purposes of RSMo. 89.040  Yes  No

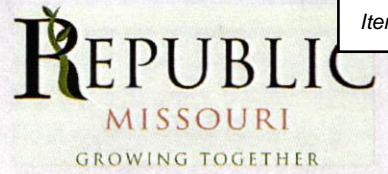
**Statement of Relevant Facts Found:**

*Requires connection to city water and sewer  
 Annexed in 2007  
 Main entry will be east of property  
 Potential new stop light will move west of intersection and applicant is working with staff*

**Based on these findings, I have concluded to recommend the application to the City Council for:**  Approval  Denial

Commissioner Name:  Commissioner Signature:  Date:

# Findings of Fact



Item 2.

Date of Hearing:

07/12/2021

Time:

6:00PM

Type of Application:

Rezone

Name of Applicant:

ShoMe Fabrication

Location:

City Council Chambers

**Based upon the facts presented during the course of this hearing, I have found that the application is generally:**

- Conforming to the City's adopted Land Use Plan  Yes  No
- Conforming to the City's adopted Transportation Plan  Yes  No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)  Yes  No
- Compatible with surrounding land uses  Yes  No
- Able to be adequately served by municipal infrastructure  Yes  No
- Aligned with the purposes of RSMo. 89.040  Yes  No

**Statement of Relevant Facts Found:**

Traffic Addressed,  
Environmental

**Based on these findings, I have concluded to recommend the application to the City Council for:**

Approval  Denial

Commissioner Name:

Erik Petersen

Commissioner Signature:

Date:

7/12/21

# Findings of Fact



Item 2.

Date of Hearing:

07/12/2021

Time:

6:00PM

Type of Application:

Rezone

Name of Applicant:

ShoMe Fabrication

Location:

City Council Chambers

**Based upon the facts presented during the course of this hearing, I have found that the application is generally:**

- Conforming to the City's adopted Land Use Plan  Yes  No
- Conforming to the City's adopted Transportation Plan  Yes  No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)  Yes  No
- Compatible with surrounding land uses  Yes  No
- Able to be adequately served by municipal infrastructure  Yes  No
- Aligned with the purposes of RSMo. 89.040  Yes  No

**Statement of Relevant Facts Found:**

No ~~other~~ worries with wairst due to welding

**Based on these findings, I have concluded to recommend the application to the City Council for:**

Approval  Denial

Commissioner Name:

Chris Crusty

Commissioner Signature:

Date:

7/12/21





# Findings of Fact

Date of Hearing:

07/12/2021

Time:

6:00PM

Type of Application:

Rezone

Name of Applicant:

ShoMe Fabrication

Location:

City Council Chambers

**Based upon the facts presented during the course of this hearing, I have found that the application is generally:**

- Conforming to the City's adopted Land Use Plan  Yes  No
- Conforming to the City's adopted Transportation Plan  Yes  No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)  Yes  No
- Compatible with surrounding land uses  Yes  No
- Able to be adequately served by municipal infrastructure  Yes  No
- Aligned with the purposes of RSMo. 89.040  Yes  No

**Statement of Relevant Facts Found:**

Changing Business from C-2 to M-2  
 Welding Tanks  
 Old Tractor Store

**Based on these findings, I have concluded to recommend the application to the City Council for:**

Approval  Denial

Commissioner Name:

Brandon Andrew

Commissioner Signature:

Date:

7-12-2021

# Findings of Fact

Date of Hearing:

07/12/2021

Time:

6:00PM

Type of Application:

Rezone

Name of Applicant:

ShoMe Fabrication

Location:

City Council Chambers

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

Conforming to the City's adopted Land Use Plan  Yes  No

Conforming to the City's adopted Transportation Plan  Yes  No

Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)  Yes  No

Compatible with surrounding land uses  Yes  No

Able to be adequately served by municipal infrastructure  Yes  No

Aligned with the purposes of RSMo. 89.040  Yes  No

Statement of Relevant Facts Found:

I Recommend the Possibility of Some type of obscure Fencing

Based on these findings, I have concluded to recommend the application to the City Council for:

Approval  Denial

Commissioner Name:

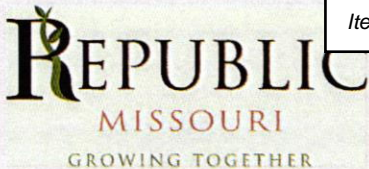
RANDY Phelps

Commissioner Signature:

[Signature]

Date:

7/12/21



# Findings of Fact

Date of Hearing:  Time:  Type of Application:

Name of Applicant:  Location:

**Based upon the facts presented during the course of this hearing, I have found that the application is generally:**

- Conforming to the City's adopted Land Use Plan  Yes  No
- Conforming to the City's adopted Transportation Plan  Yes  No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)  Yes  No
- Compatible with surrounding land uses  Yes  No
- Able to be adequately served by municipal infrastructure  Yes  No
- Aligned with the purposes of RSMo. 89.040  Yes  No

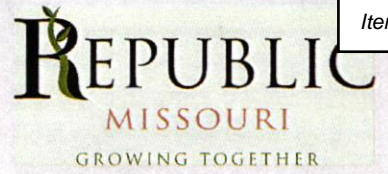
**Statement of Relevant Facts Found:**

*Requires connection to city water and sewer  
 Annexed in 2007  
 Main entry will be east of property  
 Potential new stop light will move west of intersection and applicant is working with staff*

**Based on these findings, I have concluded to recommend the application to the City Council for:**  Approval  Denial

Commissioner Name:  Commissioner Signature:  Date:

# Findings of Fact



Item 2.

Date of Hearing:

07/12/2021

Time:

6:00PM

Type of Application:

Rezone

Name of Applicant:

ShoMe Fabrication

Location:

City Council Chambers

**Based upon the facts presented during the course of this hearing, I have found that the application is generally:**

- Conforming to the City's adopted Land Use Plan  Yes  No
- Conforming to the City's adopted Transportation Plan  Yes  No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)  Yes  No
- Compatible with surrounding land uses  Yes  No
- Able to be adequately served by municipal infrastructure  Yes  No
- Aligned with the purposes of RSMo. 89.040  Yes  No

**Statement of Relevant Facts Found:**

Traffic Addressed,  
Environmental

**Based on these findings, I have concluded to recommend the application to the City Council for:**

Approval  Denial

Commissioner Name:

Erik Petersen

Commissioner Signature:

Date:

7/12/21

# Findings of Fact



Item 2.

Date of Hearing:

07/12/2021

Time:

6:00PM

Type of Application:

Rezoning

Name of Applicant:

ShoMe Fabrication

Location:

City Council Chambers

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- Conforming to the City's adopted Land Use Plan  Yes  No
- Conforming to the City's adopted Transportation Plan  Yes  No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)  Yes  No
- Compatible with surrounding land uses  Yes  No
- Able to be adequately served by municipal infrastructure  Yes  No
- Aligned with the purposes of RSMo. 89.040  Yes  No

### Statement of Relevant Facts Found:

No ~~other~~ worries with wairst due to welding

Based on these findings, I have concluded to recommend the application to the City Council for:

- Approval  Denial

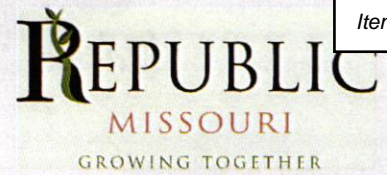
Commissioner Name:

Chris Crusty

Commissioner Signature:

Date:

7/12/21



# Findings of Fact

Date of Hearing:

07/12/2021

Time:

6:00PM

Type of Application:

Rezone

Name of Applicant:

ShoMe Fabrication

Location:

City Council Chambers

**Based upon the facts presented during the course of this hearing, I have found that the application is generally:**

- Conforming to the City's adopted Land Use Plan       Yes       No
- Conforming to the City's adopted Transportation Plan       Yes       No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)       Yes       No
- Compatible with surrounding land uses       Yes       No
- Able to be adequately served by municipal infrastructure       Yes       No
- Aligned with the purposes of RSMo. 89.040       Yes       No

**Statement of Relevant Facts Found:**

Changing Business from C-2 to M-2  
 Welding Tanks  
 Old Tractor Store

**Based on these findings, I have concluded to recommend the application to the City Council for:**

Approval       Denial

Commissioner Name:

Brandon Andrew

Commissioner Signature:

Date:

7-12-2021

## AGENDA ITEM ANALYSIS

Project/Issue Name: 21-54 An Ordinance of the City Council of the City of Republic, Missouri, Approving Amending the Zoning Code and Official Map by Changing the Classification of Approximately 92.85 Acres from Agricultural (AG) and General Commercial (C-2) to Planned Development District (PDD), Located at 3456 South Farm Road 101.

Submitted By: Karen Haynes, Planning Manager, BUILDS Department

Date: August 3, 2021

### Issue Statement

United Bank & Trust, Owner, and their representative ATW, LLC have applied to change the Zoning Classification of approximately **(92.85) acres** of property located at 3456 South Farm Road 101 from Agricultural (AG) and General Commercial (C-2) to Stone Creek Falls Planned Development District (PDD).

### Discussion and/or Analysis

The property subject to this Rezoning Application is comprised of approximately **(92.85) acres** of land located at 3456 South Farm Road 101. The property is currently utilized as farmland and contains one residential structure and an agricultural accessory building.

### Applicant's Proposal

The Applicant's Representative is proposing the Rezoning of this property to a Planned Development District (PDD) to allow for a mixed-use development consisting of (5) Commercial Lots (15.55 acres), (11) Multi-Family Lots (58.20) acres, and (1) Regional Detention Basin. The Development Plan also contains new water, sanitary sewer, and stormwater systems to support the development and required Collector and Primary Arterial Streets.

Specifically, the Applicant's proposal includes the following elements:

- Commercial, Lots 1-5:
  - Total Area: 15.55 Acres
  - Permitted Uses: Commercial Uses, as permitted in the Local Commercial (C-1), General Commercial (C-2), and General Commercial (C-3) Zoning Districts
  - Maximum Lot Coverage: 90%
  - Setbacks:
    - Front: 15 Feet
    - Rear: 15 Feet
    - Side Setback: 6 Feet
    - Side Street Setback: 15 Feet

- Multi-Family Residential, Lots 6-16:
  - Total Area: 58.20 Acres
  - Permitted Uses: Multi-Family Residential
  - Maximum Building Height: 3-Stories
  - Density: 24 Unit/Acre (1,396 Units)
  - Setbacks:
    - Front: 15 Feet
    - Rear: 15 Feet
    - Side Setback: 15 Feet
    - Side Street Setback: 15 Feet
    - US Hwy 60 Frontage: 25 Feet

The following paragraphs contain brief analyses of present site conditions as well as the proposal's relationship to **adopted plans of the City**.

#### **Consistency with the Planned Development District (PDD) Ordinance**

The purpose of the Planned Development Regulations is to allow for mixed-use, unconventional, or innovative arrangements of land and public facilities, which would be difficult to develop under the conventional land use and development regulations of the City.

Planned Unit Developments must demonstrate substantial congruence with each of the following conditions in order to be considered eligible for approval:

- The proposed Development Plan shall involve a mixture or variation of land uses or densities.
  - Stone Creek Falls is a mixed-use development consisting of commercial and multi-family residential dwelling units.
- The proposed Development Plan shall involve the provision of all infrastructure deemed necessary to adequately serve the potential development.
  - The Stone Creek Falls PDD Development Plan includes provisions for municipal water and sewer services, a plan for stormwater management, and the construction and dedication of a Collector Street and a portion of a Primary Arterial Street, identified in the City's Major Thoroughfare Plan.
- The proposed Development Plan shall involve design elements that promote the City of Republic's Comprehensive Plan and other adopted plans of the City.
  - The City of Republic's Comprehensive and Land Use Plans promote the expansion of commercial and residential development at locations supported by the City's water, sanitary sewer, and transportation networks; the Stone Creek Falls Development can be adequately supported by the City's existing capacities for water, sewer, and transportation.
- The proposed Development Plan shall involve design elements intended to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid



undue concentration of population; to preserve features of historical significance; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public improvements.

- The Stone Creek Falls Development Plan includes the construction of a Collector Street and a portion of a Primary Arterial Street, connecting the development to US Highway 60; the commercial and multi-family residential uses will utilize the new streets, with no direct Lot connections to US Highway 60.

### **Consistency with the Comprehensive Plan**

The City's Comprehensive Plan generally encourages the expansion of residential and commercial development through proactive rezoning of land at appropriate locations. Appropriate locations are described generally throughout the Plan with regard to the **relationship of land at particular locations to infrastructure capable of supporting various intensities and densities of uses.**

The 2021 Comprehensive Plan and Land Use Plan identifies Land Use Goals and Objectives relating to development, as follows:

- **Goal:** Support market conditions to develop a greater variety of residential and commercial options
  - **Objective:** Support a variety of housing developments and styles to ensure a range of options are available
  - **Objective:** Support opportunities to create new destination-style commercial development
- **Goal:** Support new development that is well-connected to the existing community
  - **Objective:** Encourage development that improves and expands upon existing infrastructure
  - **Objective:** Promote development aligning with current adopted plans of the City
  - **Objective:** Support the development of vacant parcels as opportunities for densification that is harmonious with surrounding development
  - **Objective:** Allow for mixed-use at highly visible vacant properties
- **Goal:** Pursue partnerships to support new development
  - **Objective:** Utilize public-private partnerships to support new development that places the City in a better position to serve residents
  - **Objective:** Leverage current and planned infrastructure expansions and improvements
  - **Objective:** Support redevelopment of areas along the US Highway 60 corridor to accommodate commercial uses and improve functionality

### **Compatibility with Surrounding Land Uses**

The subject site is surrounded by existing agricultural, commercial, and industrial zoned properties and uses:

- North: Agricultural (AG), Railroad, Light Industrial (M-1)
- South: Agricultural (AG), US Highway 60, General Commercial (C-2)

- East: Agricultural (AG), Light Industrial (M-1)
- West: Railroad, Greene County Light Industrial

The land uses permitted in the Applicant's proposal are considered to be generally compatible with the surrounding agricultural, commercial, and industrial zoned properties and uses in proximity to the subject parcel.

### **Capacity to Serve Potential Development and Land Use**

**Municipal Water and Sewer Service:** This site is currently served by City of Republic sanitary sewer and water service; both water and sewer service are located on the development site. A (12) inch gravity sanitary sewer line currently runs through the property from a property to the north to US Highway 60; a (12) inch water main runs parallel to US Highway 60 along the southern property line of the parcel. The development of the subject property will require the addition of new water and gravity sewer main extensions to serve the Lots within the development; the general locations of water and sewer mains are located on the Development Plan.

The wastewater generated by the development will flow to the McElhaney Lift Station and the Shuyler Creek Lift Station before being pumped through a series of force mains to the Wastewater Treatment Facility; the Lift Stations and Wastewater Treatment Facility do have the capacity to serve the development. The City is currently working on the implementation of the Wastewater Master Plan, which will include upgrades to the McElhaney Lift Station in 2022, which will increase the capacity of wastewater flowing from areas north of US Highway 60, to accommodate present and future development in the area. The City's water system has the capacity to serve the development at full build-out.

**The Water System, Lift Stations, and the Wastewater Treatment Facility have sufficient capacity to serve the proposed development.**

**Transportation:** The Development Plan includes the construction and dedication of a new Collector Street within the development area that will serve as a Secondary Circulation System, parallel to US Highway 60, as required by the City's Subdivision Ordinance and the City's Major Thoroughfare Plan; both the Commercial and Multi-Family Residential Lots will have direct access to this street.

The Development Plans includes the construction and dedication of a new Primary Arterial Street intersecting with US Highway 60, as required by the City's Major Thoroughfare Plan. The new street will include a stoplight on US Highway 60 and associated intersection improvements. The street will intersect with US Highway 60 at a 90-degree angle; the location of the new public street has been approved by MODOT. The Primary Arterial Street will be dedicated to the City of Republic during the Final Platting Process.

The Applicant performed a Traffic Impact Study (TIS), reviewed by MODOT and the City of Republic, to analyze the impact of the traffic generated from the proposed development, the TIS indicates the proposed development warrants a traffic signal at the new intersection of the Primary Arterial Street with US Highway 60. The traffic signal and associated intersection improvements will be built by the Developer.

The development of the new Primary Arterial Street coincides with MODOT's preliminary plans to build a new segment of State Highway MM to intersect with US Highway 60; should MODOT move forward with

these plans in the future, the City of Republic will dedicate the portion of the new Primary Arterial City Street constructed by the Developer to MODOT.

The construction of the new intersection will close a portion of North Commercial Avenue, relocate a portion of South Farm Road 103, and include a segment of the new Primary Arterial across an adjacent property to the north of the development. The City will be working with MODOT, the Applicant, and adjacent property owners to facilitate additional improvements to facilitate MODOT's preliminary plans for a new segment of State Highway MM.

No parcel within the development will have direct access to US Highway 60 or the Primary Arterial Street.

**Stormwater:** The Development Plan contains one area designated for stormwater retention, designed to accommodate stormwater generated by the development. The stormwater retention lake (6.35 acres) and drainage area (3.64 acres) will serve as common areas within the development. The stormwater retention areas and all open space/common areas will be owned and maintained by the Developer.

**Floodplain:** The subject parcel **does not** contain a **Special Flood Hazard Area (SFHA/Floodplain)**.

**Sinkholes:** The subject parcel **does not** contain any identified sinkholes.

All developments must include site design providing for sufficient emergency vehicle access as well as fire protection facilities (e.g. fire hydrants). **Additional elements of code compliance, evaluated at the time of infrastructure design, impacting the development of the subject property, include, but are not limited to, the City's Zoning Regulations, adopted Fire Code, and adopted Building Code.** The next steps in the process of development of the subject parcel, upon a favorable rezoning outcome, will be the development, review, and approval of an Infrastructure Permit for the construction of utility services and roads.

#### **Recommended Action**

Staff considers the **proposed Zoning Map Amendment (Rezoning to Planned Development District)** to be generally consistent with the **goals and objectives of the Comprehensive and Land Use Plans**, generally consistent with the **trend of development in the vicinity of the site**, generally **compatible with surrounding land uses**, and **able to be adequately served by municipal facilities**. Specifically, the proposed development can be adequately served by the City's municipal water and sanitary sewer services and the City's transportation network. Based upon this analysis (performed without the benefit of evidence and testimony of a public hearing), Staff recommends the approval of this application.

BILL NO. 21-54

ORDINANCE NO.

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, APPROVING AMENDING THE ZONING CODE AND OFFICIAL MAP BY CHANGING THE CLASSIFICATION OF APPROXIMATELY 92.85 ACRES FROM AGRICULTURAL (AG) AND GENERAL COMMERCIAL (C-2) TO PLANNED DEVELOPMENT DISTRICT (PDD), LOCATED AT 3456 SOUTH FARM ROAD 101**

*WHEREAS*, the City of Republic, Missouri, ("City" or "Republic") is a municipal corporation and Charter City located in Greene County, Missouri, being duly created, organized, and existing under the laws of the State of Missouri; and

*WHEREAS*, an application for an amendment to the Zoning Code and Official Zoning Map to rezone real estate located at 3456 South Farm Road 101, and comprising approximately 92.85 acres from Agricultural (AG) and General Commercial (C-2) to Planned Development District (PDD), was submitted to the City's BUILDS Department by United Bank & Trust("Applicant"); and

*WHEREAS*, an application for approval of a development plan for the Stone Creek Falls Planned Development District identified as PDD 21-004 ("Development Plan") was received from Applicant; and

*WHEREAS*, the City did thereafter submit said application and Development Plan to the Planning and Zoning Commission, which did set July 12, 2021, as the date a public hearing would be held on such application and proposed amendment; and

*WHEREAS*, a notice of the time and date of the public hearing was given by publication on June 23, 2021, in *The Greene County Commonwealth*, a newspaper of general circulation in the City, such notice being at least 15 days before the date set for the public hearing; and

*WHEREAS*, the City gave notice of such public hearing to the record owners of all properties within the area proposed to be rezoned and within 185 feet of the property proposed to be rezoned; and

*WHEREAS*, a public hearing was conducted by the Planning and Zoning Commission on July 12, 2021, after which the Commission rendered written findings of fact on the proposed amendment, Development Plan, and rezoning and, thereafter, submitted the same, together with its recommendations, to the Council; and

*WHEREAS*, the Planning and Zoning Commission, by a vote of 5 Ayes to 0 Nay, recommended the approval of such application and Development Plan for rezoning; and

*WHEREAS*, the application for rezoning, Development Plan, and to amend the Zoning Code and Official Zoning Map was submitted to the City Council at its regular meeting on July 20, 2021, after which the City Council did proceed to vote to rezone such property, approve the Development Plan, and amend the Zoning Code accordingly.

***NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, AS FOLLOWS:***

BILL NO. 21-54

ORDINANCE NO.

Section 1. The Zoning Code and Official Zoning Map are hereby amended insofar as the same relates to a certain tract of realty located at 3456 South Farm Road 101, and comprising approximately 92.85 acres from Agricultural (AG) and General Commercial (C-2) to Planned Development District (PDD), such tract being more fully described as follows:

A TRACT OF LAND, BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, AND A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 28 NORTH, RANGE 23 WEST, CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2 NORTH  $01^{\circ}49'35''$  EAST, 46.90 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF BURLINGTON NORTHERN SANTA FE RAILROAD; THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE NORTH  $29^{\circ}30'07''$  EAST A DISTANCE OF 1,320.77 FEET; THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,559.19 FEET, A DELTA OF  $00^{\circ}39'49''$ , AN ARC LENGTH OF 133.85 FEET, AND A CHORD WHICH BEARS NORTH  $29^{\circ}10'12''$  EAST HAVING A CHORD DISTANCE OF 133.85 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2; THENCE ALONG SAID NORTH LINE SOUTH  $89^{\circ}03'23''$  EAST, 646.94 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2 SOUTH  $01^{\circ}47'15''$  WEST, 1,331.77 FEET TO A POINT ON THE NORTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11; THENCE SOUTH  $88^{\circ}45'55''$  EAST ALONG SAID NORTH LINE 1,320.71 FEET TO THE NORTHEAST CORNER OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11; THENCE SOUTH  $01^{\circ}40'20''$  WEST ALONG THE EAST LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11 A DISTANCE OF 388.84 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 60; THENCE SOUTH  $57^{\circ}27'19''$  WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 1,694.96 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER; THENCE NORTH  $88^{\circ}52'01''$  WEST ALONG SAID SOUTH LINE A DISTANCE OF 806.65 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF BURLINGTON NORTHERN SANTA FE RAILROAD; THENCE NORTH  $32^{\circ}25'12''$  WEST ALONG SAID EAST LINE A DISTANCE OF 780.16 FEET TO A POINT ON THE WEST LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11; THENCE NORTH  $01^{\circ}50'57''$  EAST ALONG SAID WEST LINE A DISTANCE OF 683.29 FEET TO THE POINT OF BEGINNING, AND CONTAINING 92.85 ACRES OF LAND, MORE OR LESS, SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY.

