



AGENDA

City Council Meeting
Municipal Court Building, 540 Civic Blvd
February 15, 2022 at 6:00 PM

Matt Russell, Mayor
Eric Gerke, Ward I
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

Opening Prayer

Pledge of Allegiance to the United States Flag

Citizen Participation

Consent Agenda

- [1.](#) Approve February 1, 2022 City Council Minutes.
- [2.](#) Approve Correction of a Scrivener's Error in Numbering.
- [3.](#) Approve Vendor List.
- [4.](#) 22-R-06 A Resolution of the City Council Authorizing a Second Amendment to Task Order Number 10 with Burns & McDonnell to Reduce the Overall Cost from \$2,377,500 to \$1,103,710.

Board, Commission, and Committee Schedule

City Council Special Session	February 22, 2022 (Community Center)
City Council Meeting	March 1, 2022 (Cancelled)
Board of Adjustment Meeting	March 3, 2022
Planning & Zoning Meeting	March 7, 2022
City Council Meeting	March 15, 2022

Old Business and Tabled Items

- [5.](#) 22-