BILL NO. 21-54

ORDINANCE NO.

Section 2. The Development Plan, as incorporated and attached to this Ordinance, is hereby approved and adopted by the Council along with any modifications and conditions imposed herein.

Section 3. Unless otherwise specifically defined by the approved Development Plan, the development of the tracts of realty contained herein will be regulated according to the requirements of the City of Republic's Municipal Code of Ordinances.

Section 4. In all other aspects other than those herein amended, modified, or changed, the Zoning Code and Official Zoning Map shall remain the same and continue in full force and effect.

Section 5. The whereas clauses are hereby specifically incorporated herein by reference.

Section 6. This Ordinance shall take effect and be in force from and after its passage as provided by law.

**PASSED AND APPROVED** at a regular meeting of the City Council of the City of Republic, Missouri, this \_\_\_\_\_ day of \_\_\_\_\_ 2021.

\_\_\_\_\_  
Matt Russell, Mayor

Attest:

\_\_\_\_\_  
Laura Burbridge, City Clerk

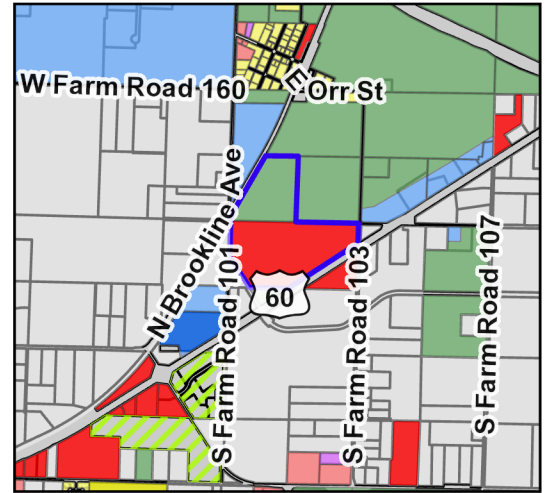
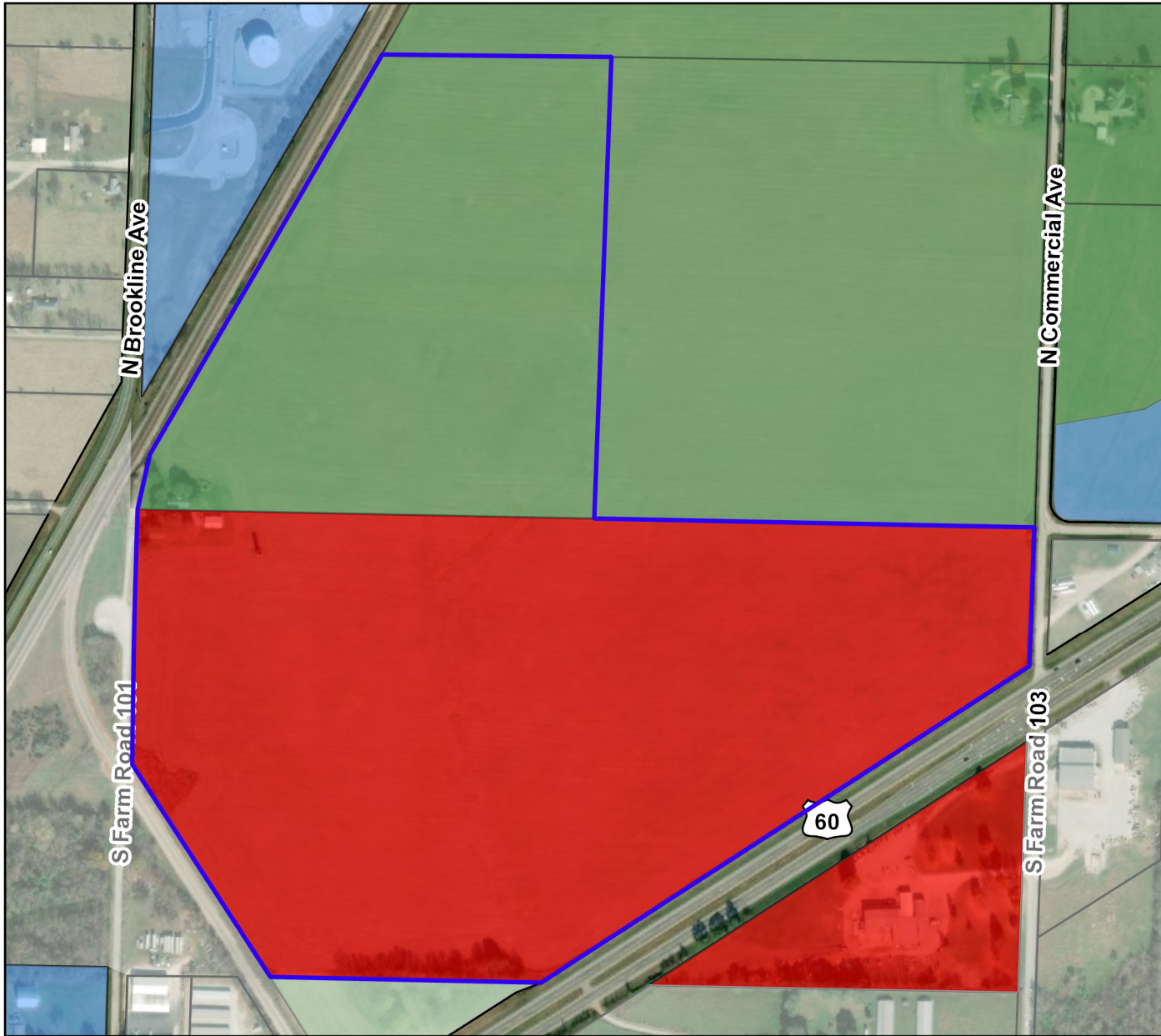
Approved as to Form:  \_\_\_\_\_, City Attorney

Final Passage and Vote: \_\_\_\_\_

# PDD 21-004: Stone Creek Falls

Item 3.

## Zoning Map



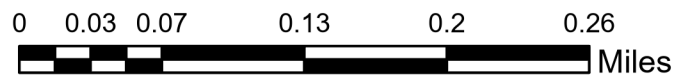
### Legend

- Stone Creek Falls
- Parcels

### Zoning

- AG Agricultural
- C-1 Commercial
- C-2 General Commercial
- C-3 General Commercial
- M-1 Light Manufacturing
- M-2 Heavy Manufacturing
- PDD Planned Development
- R1-L Single Family Low Density
- R1-M Single Family Medium Density
- R1-H Single Family High Density
- R1-Z Zero Lot Line Residential
- R-2 Two-family Residential
- R-3 Multi-family Residential

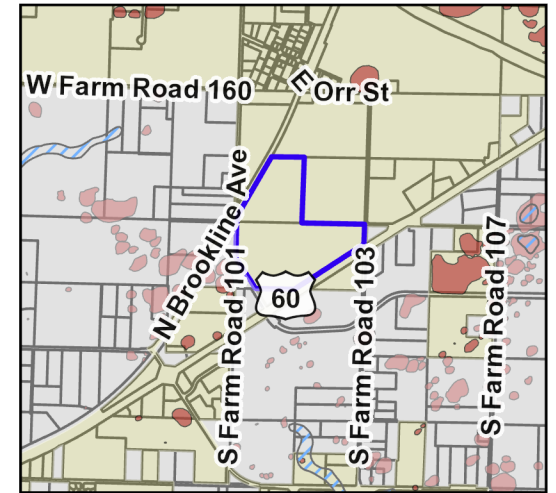
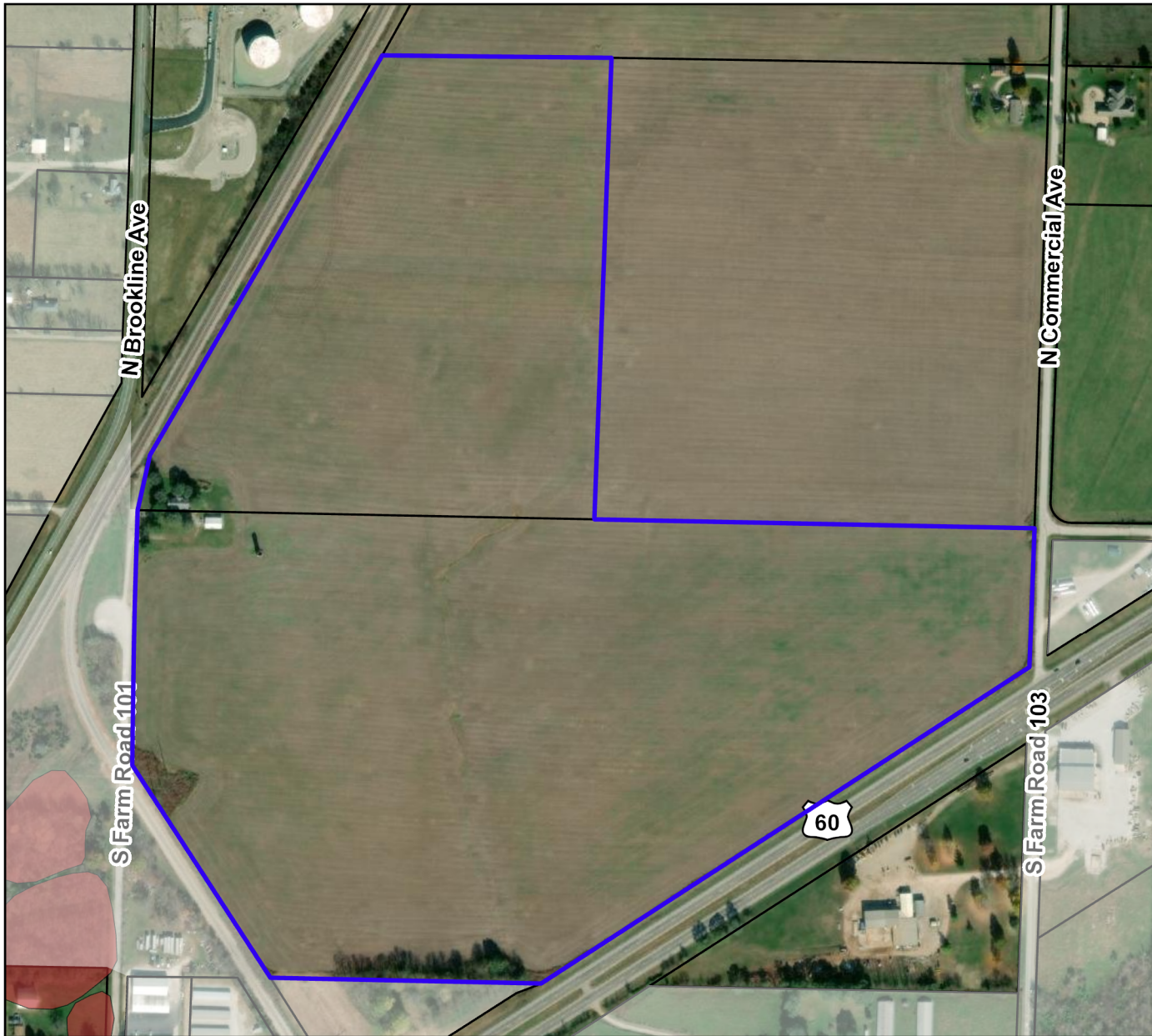
Parcel Owner: United Bank & Trust  
 Parcel Address: 3456 South Farm Road 101  
 Area: 92.85 Acres  
 Existing Zoning: Agricultural (AG) and General Commercial (C-2)  
 Requested Zoning: PDD







# PDD 21-004: Stone Creek Falls

Item 3.

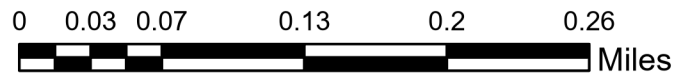
## Vicinity Map



### Legend

-  Stone Creek Falls
-  Parcels
-  Sinkhole
-  Floodplain

Parcel Owner: United Bank & Trust  
Parcel Address: 3456 South Farm Road 101  
Area: 92.85 Acres  
Existing Zoning: Agricultural (AG) and General Commercial (C-2)  
Requested Zoning: PDD







# Findings of Fact

Date of Hearing:  Time:  Type of Application:

Name of Applicant:  Location:

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- Conforming to the City's adopted Land Use Plan  Yes  No
- Conforming to the City's adopted Transportation Plan  Yes  No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)  Yes  No
- Compatible with surrounding land uses  Yes  No
- Able to be adequately served by municipal infrastructure  Yes  No
- Aligned with the purposes of RSMo. 89.040  Yes  No

Statement of Relevant Facts Found:

Ask the question where the New Bypass connects to the N+South

Based on these findings, I have concluded to recommend the application to the City Council for:  Approval  Denial

Commissioner Name:  Commissioner Signature:  Date:



# Findings of Fact

Date of Hearing:  Time:  Type of Application:

Name of Applicant:  Location:

**Based upon the facts presented during the course of this hearing, I have found that the application is generally:**

- Conforming to the City's adopted Land Use Plan  Yes  No
- Conforming to the City's adopted Transportation Plan  Yes  No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)  Yes  No
- Compatible with surrounding land uses  Yes  No
- Able to be adequately served by municipal infrastructure  Yes  No
- Aligned with the purposes of RSMo. 89.040  Yes  No

**Statement of Relevant Facts Found:**

Property requires addition of new water and gravity sewer main extensions  
 Wastewater does have capacity to serve  
 New stoplight on US 60 approved by MODOT and paid for by Developer  
 Difference between this plan and previous plans for this parcel is this one includes the base acreage,  
 This developer is working with the city to build improvements on 60

Based on these findings, I have concluded to recommend the application to the City Council for:  Approval  Denial

Commissioner Name:  Commissioner Signature:  Date:

# Findings of Fact

Date of Hearing:

07/12/2021

Time:

6:00PM

Type of Application:

Planned Development District

Name of Applicant:

PDD 21-004 STONE CREEK FALLS

Location:

City Council Chambers

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- Conforming to the City's adopted Land Use Plan  Yes  No
- Conforming to the City's adopted Transportation Plan  Yes  No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)  Yes  No
- Compatible with surrounding land uses  Yes  No
- Able to be adequately served by municipal infrastructure  Yes  No
- Aligned with the purposes of RSMo. 89.040  Yes  No

### Statement of Relevant Facts Found:

Intersection

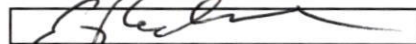
Based on these findings, I have concluded to recommend the application to the City Council for:

Approval  Denial

Commissioner Name:

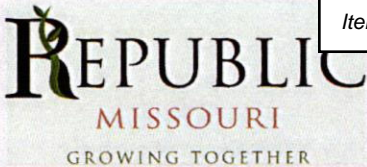
Erik Petersen

Commissioner Signature:



Date:

7/12/21



# Findings of Fact

Date of Hearing:  Time:  Type of Application:

Name of Applicant:  Location:

**Based upon the facts presented during the course of this hearing, I have found that the application is generally:**

- Conforming to the City's adopted Land Use Plan  Yes  No
- Conforming to the City's adopted Transportation Plan  Yes  No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)  Yes  No
- Compatible with surrounding land uses  Yes  No
- Able to be adequately served by municipal infrastructure  Yes  No
- Aligned with the purposes of RSMo. 89.040  Yes  No

**Statement of Relevant Facts Found:**

*New Traffic Signal + intersection developed by developer  
 Light will go in anyway and was planned by MoDot.  
 Modot was in a prior phase, so the developer doing it is  
 a big deal*

**Based on these findings, I have concluded to recommend the application to the City Council for:**  Approval  Denial

Commissioner Name:  Commissioner Signature:  Date:



# Findings of Fact

Date of Hearing:  Time:  Type of Application:

Name of Applicant:  Location:

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- Conforming to the City's adopted Land Use Plan  Yes  No
- Conforming to the City's adopted Transportation Plan  Yes  No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)  Yes  No
- Compatible with surrounding land uses  Yes  No
- Able to be adequately served by municipal infrastructure  Yes  No
- Aligned with the purposes of RSMo. 89.040  Yes  No

**Statement of Relevant Facts Found:**

TIS- Warrant a new traffic signal on 60  
 New Improvements to come on 60 that help  
 congestive traffic

Based on these findings, I have concluded to recommend the application to the City Council for:  Approval  Denial

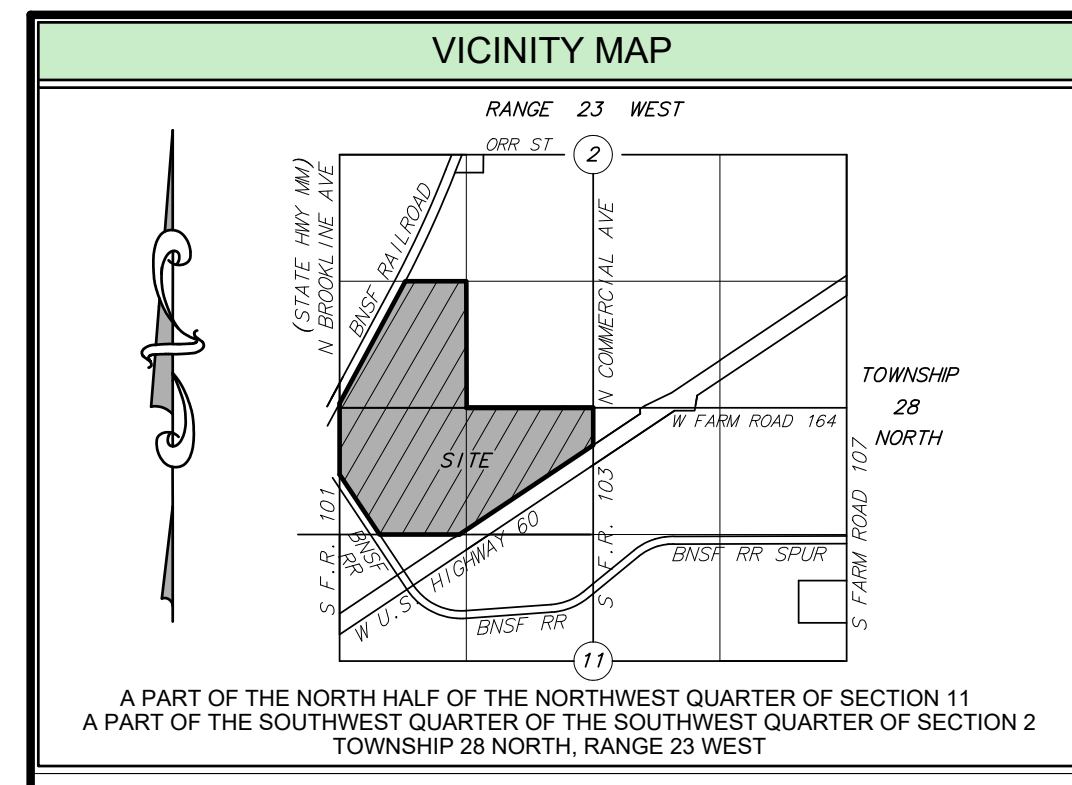
Commissioner Name:  Commissioner Signature:  Date:

# LAND USE AND INFRASTRUCTURE PLAN STONE CREEK FALLS A PLANNED DEVELOPMENT DISTRICT

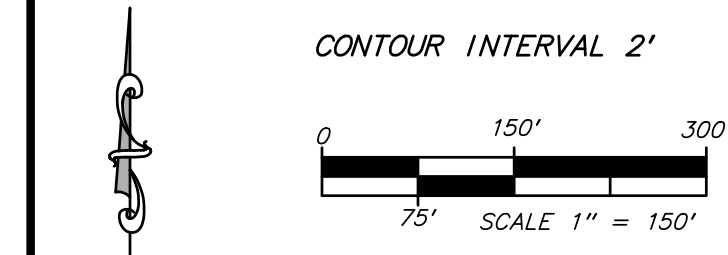
A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11  
A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2  
TOWNSHIP 28 NORTH, RANGE 23 WEST  
CITY OF REPUBLIC, GREENE COUNTY, MISSOURI

SURVEY DESCRIPTION  
SOURCE OF DESCRIPTION - BOOK 2020 PAGE 026224-20

A TRACT OF LAND, BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, AND A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 28 NORTH, RANGE 23 WEST, CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2 NORTH 01°49'35" EAST, 46.90 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF BURLINGTON NORTHERN SANTA FE RAILROAD; THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE NORTH 29°30'07" EAST A DISTANCE OF 1,320.77 FEET; THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,559.19 FEET, A DELTA OF 00°39'49", AN ARC LENGTH OF 133.85 FEET, AND A CHORD WHICH BEARS NORTH 29°10'12" EAST HAVING A CHORD DISTANCE OF 133.85 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2; THENCE ALONG SAID NORTH LINE SOUTH 89°03'23" EAST, 646.94 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2 SOUTH 01°47'15" WEST, 1,331.77 FEET TO A POINT ON THE NORTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11; THENCE SOUTH 88°45'55" EAST ALONG SAID NORTH LINE 1,320.71 FEET TO THE NORTHEAST CORNER OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11; THENCE SOUTH 01°40'20" WEST ALONG THE EAST LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11 A DISTANCE OF 388.84 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 60; THENCE SOUTH 57°27'19" WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 1,694.96 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER; THENCE NORTH 88°52'01" WEST ALONG SAID SOUTH LINE A DISTANCE OF 806.65 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF BURLINGTON NORTHERN SANTA FE RAILROAD; THENCE NORTH 32°25'12" WEST ALONG SAID EAST LINE A DISTANCE OF 780.16 FEET TO A POINT ON THE WEST LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11; THENCE NORTH 01°50'57" EAST ALONG SAID WEST LINE A DISTANCE OF 683.29 FEET TO THE POINT OF BEGINNING, AND CONTAINING 92.85 ACRES OF LAND, MORE OR LESS, SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY.



R=11559.19'  
Δ=00°39'49"  
L=133.85'  
T=66.93'  
Ch=133.85'  
Chord Brg.  
N 29°10'12" E



**BASIS OF BEARINGS**  
BEARINGS ARE BASED UPON GRID NORTH, MISSOURI COORDINATE OF 1983, CENTRAL ZONE MISSOURI GEOGRAPHIC REFERENCE SYSTEM CONTROL MONUMENTS GR-50 & GR-50A.

**BENCHMARK**  
MISSOURI GEOGRAPHIC REFERENCE SYSTEM MONUMENT GR-50 STANDARD DNR DISK SET IN 12" CONCRETE POST EAST ROW LINE ROUTE 22 ELEVATION= 1227.69 NAVD 1988

**POINT OF BEGINNING**  
NW COR. N 1/2 NW 1/4 SEC. 11, T28N, R23W

**COURSE TABLE**

LINE	BEARING	DISTANCE
L-1	N 01°49' 35" E	46.90'
L-2	N 21°57' 11" E	89.98'
L-3	S 82°13' 24" E	78.53'
L-4	N 32°33' 07" W	100.45'
L-5	N 32°33' 07" W	101.94'
L-6	N 23°34' 55" W	70.55'
L-7	S 35°46' 51" E	195.29'
L-8	S 32°33' 07" E	125.29'
L-9	N 00°09' 55" W	56.14'
L-10	S 61°22' 59" W	41.17'
L-11	N 04°16' 45" E	27.58'

**CURVE DATA**

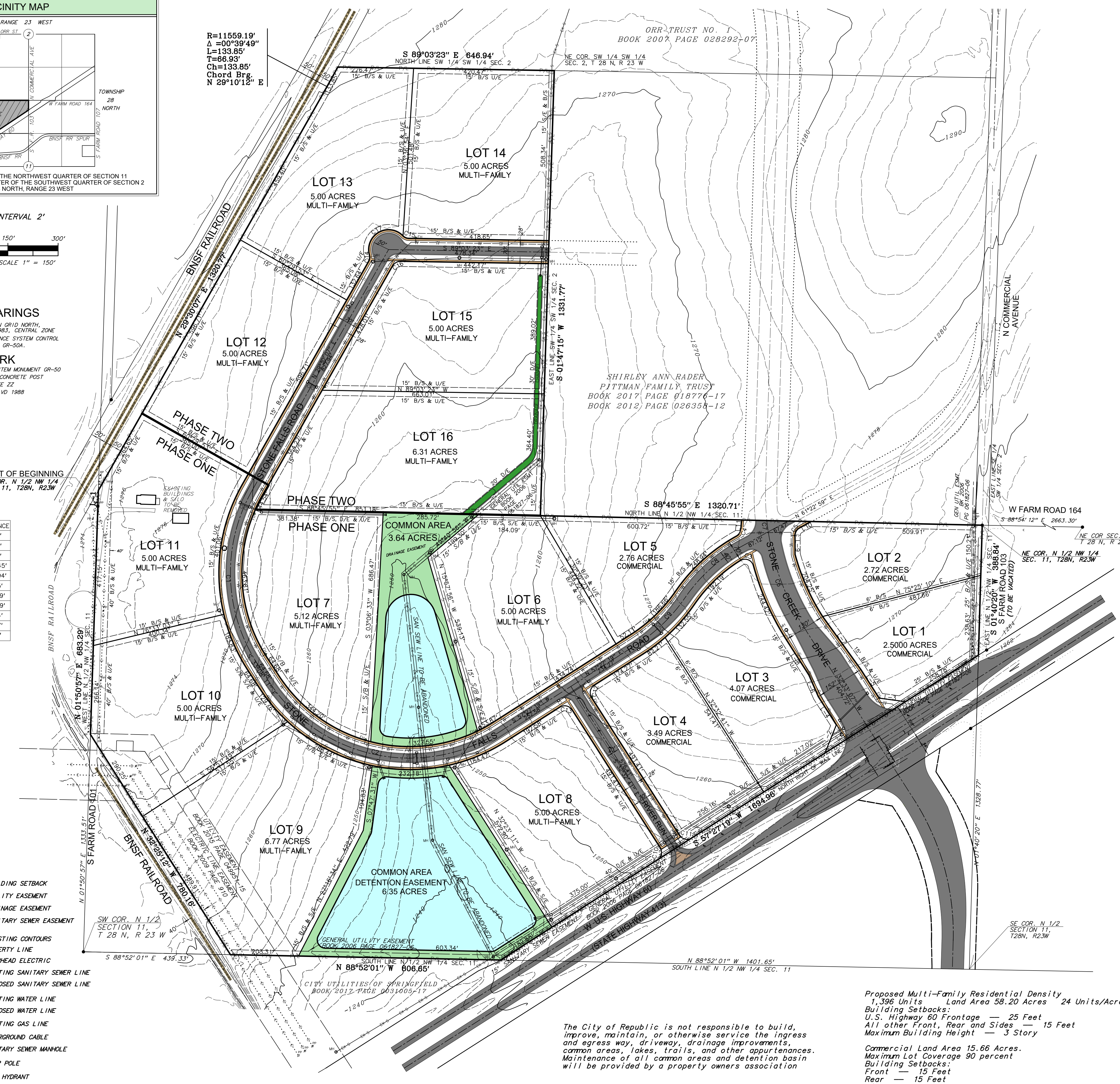
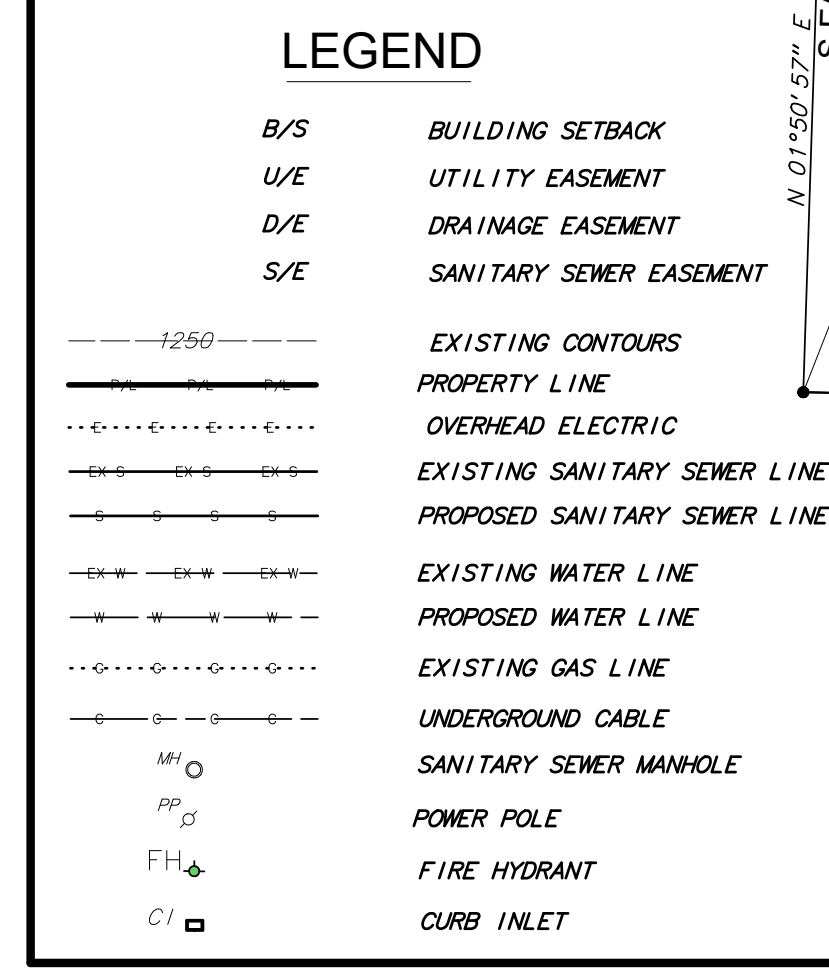
#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	500.00'	62°38' 18"	546.62'	519.80'	304.23'	S 01°49' 02" E
2	500.00'	89°24' 39"	780.23'	703.45'	494.86'	S 77°59' 28" E
3	25.00'	106°39' 53"	46.54'	40.11'	33.58'	N 68°31' 52" W
4	25.00'	36°30' 12"	24.80'	23.80'	13.53'	N 37°41' 51" E
5	25.00'	61°32' 54"	26.86'	24.89'	14.89'	S 30°36' 32" W
6	742.00'	23°56' 06"	309.97'	307.72'	157.28'	S 20°35' 04" E
7	742.00'	02°37' 22"	33.98'	33.98'	16.98'	S 07°18' 21" E
8	500.00'	26°55' 38"	234.98'	232.83'	119.70'	S 07°55' 10" W
9	500.00'	22°59' 58"	200.71'	199.36'	101.72'	N 45°57' 20" E
10	25.00'	90°00' 00"	39.27'	35.36'	25.00'	S 12°27' 19" E
11	25.00'	90°00' 00"	39.27'	35.36'	25.00'	S 77°52' 41" E
12	25.00'	90°00' 00"	39.27'	35.36'	25.00'	S 12°27' 19" W
13	25.00'	90°00' 00"	39.27'	35.36'	25.00'	S 77°52' 41" W
14	25.00'	45°05' 57"	19.68'	19.17'	10.38'	N 06°57' 08" E
15	25.00'	45°05' 57"	19.68'	19.17'	10.38'	S 66°30' 24" E
16	25.00'	61°26' 30"	26.81'	25.54'	14.86'	S 60°13' 22" W
17	60.00'	15°13' 24"	158.80'	116.34'	237.47'	S 60°13' 22" W

**LAND USE SUMMARY**

Lot Number	Area S.F.	Area Acres	Land Use
1	108,900	2.50	Commercial
2	118,693	2.72	Commercial
3	177,500	4.07	Commercial
4	152,124	3.49	Commercial
5	120,039	2.76	Commercial
6	217,800	5.00	Multi-Family
7	222,901	5.12	Multi-Family
8	217,767	5.00	Multi-Family
9	294,317	6.76	Multi-Family
10	218,467	5.02	Multi-Family
11	217,883	5.00	Multi-Family
12	217,800	5.00	Multi-Family
13	217,801	5.00	Multi-Family
14	217,800	5.00	Multi-Family
15	217,800	5.00	Multi-Family
16	274,836	6.31	Multi-Family
Common Area 1	276,755	6.35	Common Area
Common Area 2	158,468	3.64	Common Area
Street Right of Way	396,884	9.11	Right of Way
Total	4,044,536	92.85	

Lot Number	Area S.F.	Area Acres	Land Use
Total Commercial (Lots 1-5)	677,256	15.55	Commercial
Total Multi-Family (Lots 6-16)	2,535,173	58.20	Multi-Family
Total Common Area	435,223	9.99	Common Area
Street Right of Way	396,884	9.11	Right of Way



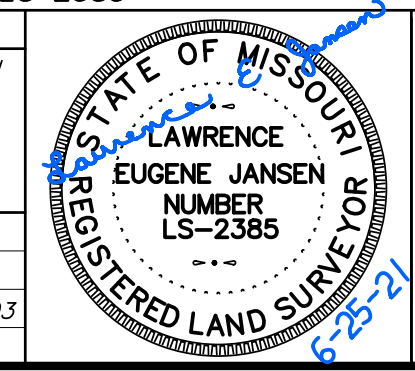
The City of Republic is not responsible to build, improve, maintain, or otherwise service the ingress and egress way, driveway, drainage improvements, common areas, lakes, trails, and other appurtenances. Maintenance of all common areas and detention basin will be provided by a property owners association

Proposed Multi-Family Residential Density  
1,396 Units / Land Area 58.20 Acres 24 Units/Acre  
Building Setbacks:  
U.S. Highway 60 Frontage — 25 Feet  
All other Front, Rear and Sides — 15 Feet  
Maximum Building Height — 3 Story

Commercial Land Area 15.66 Acres.  
Maximum Lot Coverage 90 percent  
Building Setbacks:  
Front — 15 Feet  
Rear — 15 Feet  
Side Street — 15 Feet  
Interior Side — 6 Feet

KNOW ALL MEN BY THESE PRESENTS THAT I, LAWRENCE E. JANSEN, DO HEREBY DECLARE THAT THIS PLAN WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREON WERE PLACED UNDER THE PERSONAL SUPERVISION OF LAWRENCE E. JANSEN LS 2385 IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF REPUBLIC, MISSOURI.

Lawrence E. Jansen 6-25-21  
LAWRENCE E. JANSEN PLS 2385 DATE  
CLASS "URBAN" SURVEY  
EP - EXISTING IRON PIN  
SIP - SET IRON PIN  
-X-X- FENCELINE  
P - PLAT DISTANCE  
M - MEASURED DISTANCE  
D - DEED DISTANCE  
Job No.: 2103-041  
Date: 6-25-2021  
Location: HWY 60 & F.R. 103  
REPUBLIC, MO

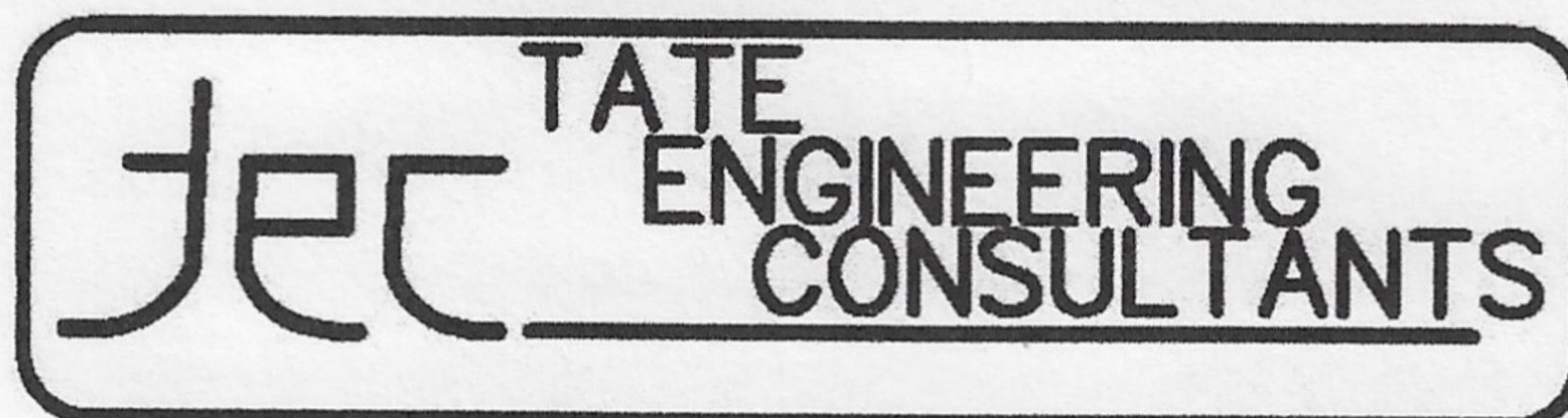


**GLOBAL**  
PRECISION SURVEYING, L.L.C.  
P.O. BOX 790, REPUBLIC, MO 65738  
PHONE (417) 883-0300 FAX (417) 883-0335  
CERTIFICATE OF AUTHORITY  
NUMBER LS-2010000563

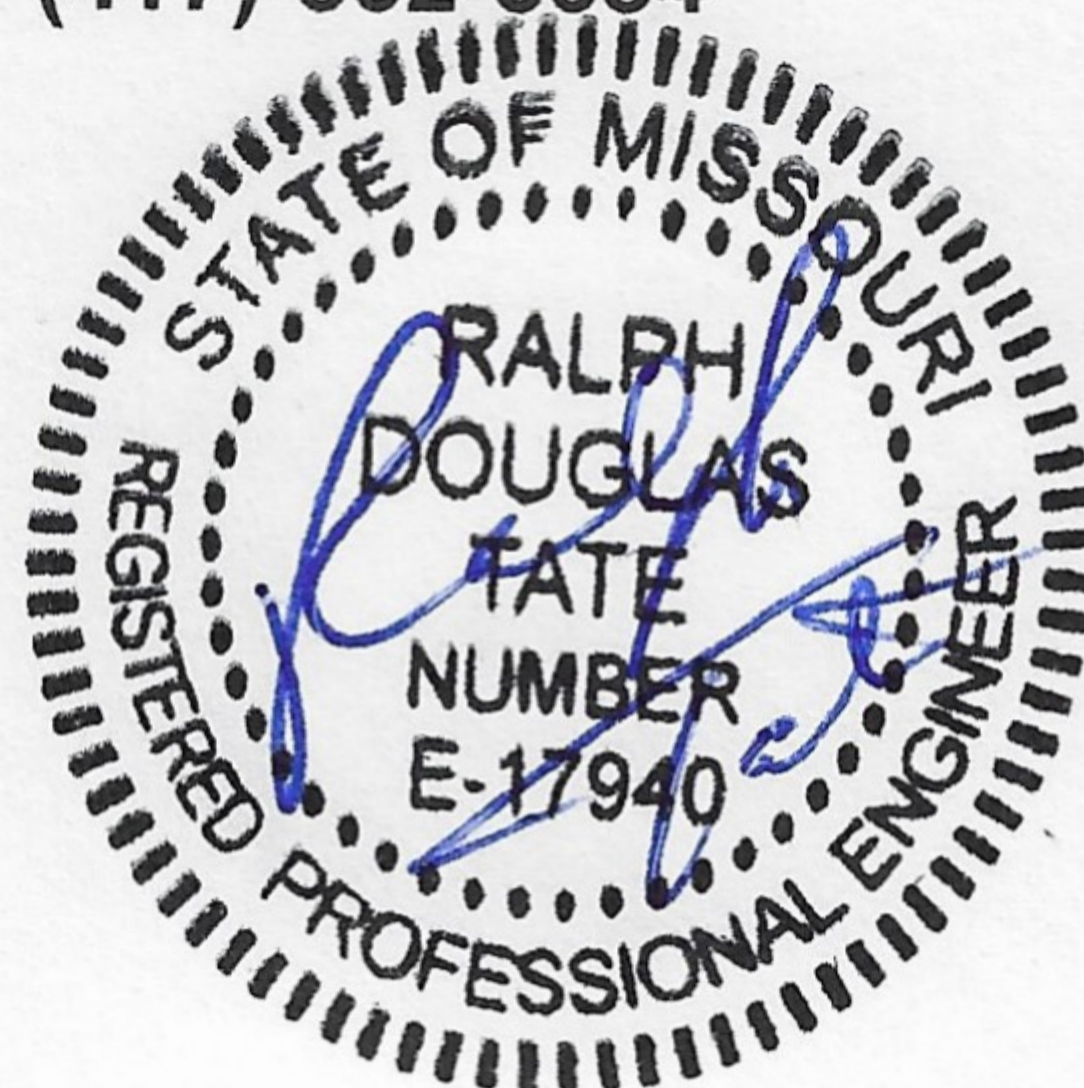
# PLANNED DEVELOPMENT DISTRICT STONE CREEK FALLS

A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11  
A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2  
TOWNSHIP 28 NORTH, RANGE 23 WEST  
CITY OF REPUBLIC, GREENE COUNTY, MISSOURI

June 2, 2021



RALPH D. TATE, P.E. MO. E-17940  
4054 W PAGE PLACE  
SPRINGFIELD, MO 65802  
(417)-862-5684



6-2-21

# STONE CREEK FALLS

## PLANNED DEVELOPMENT DISTRICT (PDD)

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3. Architectural Theme .....	5
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#### EXHIBITS

1. Land Use & Infrastructure Plan & Design Elements
2. Engineers Report For Storm Water Detention

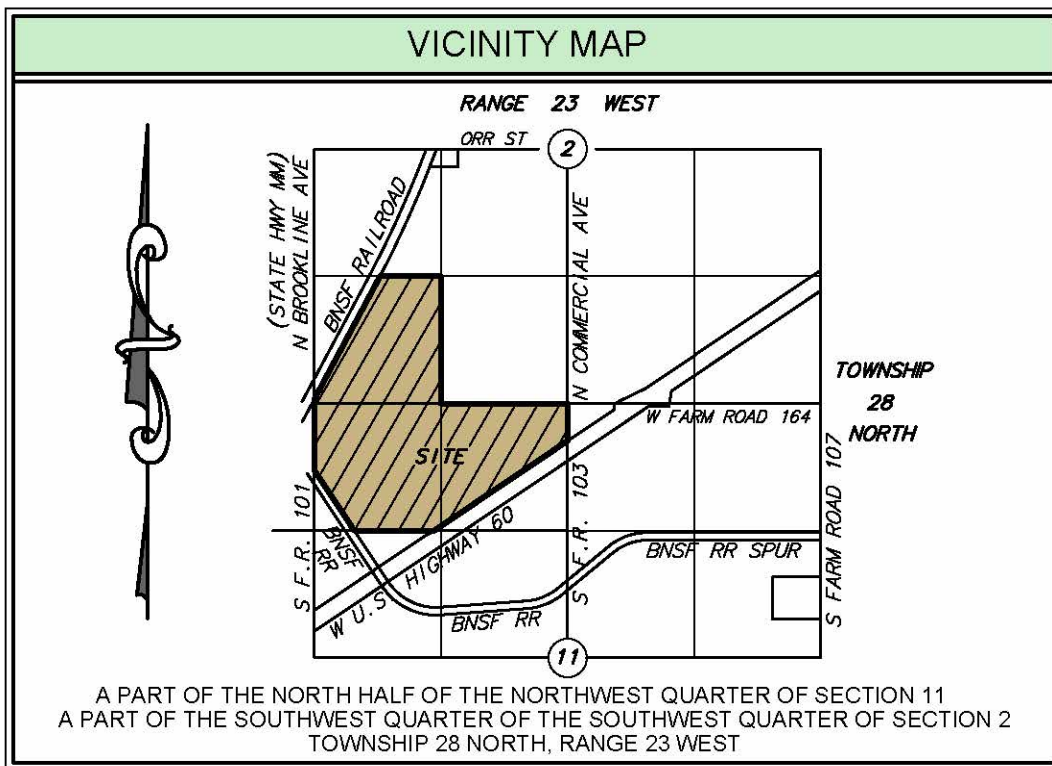


# STONE CREEK FALLS

## PLANNED DEVELOPMENT DISTRICT (PDD)

### 1. PROJECT DESCRIPTION AND LOCATION

This project consists of 92.85 acres of land and is located along the north side of US 60 Highway and west of Farm Road 103.



## STONE CREEK FALLS PROPERTY DESCRIPTION

A TRACT OF LAND, BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, AND A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 28 NORTH, RANGE 23 WEST, CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2 NORTH  $01^{\circ}49'35''$  EAST, 46.90 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF BURLINGTON NORTHERN SANTA FE RAILROAD; THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE NORTH  $29^{\circ}30'07''$  EAST A DISTANCE OF 1,320.77 FEET; THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,559.19 FEET, A DELTA OF  $00^{\circ}39'49''$ , AN ARC LENGTH OF 133.85 FEET, AND A CHORD WHICH BEARS NORTH  $29^{\circ}10'12''$  EAST HAVING A CHORD DISTANCE OF 133.85 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2; THENCE ALONG SAID NORTH LINE SOUTH  $89^{\circ}03'23''$  EAST, 646.94 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2 SOUTH  $01^{\circ}47'15''$  WEST, 1,331.77 FEET TO A POINT ON THE NORTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11; THENCE SOUTH  $88^{\circ}45'55''$  EAST ALONG SAID NORTH LINE 1,320.71 FEET TO THE NORTHEAST CORNER OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11; THENCE SOUTH  $01^{\circ}40'20''$  WEST ALONG THE EAST LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11 A DISTANCE OF 388.84 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 60; THENCE SOUTH  $57^{\circ}27'19''$  WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 1,694.96 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER; THENCE NORTH  $88^{\circ}52'01''$  WEST ALONG SAID SOUTH LINE A DISTANCE OF 806.65 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF BURLINGTON NORTHERN SANTA FE RAILROAD; THENCE NORTH  $32^{\circ}25'12''$  WEST ALONG SAID EAST LINE A DISTANCE OF 780.16 FEET TO A POINT ON THE WEST LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11; THENCE NORTH  $01^{\circ}50'57''$  EAST ALONG SAID WEST LINE A DISTANCE OF 683.29 FEET TO THE POINT OF BEGINNING, AND CONTAINING 92.85 ACRES OF LAND, MORE OR LESS, SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY.

## 2. LAND USE SUMMARY

The current zoning of the southern 62.44 acres is C-2 General Commercial District. The remaining north 30.41 acres is currently zoned AG Agriculture District. The proposed land uses, land allocations and their relationships are shown on the Land Use Plan (Exhibit 1).

The following table presents the proposed land uses and development areas for this development.

**Table 2.1 Land Allocation Summary Table**

**Total Project Area: 92.85 Acres**

Lot Number	Area S.F.	Area Acres	Land Use
1	108,900	2.50	Commercial
2	118,693	2.72	Commercial
3	177,500	4.07	Commercial
4	152,124	3.49	Commercial
5	120,039	2.76	Commercial
6	217,800	5.00	Multi-Family
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Common Area 1	276,755	6.35	Common Area
Common Area 2	158,468	3.64	Common Area
Street Right of Way	396,884	9.11	Right of Way
<b>Total</b>	<b>4,044,536</b>	<b>92.85</b>	
Lot Number	Area S.F.	Area Acres	Land Use
Total Commercial (Lots 1-5)	677,256	15.55	Commercial
Total Multi-Family (Lots 6-16)	2,535,173	58.20	Multi-Family
Total Common Area	435,223	9.99	Common Area
Street Right of Way	396,884	9.11	Right of Way

**Proposed Multi-Family Residential Density**

1,396 Units Land Area 58.20 Acres 24 Units/Acre

**Building Setbacks:**

U.S. Highway 60 Frontage -- 25 Feet

All other Front, Rear and Sides -- 15 Feet

Maximum Building Height -- 3 Story

**Commercial Land Area 15.66 Acres.**

Maximum Lot Coverage 90 percent

**Building Setbacks:**

Front -- 15 Feet

Rear -- 15 Feet

Side Street -- 15 Feet

Interior Side -- 6 Feet

The type of commercial uses anticipated will compliment the residential uses. Pedestrian sidewalks and access throughout the entire development as shown on the development plan will help encourage pedestrian access and interaction with the mixed commercial areas in the development.

**Permitted Commercial Uses:**

Permitted uses as listed in the City of Republic Municipal Code Article 405.150 "C-1" Commercial District Regulations, Article 405.160 "C-2" General Commercial District Regulations and Article 405.165 "C-3" General Commercial District including, but not limited to the following:

- Miscellaneous store retailers such as florists, office supplies, stationery, gift stores, novelty and souvenir stores, used merchandise stores, pet and pet supplies stores, art dealers, tobacco stores, electronics and appliance stores, health and personal care stores, clothing and clothing accessories stores, sporting goods, hobby and music stores.
- General retail businesses including pawn shops and second-hand stores; pet stores; print shops and photocopying establishments; restaurants including drive-in, pick-up, and drive-up facilities; doughnut shops; package

liquor; book; tobacco; furniture; appliance; drug; grocery; flower; jewelry; clothing.

- Office or office buildings including health clinics, medical doctors and dental offices, accountants, real-estate, engineering, architecture, finance, insurance, and other professional service offices.
- Personal service establishments including beauty parlors; barbershops; custom tailoring; dry cleaning and laundry pick-up; shoe repair; self-service laundromats; express or mailing offices; hearing aid and eye glass shops, professional, scientific and technical services.
- Private schools and studios for art, dance, drama, music or photography and private and publicly funded schools, preschools and daycare facilities.
- Veterinarian, dog grooming, boarding or similar place of animal care, provided that only treatment be given to animals kept within the building or office. No outside cages, kennels, fences, equipment, materials, etc. associated with livestock or other large animals shall be stored on the premises.
- Government buildings and associated uses.

### **3. ARCHITECTURAL THEME**

Architectural exterior building materials covering outside walls may consist of brick veneer, pre-cast elements, stone veneer, architectural style LP Wood siding, and/or EIFS. Buildings shall have a minimum of 30% of brick, stone or equivalent masonry product on exterior walls. All roofs shall contain shadow line type (or equivalent) architectural shingles. Structures shall be three-story units with wood frame construction.

The apartments will be studio, one, two or three bedroom units.



## CONCEPT RENDERING

### 4. STORMWATER MANAGEMENT

A lake is proposed in the lower portion of this development. Stormwater detention will be provided in the area above the normal pool of the proposed lake and the top of the detention berm and outlet spillway. The proposed detention will control the peak runoff from the developed area and detain flows to not exceed predeveloped conditions. Downstream conditions will be analyzed and necessary measures taken to assure no adverse effects result from the construction of this development. An “Engineers Report for Storm Water Detention” is included in Exhibit 2.

Existing storm piping will be extended from the detention basin to capture runoff from the site and offsite runoff from north to convey drainage to the detention basin. The site will be graded and drainage system extended to convey runoff across the site while maintaining allowable depths of flow and velocity.

There are no identified flood zones on the property based on the Flood Insurance Rate Maps 29077 C 0318 E and 29077 C 0316 E Dated 12-17-2010 prepared by the Federal Emergency Management Agency.

A sediment and erosion control plan will be required for this development. The Missouri Department of Natural Resources requires the development of a storm

water pollution prevention plan (SWPPP) to address erosion control requirements both during and after completion of construction.

Undisturbed vegetation will be left wherever possible to filter runoff as sheet flow. Best Management Practices for sediment/erosion control will be used where necessary to prevent sediment runoff.

## 5. UTILITIES

The development will utilize all current municipal utilities. Water service is available via an existing water main along the north right of way line of US 60 Highway, and along the west right of way line of Farm Road 103. Water mains will be sized and extended into the development to provide water supply and fire protection. See Infrastructure Plan. (Exhibit 1)

Liberty Utilities will provide electric power. All utilities will be constructed underground.

Natural gas supply will be provided by Spire Inc.

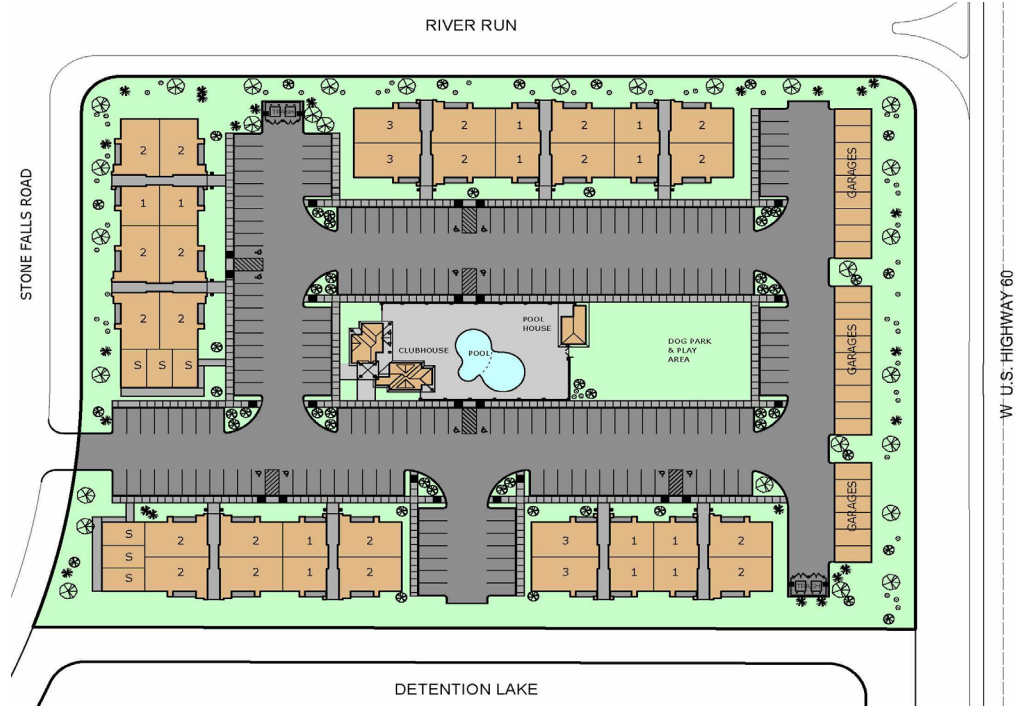
## 6. WASTEWATER DISPOSAL

This development will connect to the City of Republic's existing collection system. An existing sanitary sewer line is located onsite. A portion of the existing sanitary sewer is located in the area of the proposed lake. This sanitary sewer line will be relocated around the lake to allow access for maintenance purposes. Sanitary sewer mains will be extend to each lot and service laterals will be extended to each building from the existing sanitary sewer mains. See Infrastructure Plan. (Exhibit 1)

## 7. PARKING REQUIREMENTS

The parking requirements of the commercial lots shall comply with the zoning requirements set forth in The City of Republic Municipal Code for the specific use of each site.

The parking requirements of the multi-family lots shall be computed based on the number of units and the unit mix of each lot as follows:



A typical unit/mix as shown above has 120 units on 5.00 acres. (24 Units Per Acre). This unit / parking tabulation is as follows:

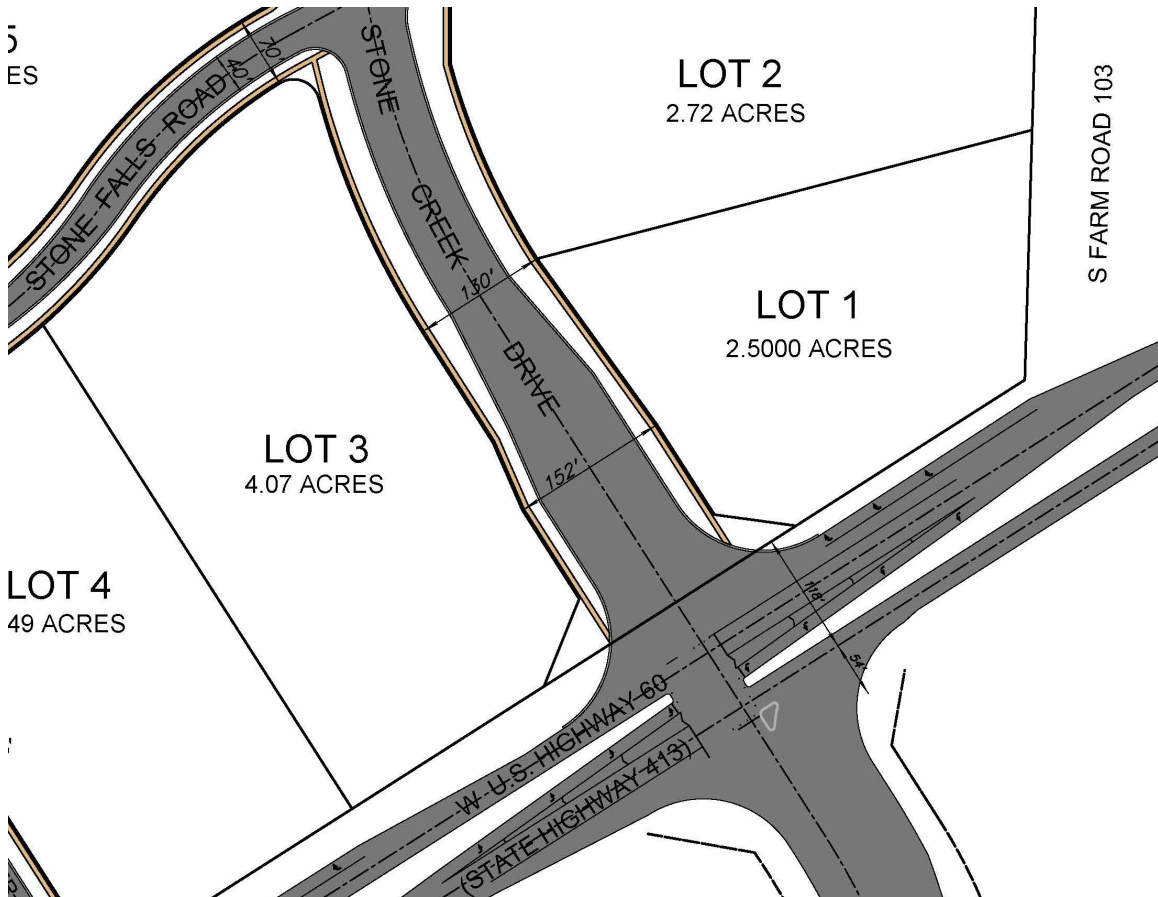
UNIT MIX	NUMBER	SPACES/UNIT	SPACES REQUIRED
STUDIO UNITS	12	1	12
1 BEDROOM UNITS	36	1.5	54
2 BEDROOM UNITS	60	2	120
3 BEDROOM UNITS	12	2	24
TOTAL	120		210
Total Spaces/Unit			1.75

Two parking spaces per unit are required for two and three bedroom units, but since many of the units will be studio or single bedroom apartments, two parking spaces per apartment unit is not necessary. Proposed rental contracts will not allow for multiple people to reside in these smaller studio units.

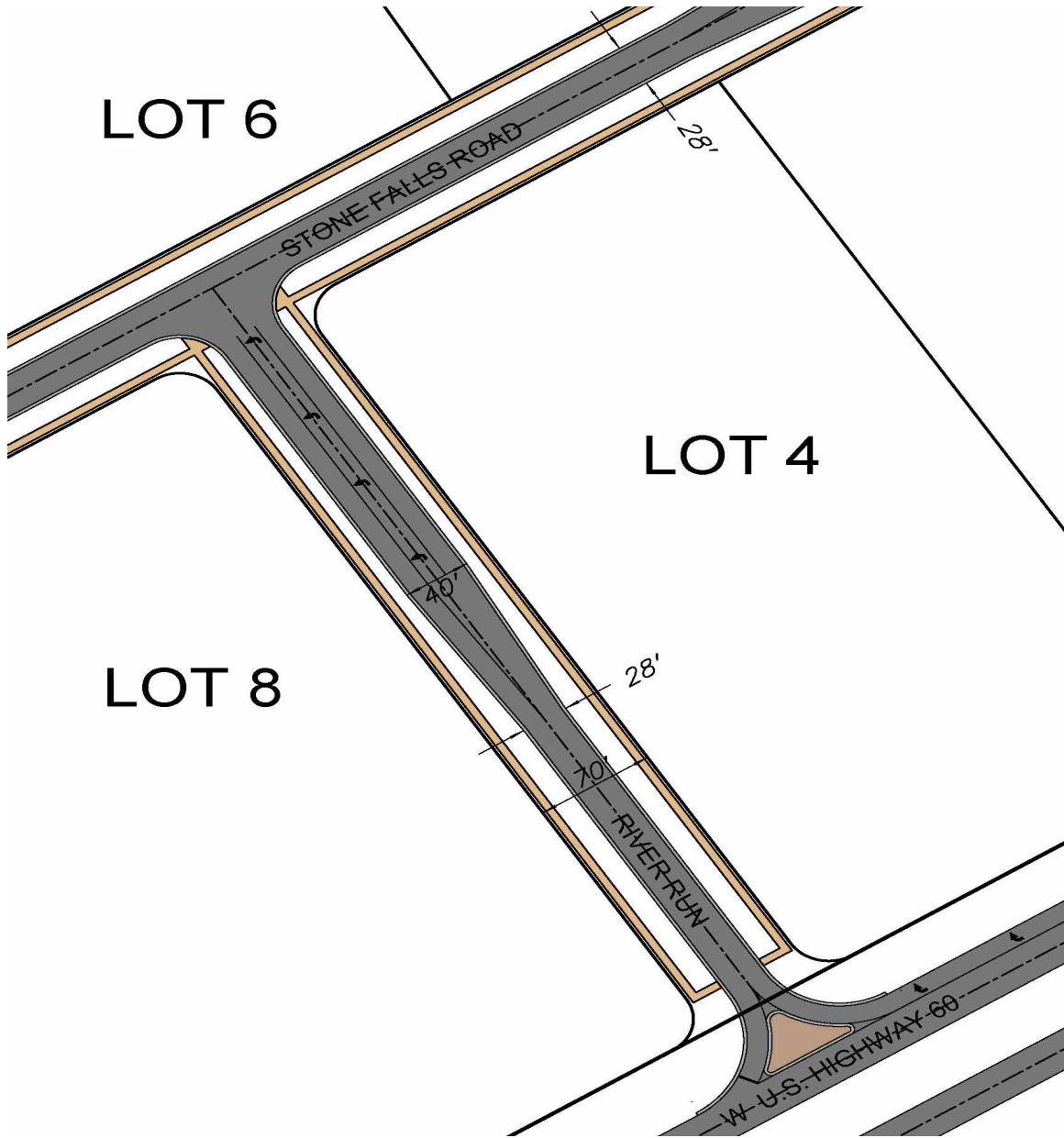


## 8. PROPOSED PUBLIC STREETS, DRIVES, AND SIDEWALKS

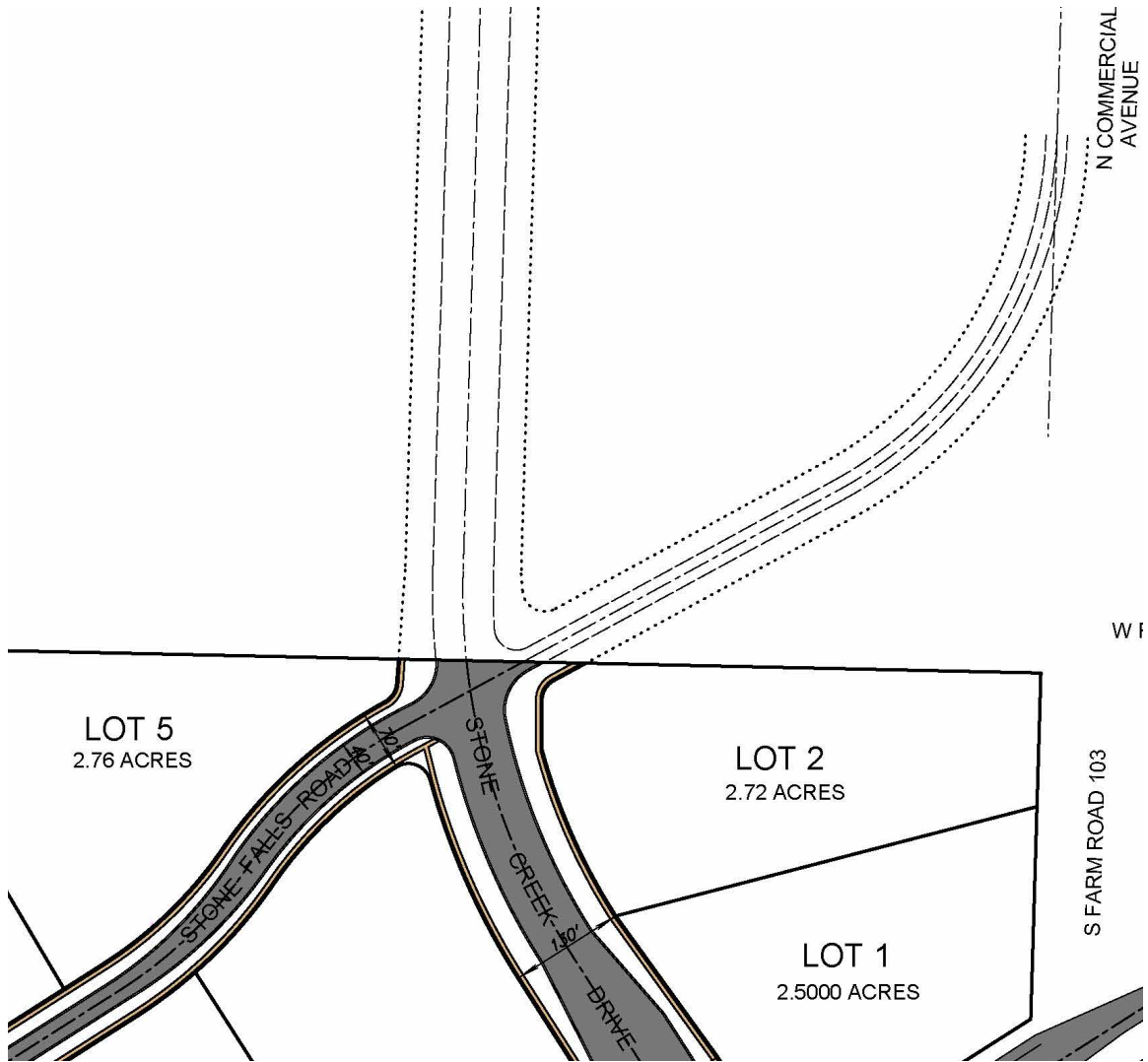
The development will access U.S. Highway 60 at two locations:



**Stone Creek Drive** is proposed as a primary arterial. This road is also the possible future right of way of State Highway MM. Proposed pavement widths for this road will be provided to meet what is required by this development. The widths of right of way provided will allow for future widening by MODOT for the new alignment of State Highway MM. This road will also be the new alignment of Farm Road 103 and allow for crossing U.S. Highway 60 at 90 degrees and eliminate the existing Farm Road 103 entrance. The intersection of Stone Creek Drive and U.S. Highway 60 will be a signalized intersection. A traffic impact assessment has been completed by Dane Seiler with CJW Dated May 21, 2021.



**River Run** is proposed as a collector with 70 feet of right of way and 28 feet minimum pavement width from back of curb to back of curb widening to 40 feet to provide a left turn lane unto Stone Falls Road. This street will have access to U.S. Highway 60 with a right-in right-out. A right turn lane will be provided on U.S. Highway 60.

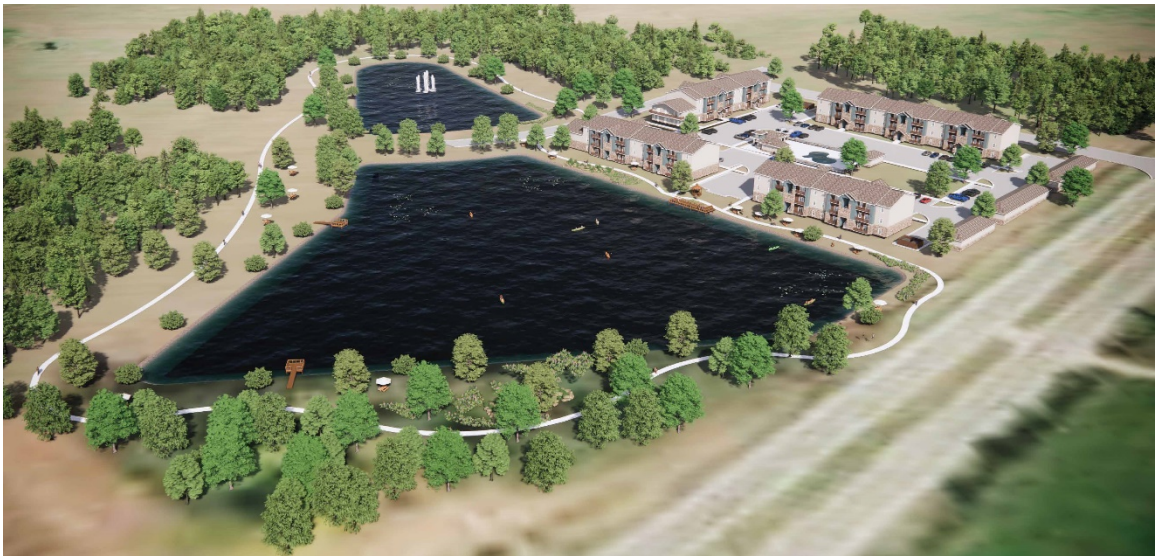
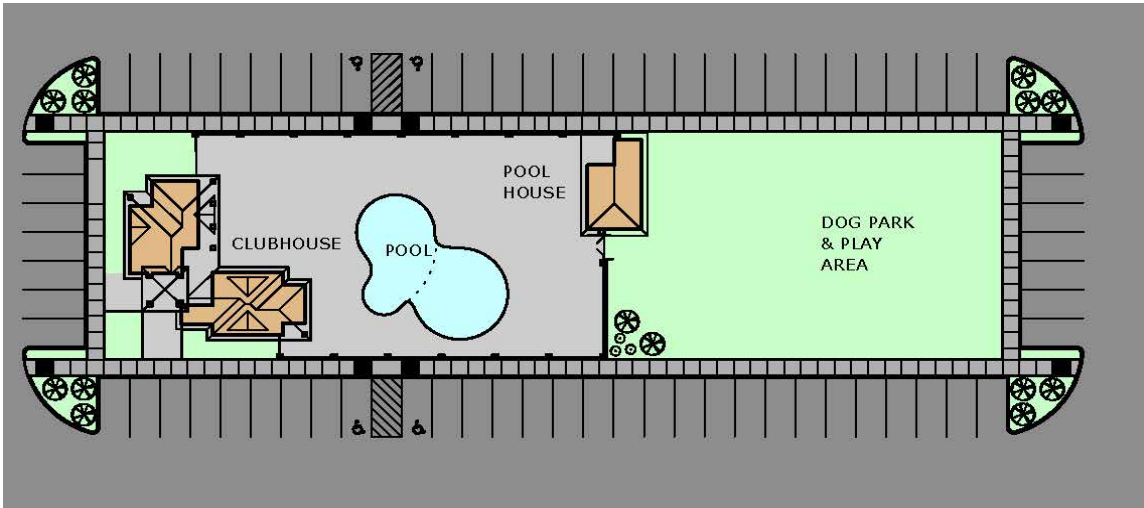


**Stone Falls Road** is proposed as a collector with 70 feet of right of way width and 28 feet minimum pavement width from back of curb to back of curb widening to 40 feet to provide a left turn lane unto Stone Creek Drive. This street will continue in the future to existing Farm Road 103 as shown on the Land Use Plan (Exhibit 1).

Sidewalks are proposed on both sides of the public streets and are 5 feet in width. Sidewalks will be extensive throughout the development with pedestrian access to every building and facility amenity. Pedestrian sidewalks and access throughout the entire development will help encourage pedestrian access and interaction with the commercial areas in the development.

### 9. OPEN SPACE AND LANDSCAPING

The proposed development will include a considerable amount of open space. Stone Creek will feature approximately 10 acres of common area containing two large lake areas with fountains, aeration, paved hiking trails, docks for fishing and viewing the lake, and manmade water falls circulated by pumping water from the lower lake. Each multi-family lot will also contain open space with amenities such as a clubhouse, pool, pool house, dog park, and play area.





**10. PRELIMINARY COVENANTS**

The developer desires to provide for the orderly and quality development of the subdivision by way of the filing of Declaration of Covenants, Conditions and Restrictions applicable to all portions of the development. Said Declaration of Covenants, Conditions and Restrictions will provide for requirements for improving the development and prohibit certain uses, for the mutual benefit of all residents in the development.

## Letter Of Intent

### Stone Creek Falls PDD

To Whom It May Concern:

Countryland would like to request a hearing regarding the proposed zoning application to the PDD Development known as Stone Creek Falls.

Stone Creek Falls is a new Multi-Family and Commercial district for the City of Republic, with a true Live, Shop, Dine, design concept and with a *Life With a View* life style.

Our plan is to make this an exciting new concept, the first of its kind in the City of Republic. Stone Creek will feature an 8-10 acre lake, complete with fountains, aeration, paved hiking trails, docks for fishing and viewing the lake, and north end of lake will be a man-made Stone Creek Falls that will be pumped from bottom of Lake to create creek and water falls and help with water quality and aquatic life. Our Commercial pad sites are of the size to attract types of businesses that require larger parking areas that are needed for our area.

We intend for this community to be one that catches the eye of West bound traffic to Republic and would be the Gateway to the City of Republic's East entry corridor. We are adjacent to the new City of Republic public sign project, also Countryland and the City of Republic along with the MODOT have entered into discussions to be a development partner, to help complete the State MM Hwy access across 60 Hwy to move the existing problem of MM & 60 with the trains and stop light issues. Our New City Street will eventually become MM. These improvements are vital to 60 & MM corridor, one of the most active in the entire area for growth. Countryland and staff feel this development is perhaps the most important of all parcels in the new MM corridor. This property gives path for the future MM to cross 60 Hwy in areas that assist to achieve the connections the ZZ to the south. Even the current traffic at MM & 60 is already untenable and dangerous, with traffic lights, trains, and the amount of construction traffic north on MM, the traffic, and all traffic on 60 & MM is going to grow substantially in the next five years. This Development paves the way for all this growth.

Thanks for your consideration in this matter, any questions or comments are greatly appreciated. My team and I would do our best to help, just let us know.

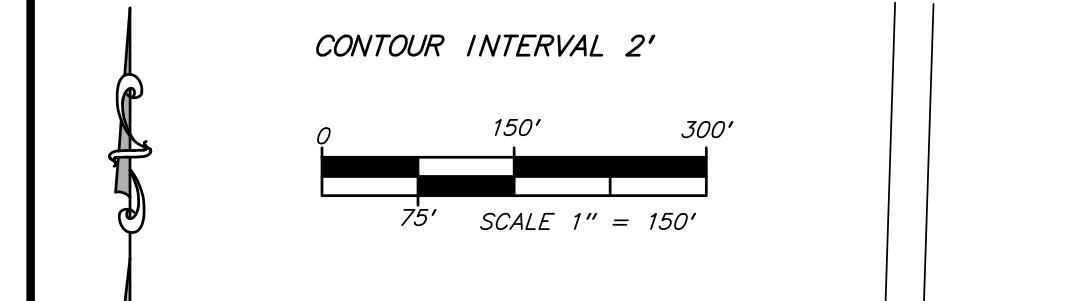
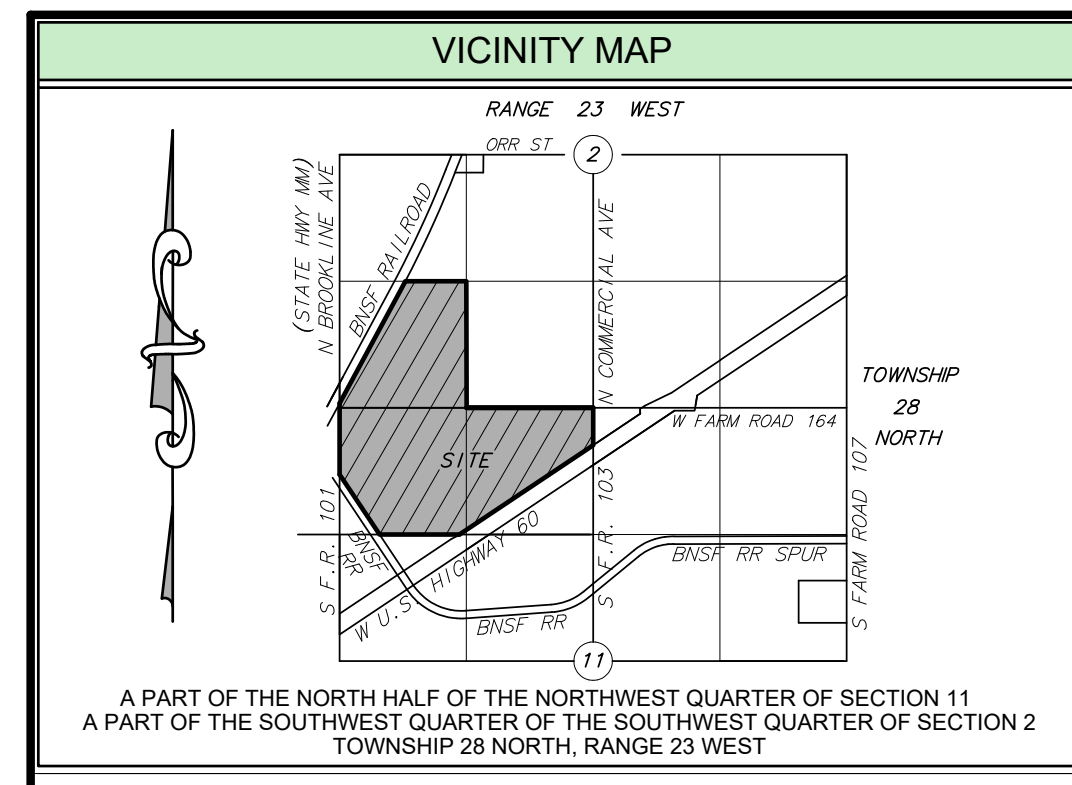
Sean Coatney Owner of Countryland Homes & ATW, LLC

# LAND USE AND INFRASTRUCTURE PLAN STONE CREEK FALLS A PLANNED DEVELOPMENT DISTRICT

A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11  
A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2  
TOWNSHIP 28 NORTH, RANGE 23 WEST  
CITY OF REPUBLIC, GREENE COUNTY, MISSOURI

SURVEY DESCRIPTION  
SOURCE OF DESCRIPTION - BOOK 2020 PAGE 026224-20

A TRACT OF LAND, BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, AND A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 28 NORTH, RANGE 23 WEST, CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2 NORTH 01°49'35" EAST, 46.90 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF BURLINGTON NORTHERN SANTA FE RAILROAD; THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE NORTH 29°30'07" EAST A DISTANCE OF 1,320.77 FEET; THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 11,559.19 FEET, A DELTA OF 00°39'49", AN ARC LENGTH OF 133.85 FEET, AND A CHORD WHICH BEARS NORTH 29°10'12" EAST HAVING A CHORD DISTANCE OF 133.85 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2; THENCE ALONG SAID NORTH LINE SOUTH 89°03'23" EAST, 646.94 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2 SOUTH 01°47'15" WEST, 1,331.77 FEET TO A POINT ON THE NORTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11; THENCE SOUTH 88°45'55" EAST ALONG SAID NORTH LINE 1,320.71 FEET TO THE NORTHEAST CORNER OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11; THENCE SOUTH 01°40'20" WEST ALONG THE EAST LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11 A DISTANCE OF 388.84 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF U.S. HIGHWAY 60; THENCE SOUTH 57°27'19" WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 1,694.96 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER; THENCE NORTH 88°52'01" WEST ALONG SAID SOUTH LINE A DISTANCE OF 806.65 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF BURLINGTON NORTHERN SANTA FE RAILROAD; THENCE NORTH 32°25'12" WEST ALONG SAID EAST LINE A DISTANCE OF 780.16 FEET TO A POINT ON THE WEST LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11; THENCE NORTH 01°50'57" EAST ALONG SAID WEST LINE A DISTANCE OF 683.29 FEET TO THE POINT OF BEGINNING, AND CONTAINING 92.85 ACRES OF LAND, MORE OR LESS, SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY.



**BASIS OF BEARINGS**  
BEARINGS ARE BASED UPON GRID NORTH, MISSOURI COORDINATE OF 1983, CENTRAL ZONE, MISSOURI GEOGRAPHIC REFERENCE SYSTEM CONTROL MONUMENTS GR-50 & GR-50A.

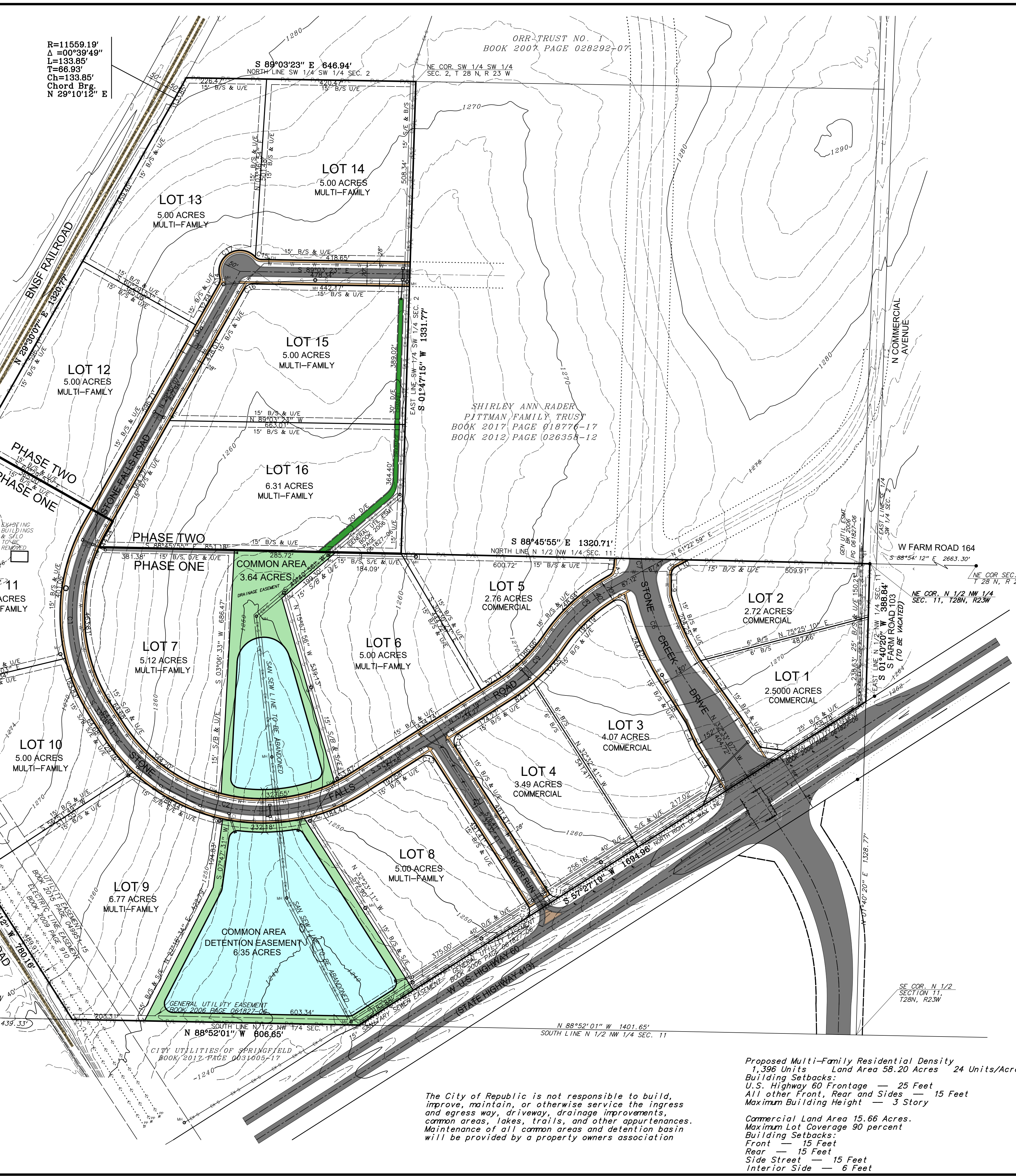
**BENCHMARK**  
MISSOURI GEOGRAPHIC REFERENCE SYSTEM MONUMENT GR-50 STANDARD DNR DISK SET IN 12" CONCRETE POST EAST ROW LINE ROUTE 22 ELEVATION= 1227.69 NAVD 1988

**POINT OF BEGINNING**  
NW COR. N 1/2 NW 1/4 SEC. 11, T28N, R23W

**COURSE TABLE**

LINE	BEARING	DISTANCE
L-1	N 01°49' 35" E	46.90'
L-2	N 21°57' 11" E	89.98'
L-3	S 82°13' 24" E	78.53'
L-4	N 32°33' 07" W	100.45'
L-5	N 32°33' 07" W	101.94'
L-6	N 23°34' 55" W	70.55'
L-7	S 35°46' 51" E	195.29'
L-8	S 32°33' 07" E	125.29'
L-9	N 00°09' 55" W	56.14'
L-10	S 61°22' 59" W	41.17'
L-11	N 04°16' 45" E	27.58'

- LEGEND**
- B/S BUILDING SETBACK
  - U/E UTILITY EASEMENT
  - D/E DRAINAGE EASEMENT
  - S/E SANITARY SEWER EASEMENT
  - EXISTING CONTOURS
  - PROPERTY LINE
  - OVERHEAD ELECTRIC
  - EXISTING SANITARY SEWER LINE
  - PROPOSED SANITARY SEWER LINE
  - EXISTING WATER LINE
  - PROPOSED WATER LINE
  - EXISTING GAS LINE
  - UNDERGROUND CABLE
  - SANITARY SEWER MANHOLE
  - POWER POLE
  - FIRE HYDRANT
  - CURB INLET



**CURVE DATA**

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	500.00'	62°38' 18"	546.62'	519.80'	304.23'	S 01°49' 02" E
2	500.00'	89°24' 39"	780.23'	703.45'	494.86'	S 77°59' 28" E
3	25.00'	106°39' 53"	46.54'	40.11'	33.58'	N 68°31' 52" W
4	25.00'	36°30' 12"	24.80'	23.80'	13.53'	N 37°41' 51" E
5	25.00'	61°32' 54"	26.86'	26.86'	14.89'	S 30°36' 32" W
6	742.00'	23°56' 06"	309.97'	307.72'	157.28'	S 20°35' 04" E
7	742.00'	02°37' 2"	33.98'	33.98'	16.98'	S 07°18' 21" E
8	500.00'	26°55' 38"	234.98'	232.83'	119.70'	S 07°55' 10" W
9	500.00'	22°59' 58"	200.71'	199.36'	101.72'	N 45°57' 20" E
10	25.00'	90°00' 00"	39.27'	35.36'	25.00'	S 12°27' 19" E
11	25.00'	90°00' 00"	39.27'	35.36'	25.00'	S 77°52' 41" E
12	25.00'	90°00' 00"	39.27'	35.36'	25.00'	S 12°27' 19" W
13	25.00'	90°00' 00"	39.27'	35.36'	25.00'	S 77°52' 41" W
14	25.00'	45°05' 57"	19.68'	19.17'	10.38'	N 06°57' 08" E
15	25.00'	45°05' 57"	19.68'	19.17'	10.38'	S 66°30' 24" E
16	25.00'	61°26' 30"	26.81'	25.54'	14.86'	S 60°13' 22" W
17	600.00'	15°13' 24"	158.80'	116.34'	237.47'	S 60°13' 22" W

**LAND USE SUMMARY**

Lot Number	Area S.F.	Area Acres	Land Use
1	108,900	2.50	Commercial
2	118,693	2.72	Commercial
3	177,500	4.07	Commercial
4	152,124	3.49	Commercial
5	120,039	2.76	Commercial
6	217,800	5.00	Multi-Family
7	222,901	5.12	Multi-Family
8	217,767	5.00	Multi-Family
9	294,317	6.76	Multi-Family
10	218,467	5.02	Multi-Family
11	217,883	5.00	Multi-Family
12	217,800	5.00	Multi-Family
13	217,801	5.00	Multi-Family
14	217,800	5.00	Multi-Family
15	217,800	5.00	Multi-Family
16	274,836	6.31	Multi-Family
Common Area 1	276,755	6.35	Common Area
Common Area 2	158,468	3.64	Common Area
Street Right of Way	396,884	9.11	Right of Way
<b>Total</b>	<b>4,044,536</b>	<b>92.85</b>	

Lot Number	Area S.F.	Area Acres	Land Use
Total Commercial (Lots 1-5)	677,256	15.55	Commercial
Total Multi-Family (Lots 6-16)	2,535,173	58.20	Multi-Family
Total Common Area	435,223	9.99	Common Area
Street Right of Way	396,884	9.11	Right of Way

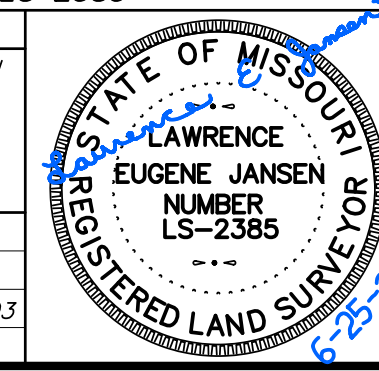
KNOWN ALL MEN BY THESE PRESENTS THAT I, LAWRENCE E. JANSEN, DO HEREBY DECLARE THAT THIS PLAN WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREON WERE PLACED UNDER THE PERSONAL SUPERVISION OF LAWRENCE E. JANSEN LS 2385 IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF REPUBLIC, MISSOURI.

The City of Republic is not responsible to build, improve, maintain, or otherwise service the ingress and egress way, driveway, drainage improvements, common areas, lakes, trails, and other appurtenances. Maintenance of all common areas and detention basin will be provided by a property owners association

Proposed Multi-Family Residential Density  
1,396 Units / Land Area 58.20 Acres = 24 Units/Acre  
Building Setbacks:  
U.S. Highway 60 Frontage — 25 Feet  
All other Front, Rear and Sides — 15 Feet  
Maximum Building Height — 3 Story

Commercial Land Area 15.66 Acres.  
Maximum Lot Coverage 90 percent  
Building Setbacks:  
Front — 15 Feet  
Rear — 15 Feet  
Side Street — 15 Feet  
Interior Side — 6 Feet

Lawrence E. Jansen 6-25-21  
LAWRENCE E. JANSEN PLS 2385 DATE  
CLASS "URBAN" SURVEY  
EP - EXISTING IRON PIN  
SIP - SET IRON PIN  
--X-- FENCELINE  
P - PLAT DISTANCE  
M - MEASURED DISTANCE  
D - DEED DISTANCE  
Job No.: 2103-041  
Date: 6-25-2021  
Location: HWY 60 & F.R. 103  
REPUBLIC, MO



**GLOBAL**  
PRECISION SURVEYING, L.L.C.  
P.O. BOX 790, REPUBLIC, MISSOURI 65738  
PHONE (417) 883-0300 FAX (417) 883-0335  
CERTIFICATE OF AUTHORITY  
NUMBER LS-2010000563



PINNACLE DESIGN CONSULTANTS

CIVIL • STRUCTURAL ENGINEERING

417-501-8820 • pinnacledc.com

## ENGINEERS REPORT

### FOR STORM WATER DETENTION

### STONE CREEK FALLS A NEW COMMERCIAL SUBDIVISIONS IN REPUBLIC, MISSOURI



February 9, 2021

TO: Ms. Karen Haynes  
Principal Planner  
Community Development Department  
City of Republic, Missouri

BY: David Bodeen, PE  
Pinnacle Design Consultants  
304-B W. Erie St.  
Springfield, MO 65807



## TABLE OF CONTENTS

<u>Page No.</u>	<u>Description</u>
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2	Table of Contents
3	Introduction
3-4	Detention Information DRAINAGE AREA / SOIL TYPES DETENTION DATA

May 25, 2021

Ms. Haynes:

The purpose of this preliminary report is to provide information as to the capacity and discharge of the proposed detention basin serving Stone Creek Falls development, and to show that the proposed basin has the capacity meet all of the required city of Republic criteria for detention.

The site generally drains from north to south to an existing natural depression. The existing and proposed drainage area is considered to be 156 acres. It is the developer’s intent to create a large lake, with flood detention above the water level of the lake. For the purposes of this report, the surface area of the lake(s) is 7.0 acres, and the water elevation is an assumed elevation of 100.00.

A review of the soil analysis shows a mixed soil type of B & C over the entire drainage area.

**TABLE 1E. EAST WATERSHED DATA**

Conditions/Parameter	Area, acres Site (total watershed)	Curve Number site (total watershed)	Time of Concentration. min
Pre-project	156	65	48
Post-project	156	79	44

See \* Worksheets for Curve Number calculations.  
See soil maps for soil data and rating tables.

**TABLE 2. PEAK FLOW CALCULATION / COMPARISON**

Return Frequency	Q (pre-dev) c.f.s.	Dev Q to Basin	Discharge Out of Basin	Stage
2yr.	14	66	4	100.68
10 yr.	55	153	33	101.41
100 yr.	148	311	88	102.43

\*Top of berm = 103.43

See the pond report at the end of the data sheets for the east side for a stage / storage / discharge table, and structure data.

**SUMMARY:**

In summary, in my professional opinion that the proposed design meets all required design criteria. It is our hope that the City of Republic agrees with this opinion.

Respectfully Submitted:

***DDB***

David Bodeen, PE  
Pinnacle Design Consultants, LLC

Area of Interest (AOI) | Soil Map | **Soil Data Explorer** | Download Soils Data | Shopping Cart (Free)

View Soil Information By Use: All Uses

Printable Version | Add to Shopping Cart

Intro to Soils | Suitabilities and Limitations for Use | **Soil Properties and Qualities** | Ecological Sites | Soil Reports

Search

Properties and Qualities Ratings

Open All | Close All

Soil Chemical Properties

Soil Erosion Factors

Soil Health Properties

**Soil Physical Properties**

Available Water Capacity

Available Water Storage

Available Water Supply, 0 to 100 cm

Available Water Supply, 0 to 150 cm

Available Water Supply, 0 to 25 cm

Available Water Supply, 0 to 50 cm

Bulk Density, One-Third Bar

Linear Extensibility

Liquid Limit

Organic Matter

Percent Clay

Percent Sand

Percent Silt

Plasticity Index

Saturated Hydraulic Conductivity (Ksat)

Saturated Hydraulic Conductivity (Ksat), Standard Classes

Surface Texture

Water Content, 15 Bar

Water Content, One-Third Bar

**Soil Qualities and Features**

AASHTO Group Classification (Surface)

AASHTO Group Index

Depth to a Selected Soil Restrictive Layer

Depth to Any Soil Restrictive Layer

Drainage Class

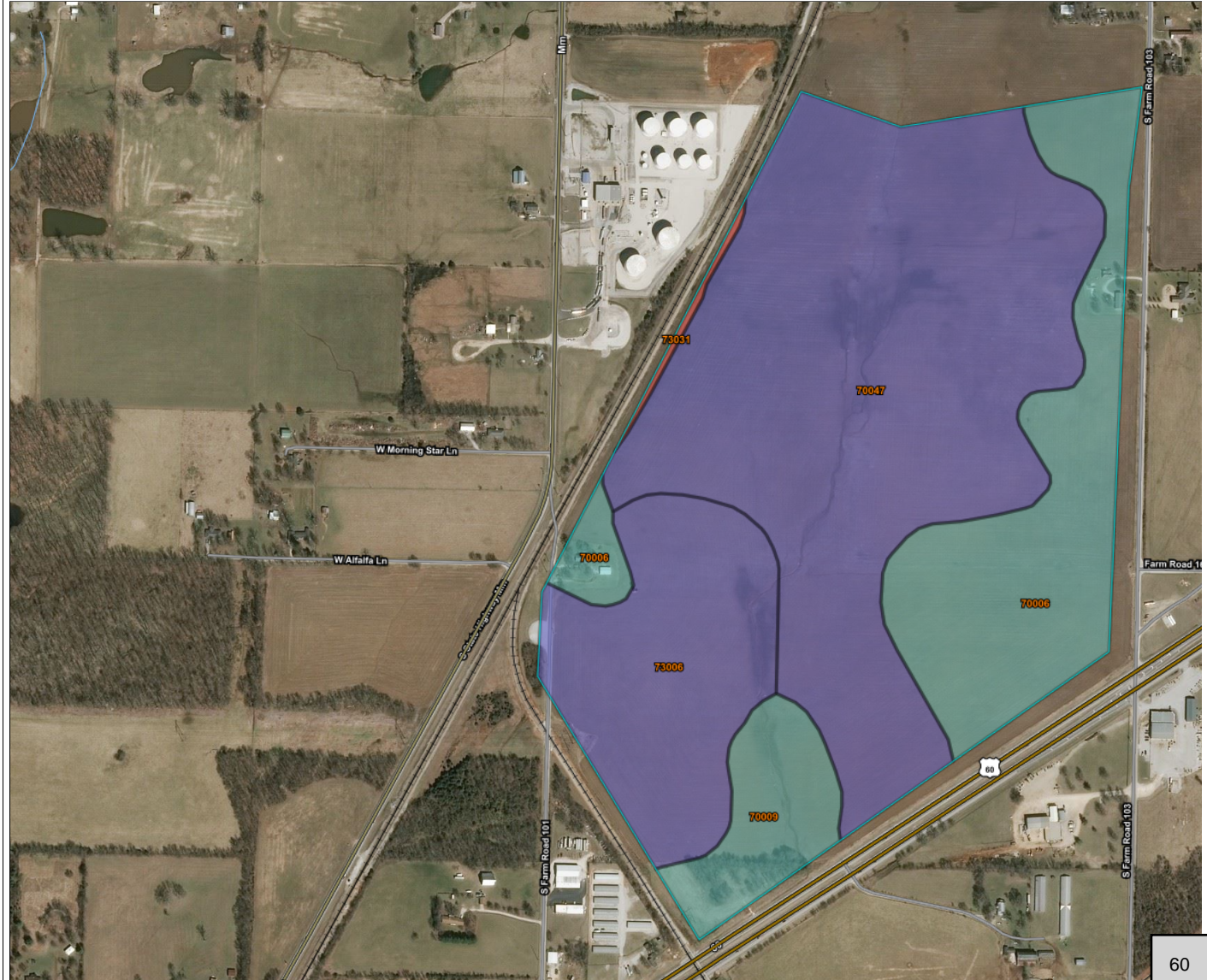
Frost Action

Frost-Free Days

**Hydrologic Soil Group**

Map — Hydrologic Soil Group

Scale (not to scale)





**Warning: Soil Ratings Map may not be valid at this scale.**

You have zoomed in beyond the scale at which the soil map for this area is intended to be used. Mapping of soils is done at a particular scale. The soil survey design of map units and the level of detail shown in the resulting soil map are dependent on that map scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not have been shown at a more detailed scale.

[View Description](#) [View Rating](#)

**View Options**

Map

Table

Description of Rating

Rating Options

Detailed Description

**Advanced Options**

Aggregation Method Dominant Condition ▼

Component Percent Cutoff

Tie-break Rule  Lower  Higher

[View Description](#) [View Rating](#)

Map Unit Name

Parent Material Name

Representative Slope

Soil Slippage Potential

Subsidence, Initial

Subsidence, Total

Unified Soil Classification (Surface)

Water Features

**Tables — Hydrologic Soil Group — Summary By Map Unit**

**Summary by Map Unit — Greene County, Missouri (MO077)**

Summary by Map Unit — Greene County, Missouri (MO077)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
70006	Credlon silt loam, 1 to 3 percent slopes	C	34.0	21.7%
70009	Goss gravelly silt loam, 8 to 15 percent slopes	C	10.2	6.5%
70047	Wanda silt loam, 2 to 5 percent slopes	B	84.3	53.8%
73006	Peridge silt loam, 2 to 5 percent slopes	B	27.4	17.5%
73031	Gerald silt loam, 0 to 2 percent slopes	D	0.7	0.5%
<b>Totals for Area of Interest</b>			<b>156.7</b>	<b>100.0%</b>

**Description — Hydrologic Soil Group**

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

**Rating Options — Hydrologic Soil Group**

**Aggregation Method:** Dominant Condition

**Component Percent Cutoff:** None Specified

**Tie-break Rule:** Higher

# TR55 Tc Worksheet

## Hyd. No. 1

Pre-Developed

<u>Description</u>	<u>A</u>		<u>B</u>		<u>C</u>		<u>Totals</u>
<b>Sheet Flow</b>							
Manning's n-value	= 0.240		0.130		0.011		
Flow length (ft)	= 200.0		0.0		0.0		
Two-year 24-hr precip. (in)	= 3.77		0.00		0.00		
Land slope (%)	= 1.00		0.00		0.00		
<b>Travel Time (min)</b>	<b>= 30.20</b>	<b>+</b>	<b>0.00</b>	<b>+</b>	<b>0.00</b>	<b>=</b>	<b>30.20</b>
<b>Shallow Concentrated Flow</b>							
Flow length (ft)	= 1600.00		0.00		0.00		
Watercourse slope (%)	= 2.00		0.00		0.00		
Surface description	= Unpaved		Unpaved		Paved		
Average velocity (ft/s)	=2.28		0.00		0.00		
<b>Travel Time (min)</b>	<b>= 11.69</b>	<b>+</b>	<b>0.00</b>	<b>+</b>	<b>0.00</b>	<b>=</b>	<b>11.69</b>
<b>Channel Flow</b>							
X sectional flow area (sqft)	= 10.00		0.00		0.00		
Wetted perimeter (ft)	= 10.00		0.00		0.00		
Channel slope (%)	= 2.00		0.00		0.00		
Manning's n-value	= 0.030		0.030		0.015		
Velocity (ft/s)	=7.02		0.00		0.00		
Flow length (ft)	{{0}}2500.0		0.0		0.0		
<b>Travel Time (min)</b>	<b>= 5.93</b>	<b>+</b>	<b>0.00</b>	<b>+</b>	<b>0.00</b>	<b>=</b>	<b>5.93</b>
<b>Total Travel Time, Tc .....</b>							<b>47.82 min</b>

# Hydrograph Report

Item 3.

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

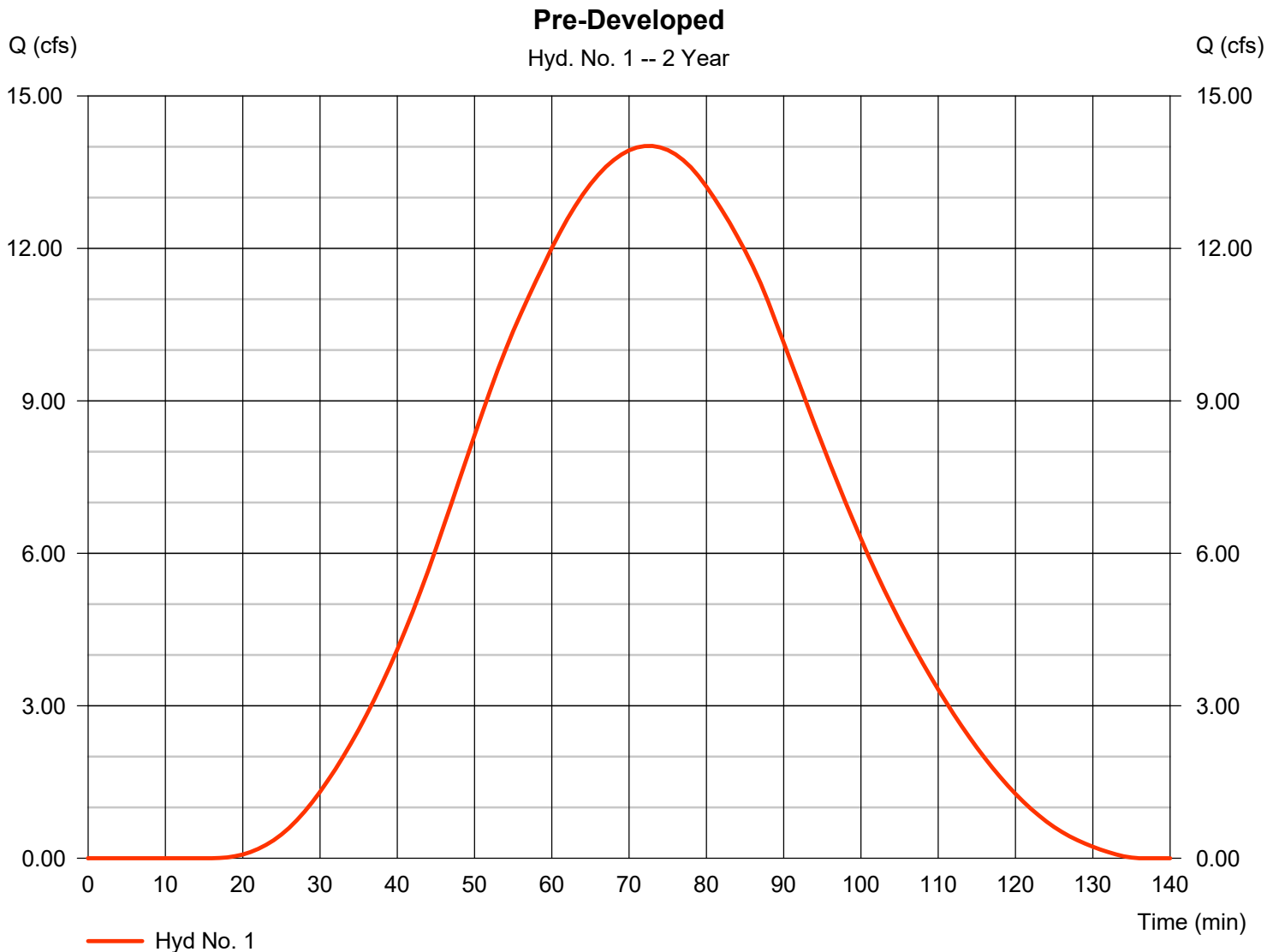
Wednesday, 05 / 19 / 2021

## Hyd. No. 1

Pre-Developed

Hydrograph type	= SCS Runoff	Peak discharge	= 14.02 cfs
Storm frequency	= 2 yrs	Time to peak	= 73 min
Time interval	= 1 min	Hyd. volume	= 44,540 cuft
Drainage area	= 156.000 ac	Curve number	= 65*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 47.80 min
Total precip.	= 1.77 in	Distribution	= Huff-1st
Storm duration	= 1.00 hrs	Shape factor	= 484

\* Composite (Area/CN) = [(44.000 x 74) + (112.000 x 61)] / 156.000



# Hydrograph Report

Item 3.

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

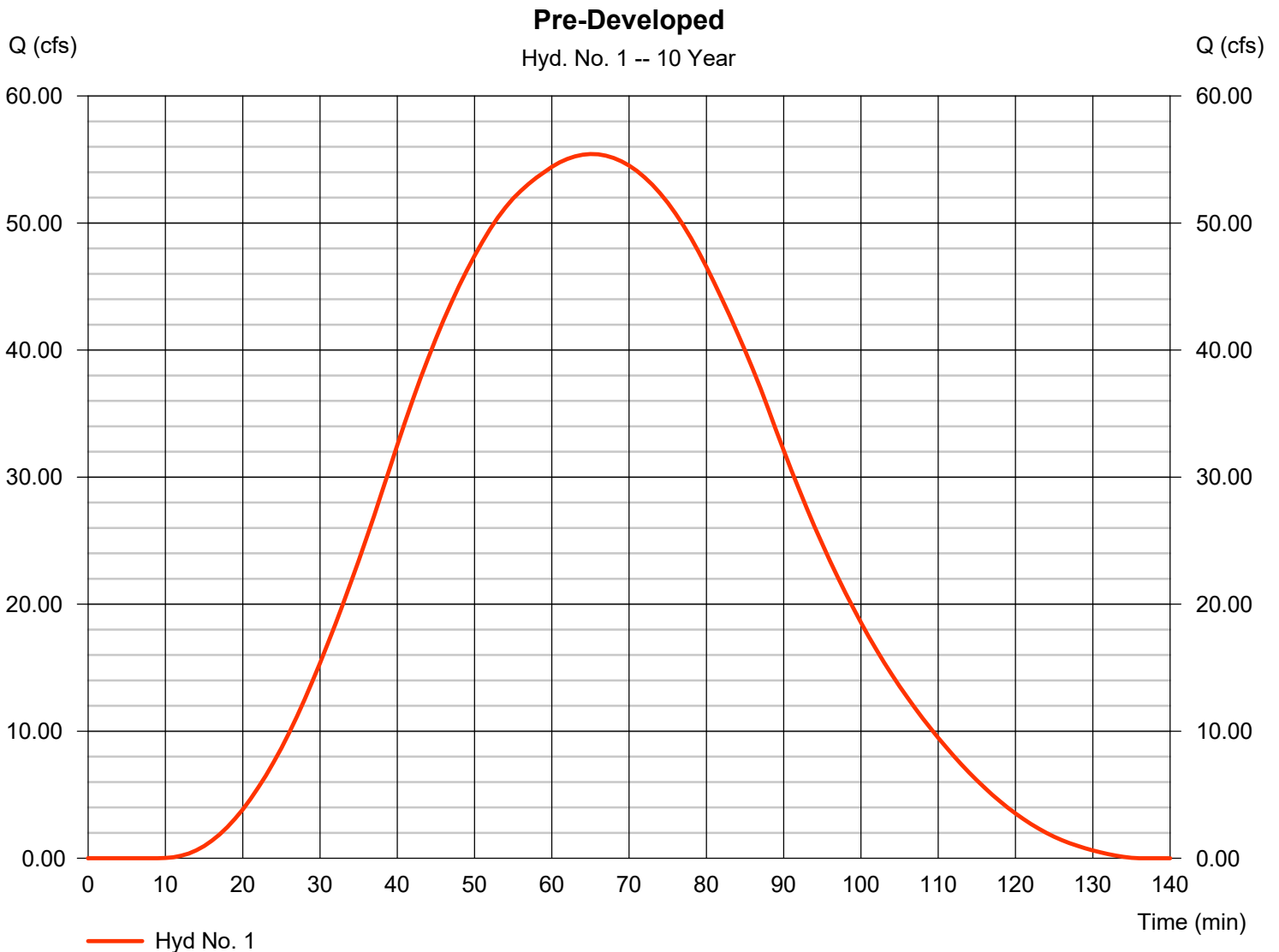
Wednesday, 05 / 19 / 2021

## Hyd. No. 1

Pre-Developed

Hydrograph type	= SCS Runoff	Peak discharge	= 55.43 cfs
Storm frequency	= 10 yrs	Time to peak	= 65 min
Time interval	= 1 min	Hyd. volume	= 191,385 cuft
Drainage area	= 156.000 ac	Curve number	= 65*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 47.80 min
Total precip.	= 2.61 in	Distribution	= Huff-1st
Storm duration	= 1.00 hrs	Shape factor	= 484

\* Composite (Area/CN) = [(44.000 x 74) + (112.000 x 61)] / 156.000





# Hydrograph Report

Item 3.

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

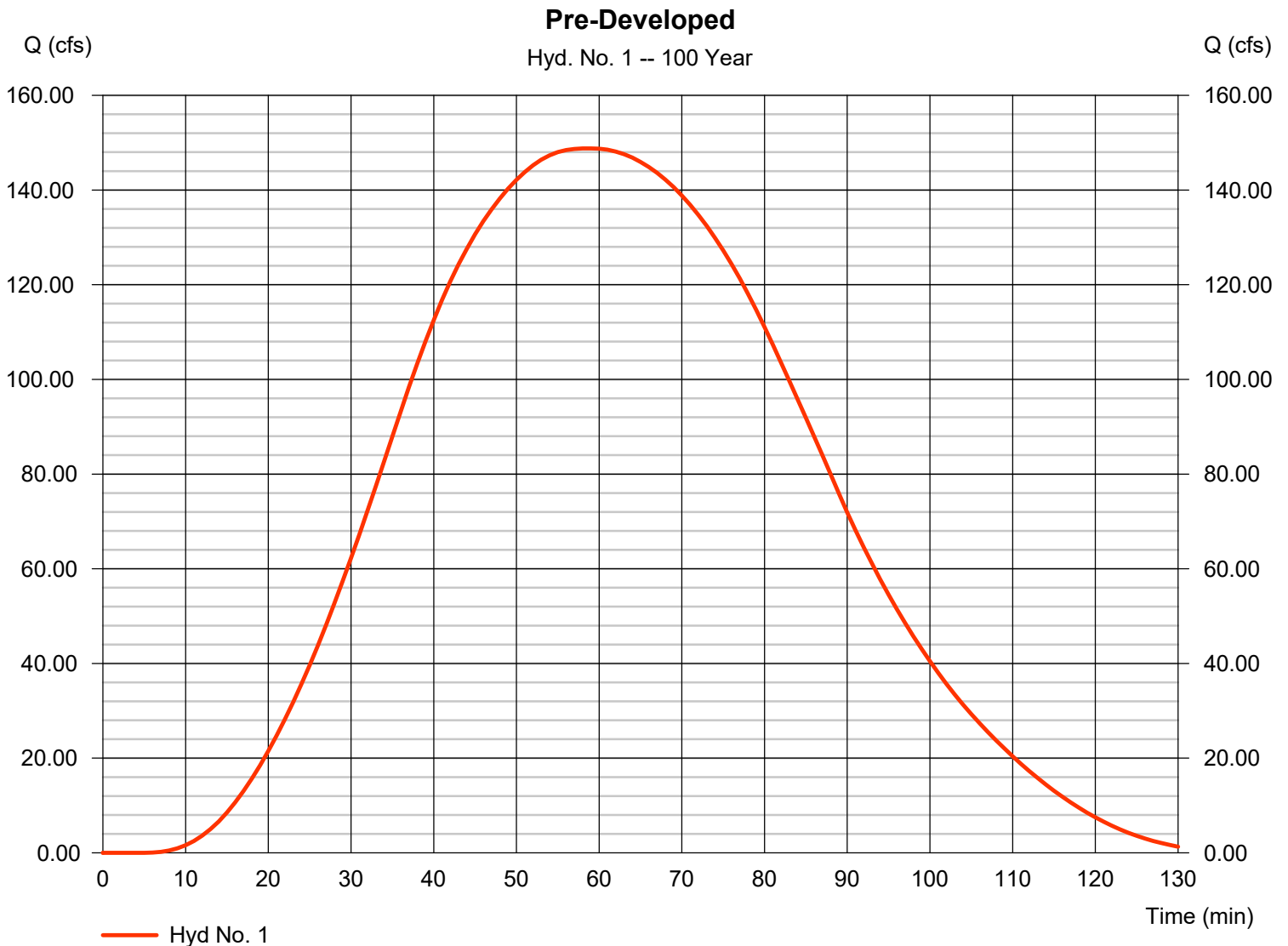
Wednesday, 05 / 19 / 2021

## Hyd. No. 1

Pre-Developed

Hydrograph type	= SCS Runoff	Peak discharge	= 148.80 cfs
Storm frequency	= 100 yrs	Time to peak	= 58 min
Time interval	= 1 min	Hyd. volume	= 528,253 cuft
Drainage area	= 156.000 ac	Curve number	= 65*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 47.80 min
Total precip.	= 3.84 in	Distribution	= Huff-1st
Storm duration	= 1.00 hrs	Shape factor	= 484

\* Composite (Area/CN) = [(44.000 x 74) + (112.000 x 61)] / 156.000



# TR55 Tc Worksheet

## Hyd. No. 2

Post-Developed

<u>Description</u>	<u>A</u>		<u>B</u>		<u>C</u>		<u>Totals</u>
<b>Sheet Flow</b>							
Manning's n-value	= 0.240		0.050		0.011		
Flow length (ft)	= 200.0		0.0		0.0		
Two-year 24-hr precip. (in)	= 3.77		0.00		0.00		
Land slope (%)	= 1.00		0.00		0.00		
<b>Travel Time (min)</b>	<b>= 30.20</b>	<b>+</b>	<b>0.00</b>	<b>+</b>	<b>0.00</b>	<b>=</b>	<b>30.20</b>
<b>Shallow Concentrated Flow</b>							
Flow length (ft)	= 1600.00		0.00		0.00		
Watercourse slope (%)	= 2.00		0.00		0.00		
Surface description	= Unpaved		Paved		Paved		
Average velocity (ft/s)	=2.28		0.00		0.00		
<b>Travel Time (min)</b>	<b>= 11.69</b>	<b>+</b>	<b>0.00</b>	<b>+</b>	<b>0.00</b>	<b>=</b>	<b>11.69</b>
<b>Channel Flow</b>							
X sectional flow area (sqft)	= 10.00		0.00		0.00		
Wetted perimeter (ft)	= 10.00		0.00		0.00		
Channel slope (%)	= 2.00		0.00		0.00		
Manning's n-value	= 0.015		0.015		0.015		
Velocity (ft/s)	=14.05		0.00		0.00		
Flow length (ft)	{{0}}1800.0		0.0		0.0		
<b>Travel Time (min)</b>	<b>= 2.14</b>	<b>+</b>	<b>0.00</b>	<b>+</b>	<b>0.00</b>	<b>=</b>	<b>2.14</b>
<b>Total Travel Time, Tc .....</b>							<b>44.03 min</b>

# Hydrograph Report

Item 3.

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

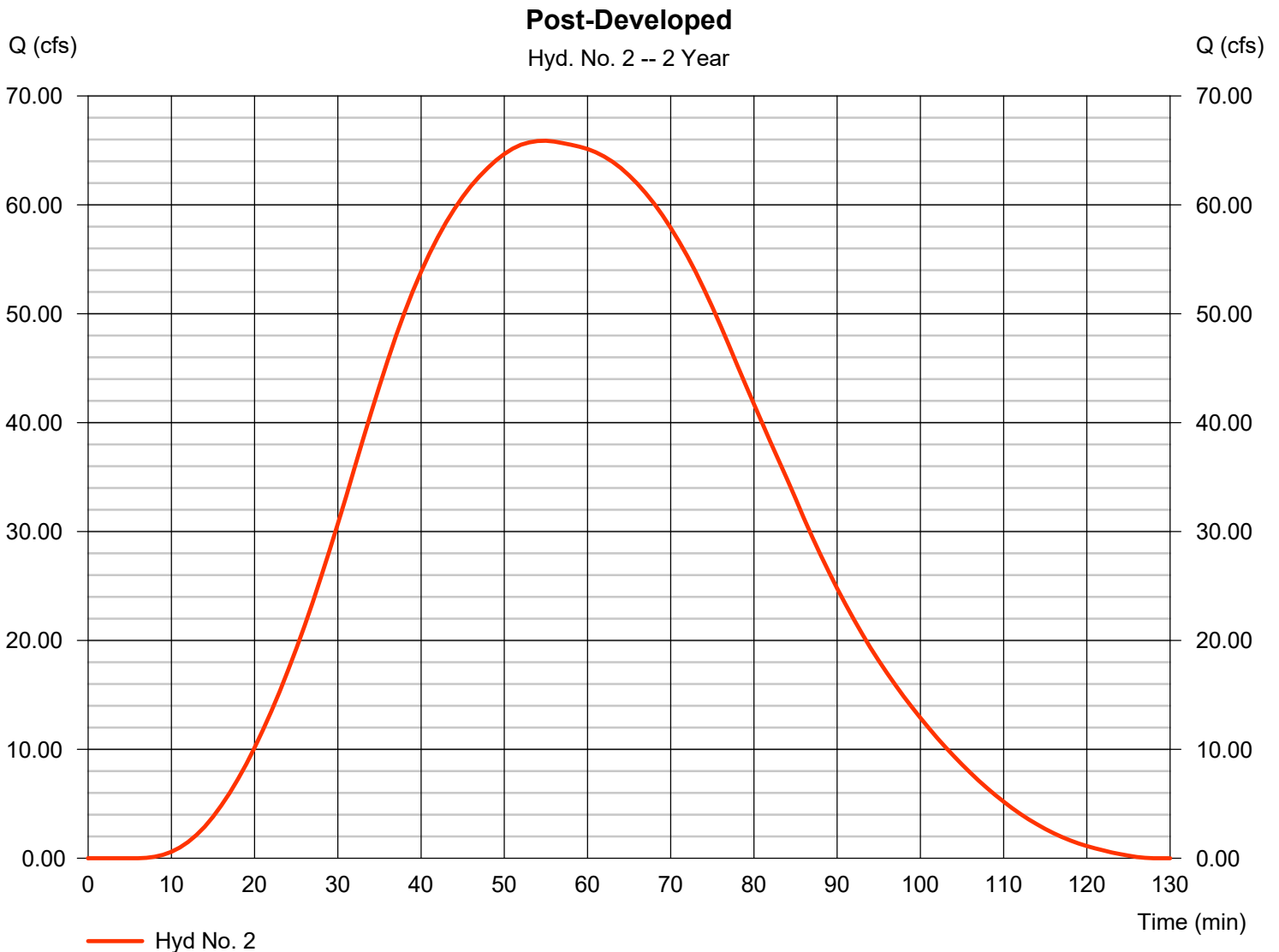
Tuesday, 05 / 25 / 2021

## Hyd. No. 2

Post-Developed

Hydrograph type	= SCS Runoff	Peak discharge	= 65.89 cfs
Storm frequency	= 2 yrs	Time to peak	= 55 min
Time interval	= 1 min	Hyd. volume	= 221,297 cuft
Drainage area	= 156.000 ac	Curve number	= 79*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 44.00 min
Total precip.	= 1.77 in	Distribution	= Huff-1st
Storm duration	= 1.00 hrs	Shape factor	= 484

\* Composite (Area/CN) = [(67.000 x 86) + (27.000 x 91) + (42.000 x 61) + (20.000 x 74)] / 156.000



# Hydrograph Report

Item 3.

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

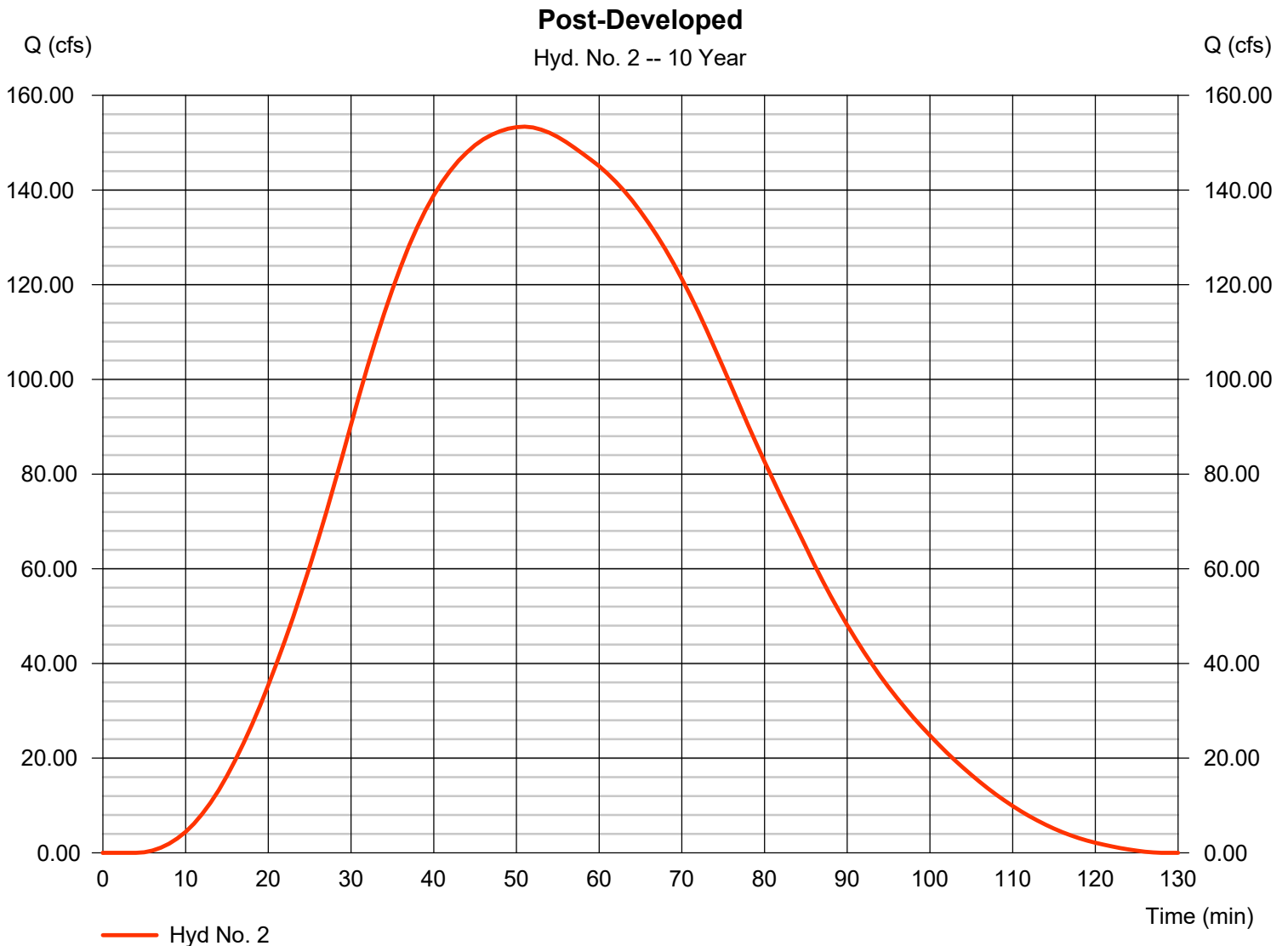
Tuesday, 05 / 25 / 2021

## Hyd. No. 2

Post-Developed

Hydrograph type	= SCS Runoff	Peak discharge	= 153.38 cfs
Storm frequency	= 10 yrs	Time to peak	= 51 min
Time interval	= 1 min	Hyd. volume	= 513,700 cuft
Drainage area	= 156.000 ac	Curve number	= 79*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 44.00 min
Total precip.	= 2.61 in	Distribution	= Huff-1st
Storm duration	= 1.00 hrs	Shape factor	= 484

\* Composite (Area/CN) = [(67.000 x 86) + (27.000 x 91) + (42.000 x 61) + (20.000 x 74)] / 156.000



# Hydrograph Report

Item 3.

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

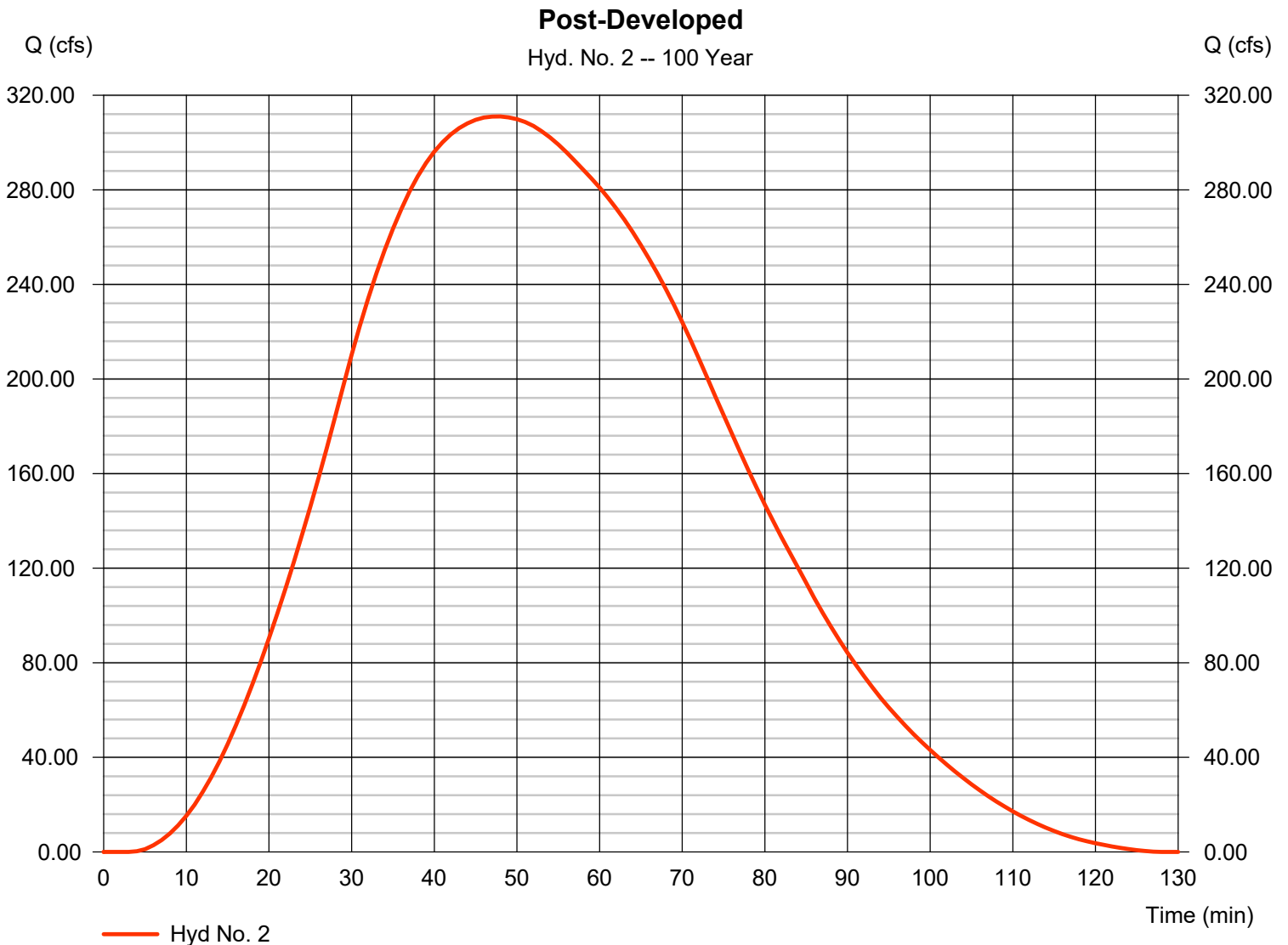
Tuesday, 05 / 25 / 2021

## Hyd. No. 2

Post-Developed

Hydrograph type	= SCS Runoff	Peak discharge	= 311.02 cfs
Storm frequency	= 100 yrs	Time to peak	= 48 min
Time interval	= 1 min	Hyd. volume	= 1,032,393 cuft
Drainage area	= 156.000 ac	Curve number	= 79*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 44.00 min
Total precip.	= 3.84 in	Distribution	= Huff-1st
Storm duration	= 1.00 hrs	Shape factor	= 484

\* Composite (Area/CN) = [(67.000 x 86) + (27.000 x 91) + (42.000 x 61) + (20.000 x 74)] / 156.000



# Hydrograph Report

Item 3.

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

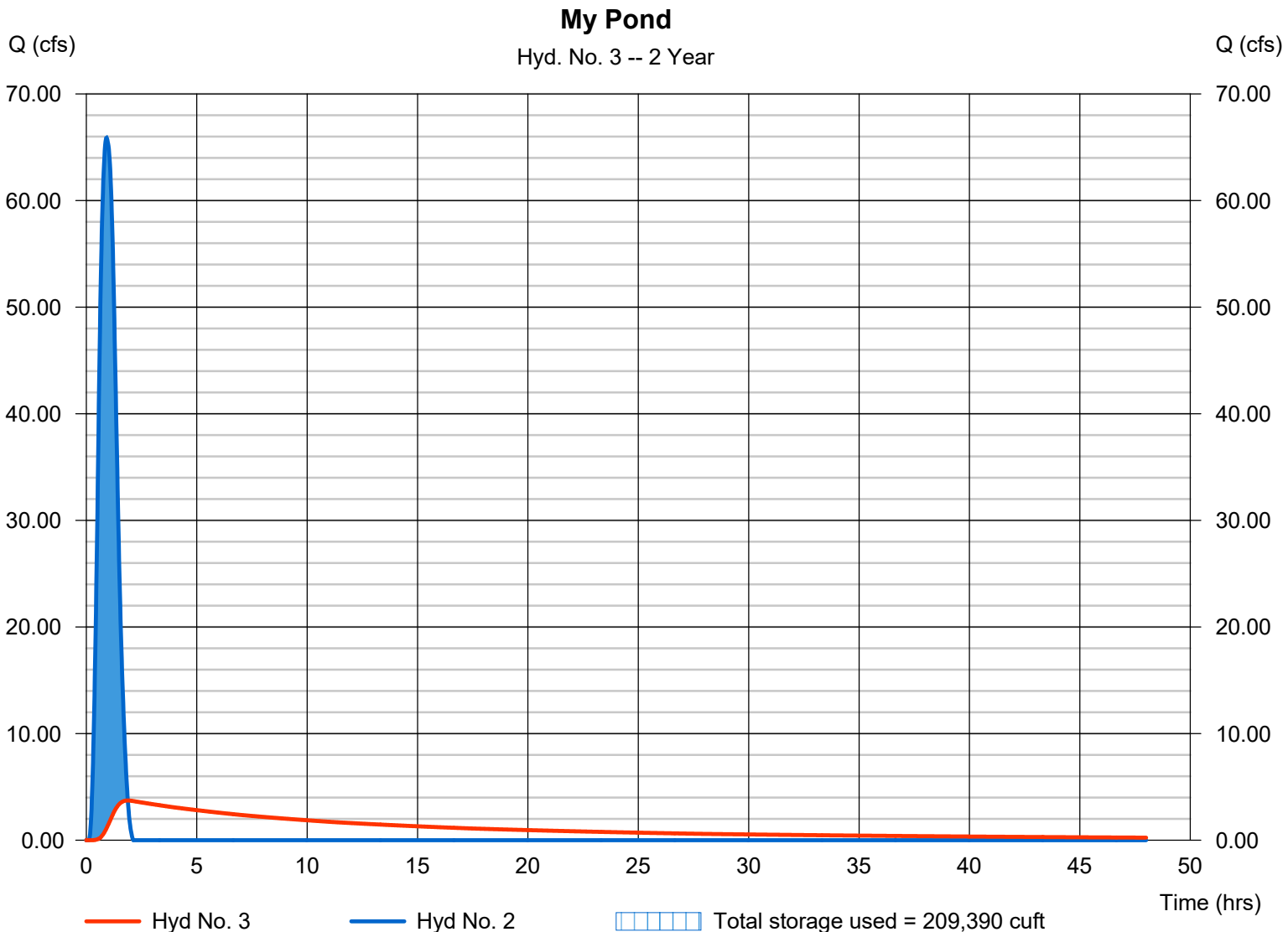
Tuesday, 05 / 25 / 2021

## Hyd. No. 3

My Pond

Hydrograph type	= Reservoir	Peak discharge	= 3.725 cfs
Storm frequency	= 2 yrs	Time to peak	= 1.88 hrs
Time interval	= 1 min	Hyd. volume	= 186,787 cuft
Inflow hyd. No.	= 2 - Post-Developed	Max. Elevation	= 100.68 ft
Reservoir name	= My Pond	Max. Storage	= 209,390 cuft

Storage Indication method used.



# Hydrograph Report

Item 3.

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

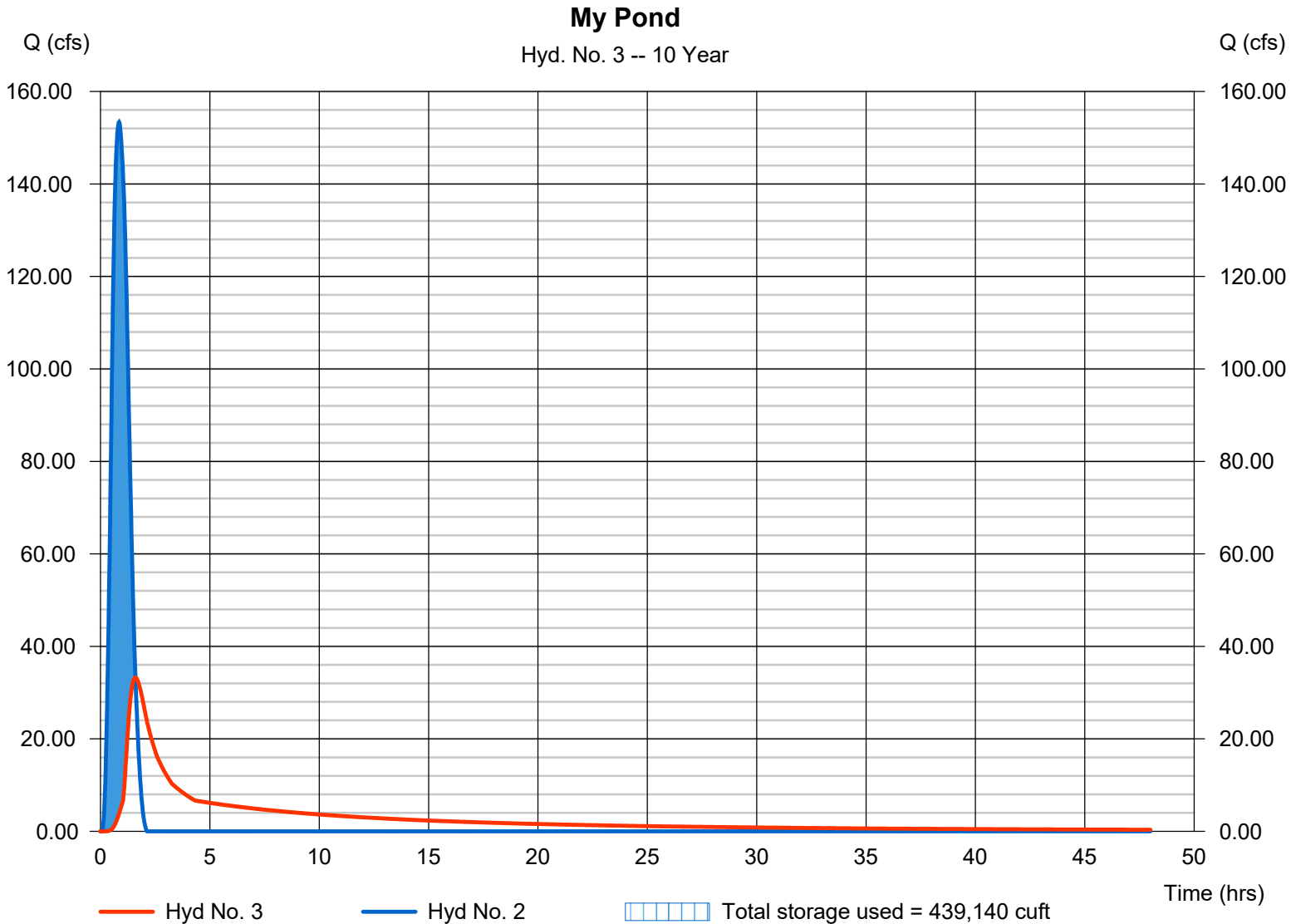
Tuesday, 05 / 25 / 2021

## Hyd. No. 3

My Pond

Hydrograph type	= Reservoir	Peak discharge	= 33.28 cfs
Storm frequency	= 10 yrs	Time to peak	= 1.60 hrs
Time interval	= 1 min	Hyd. volume	= 471,073 cuft
Inflow hyd. No.	= 2 - Post-Developed	Max. Elevation	= 101.41 ft
Reservoir name	= My Pond	Max. Storage	= 439,140 cuft

Storage Indication method used.



# Hydrograph Report

Item 3.

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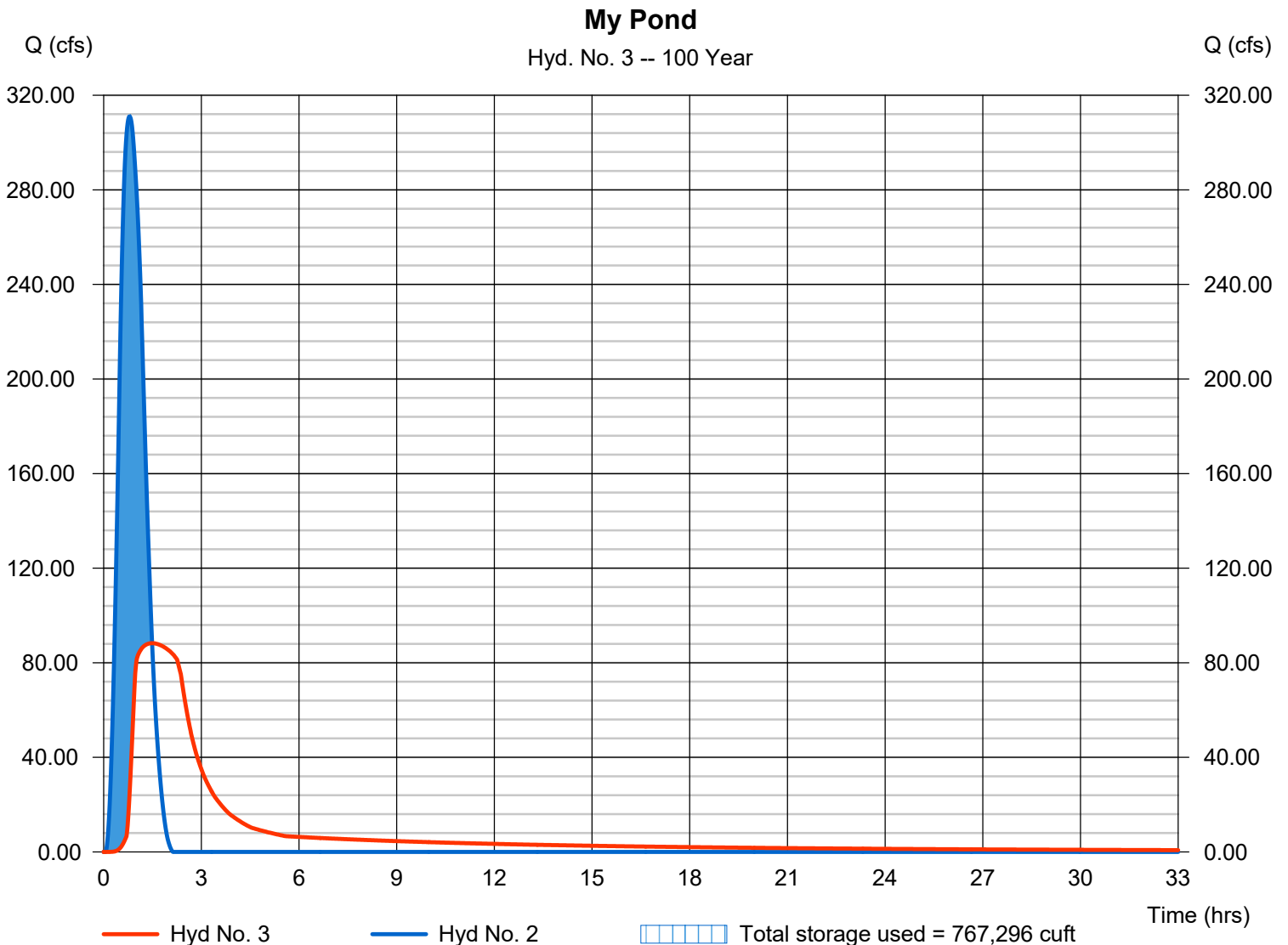
Tuesday, 05 / 25 / 2021

## Hyd. No. 3

My Pond

Hydrograph type	= Reservoir	Peak discharge	= 88.27 cfs
Storm frequency	= 100 yrs	Time to peak	= 1.48 hrs
Time interval	= 1 min	Hyd. volume	= 988,160 cuft
Inflow hyd. No.	= 2 - Post-Developed	Max. Elevation	= 102.43 ft
Reservoir name	= My Pond	Max. Storage	= 767,296 cuft

Storage Indication method used.





# Pond Report

## Pond No. 1 - My Pond

### Pond Data

Contours -User-defined contour areas. Average end area method used for volume calculation. Beginning Elevation = 99.99 ft

### Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	99.99	00	0	0
0.01	100.00	300,000	1,500	1,500
1.01	101.00	313,000	306,500	308,000
2.01	102.00	323,000	318,000	626,000
3.01	103.00	332,000	327,500	953,500
4.01	104.00	333,000	332,500	1,286,000

### Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 36.00	Inactive	Inactive	Inactive
Span (in)	= 36.00	15.00	0.00	0.00
No. Barrels	= 1	1	1	0
Invert El. (ft)	= 94.00	1240.00	0.00	0.00
Length (ft)	= 100.00	1.00	0.00	0.00
Slope (%)	= 1.00	0.00	0.00	n/a
N-Value	= .010	.013	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	Yes	No

### Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 2.00	25.00	Inactive	Inactive
Crest El. (ft)	= 100.00	101.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= Rect	Rect	---	---
Multi-Stage	= Yes	Yes	No	No
Exfil.(in/hr)	= 0.000 (by Contour)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

### Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	99.99	0.00	0.00	---	---	0.00	0.00	---	---	---	---	0.000
0.01	1,500	100.00	72.11 ic	0.00	---	---	0.00	0.00	---	---	---	---	0.000
1.01	308,000	101.00	72.11 ic	0.00	---	---	6.66	0.00	---	---	---	---	6.660
2.01	626,000	102.00	83.31 ic	0.00	---	---	12.64 s	70.67 s	---	---	---	---	83.31
3.01	953,500	103.00	92.65 ic	0.00	---	---	10.36 s	82.26 s	---	---	---	---	92.62
4.01	1,286,000	104.00	99.02 ic	0.00	---	---	9.83 s	89.11 s	---	---	---	---	98.94



## AGENDA ITEM ANALYSIS

Project/Issue Name: 21-R-32 A Resolution of the City Council of the City of Republic, Missouri, Authorizing the City Administrator to Execute the First Change Order for Drury Lane Improvements.

Submitted By: Garrett Brickner, Engineering Manager

Date: August 3, 2021

### Issue Statement

To amend the not to exceed amount for Drury Lane Extension in Resolution 20-R-39.

### Discussion and/or Analysis

The City Council on September 15, 2020, approved award of the extension of Drury lane approximately 500 LF and ending in a large cul-de-sac, including paving of 7" asphalt base, 1½" asphalt driving course, 4" base rock, 2' curb and gutter. approximately 2950 SY of asphalt, approximately 1127 LF of curb & gutter, and minor repairs to the existing base course of Drury Lane. This bid also included surface course of ~2 ½ inches of final course for the existing Drury Lane.

Once Capital began work, they informed us that the repairs to the existing portion of Drury Lane would need to be more extensive than the original estimate done by Journagan. Inspections of the additional repair spots Capital recommended were conducted by City staff and found to be warranted. Additional asphalt was also required beyond the estimated 2 ½ inches in the request for bids for the surface course on the existing Drury Lane.

The original not to exceed amount approved for this job was \$147,000. with the additional asphalt and repairs the new total is \$201,224.75, a difference of \$54,224.75.

### Recommended Action

Staff recommends approval.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE THE FIRST CHANGE ORDER FOR DRURY LANE IMPROVEMENTS.**

*WHEREAS*, the City of Republic, Missouri, (herein called "City" or "Republic") is a municipal corporation and Charter City located in Greene County, Missouri, being duly created, organized, and existing under the laws of the State of Missouri; and

*WHEREAS*, the City entered into an agreement with Capital Paving for the Drury Lane improvements; and

*WHEREAS*, this project is part of a developers agreement with Drury University; and

*WHEREAS*, the City Council deems the additional work acceptable.

***NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, AS FOLLOWS:***

Section 1. That City Administrator, or designee, is hereby authorized to execute on behalf of the City of Republic, Missouri, a first change order in the amount not to exceed \$54,224.75, said first change order to be substantially in the form and content of the document attached hereto and incorporated herein.

Section 2. This resolution shall become effective on and after the date of passage and approval.

***PASSED AND APPROVED*** at a regular meeting of the City Council of the City of Republic, Missouri, this day of \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Matt Russell, Mayor

Attest:

\_\_\_\_\_  
Laura Burbridge, City Clerk

Approved as to Form:  \_\_\_\_\_, Damon Phillips, City Attorney

Final Passage and Vote:

**Application and Certificate For Payment**

Item 4.

To Owner: CITY OF REPUBLIC 213 N MAIN AVE REPUBLIC, MO 65738	Project: DRURY LANE EXTENSION DRURY LANE REPUBLIC, MO	Application No: 1 Period To: 07/20/21 Architect's Project No: Contract Date:	Date: 07/20/2021
From (Contractor): Capital Paving & Construction PO Box 104600 Jefferson City, MO 65110	Contractor Job Number: 2116058 Via (Architect):		
Phone: (573) 635-6229	Contract For:		

**Contractor's Application For Payment**

Change Order Summary	Additions	Deductions						
Change orders approved in previous months by owner								
<table border="1"> <thead> <tr> <th>Number</th> <th>Date Approved</th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>07/20/21</td> <td>54,224.75</td> </tr> </tbody> </table>	Number	Date Approved		1	07/20/21	54,224.75		
Number	Date Approved							
1	07/20/21	54,224.75						
<b>Totals</b>	54,224.75							
<b>Net change by change orders</b>	54,224.75							

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Contractor:  
By: \_\_\_\_\_ Date: \_\_\_\_\_  
State of: \_\_\_\_\_ County of: \_\_\_\_\_  
Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_ (year). Notary public: \_\_\_\_\_  
My commission expires \_\_\_\_\_.

**Architect's Certificate for Payment**

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the Amount Certified.

Amount Certified: \$ \_\_\_\_\_

Original contract sum	147,000.00
Net change by change orders	54,224.75
Contract sum to date	201,224.75
Total completed and stored to date	201,224.75
Retainage	
0.0% of completed work	0.00
0.0% of stored material	0.00
Total retainage	0.00
Total earned less retainage	201,224.75
Less previous certificates of payment	0.00
0.000% of taxable amount	0.00
Current sales tax	0.00
Current payment due	<b>201,224.75</b>
Balance to finish, including retainage	0.00

Architect:  
By: \_\_\_\_\_ Date: \_\_\_\_\_

This Certification is not negotiable. The Amount Certified is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

*[Handwritten Signature]* 7-22-2021

**Application and Certificate For Payment -- page 2**

Item 4.

To Owner: CITY OF REPUBLIC  
 From (Contractor): Capital Paving & Construction  
 Project: DRURY LANE EXTENSION

Application No: 1 Date: 07/20/21 Period To: 07/20/21  
 Contractor's Job Number: 2116058  
 Architect's Project No:

Item Number	Description	Quantity	Scheduled Value	Work Completed		Materials Presently Stored	Completed and Stored to Date	%	Balance to Finish	Retention	Memo
				Previous Application	This Period						
000001	New Roadway/Overlay - Agg Base & Asphalt Paving	1 LS	147,000.00	0.00	147,000.00	0.00	147,000.00	100.00	0.00	0.00	
000001	24" Concrete Curb & Gutter										
000002	Additional Earthwork Billing Total	1 LS	5,300.00	0.00	5,300.00	0.00	5,300.00	100.00	0.00	0.00	
000003	Additional Patching	393 SY @ 77.75	30,555.75	0.00	30,555.75	0.00	30,555.75	100.00	0.00	0.00	
000004	Additional Wedging	234 TN @ 78.50	18,369.00	0.00	18,369.00	0.00	18,369.00	100.00	0.00	0.00	
<b>Application Total</b>			201,224.75	0.00	201,224.75	0.00	201,224.75	100.00	0.00	0.00	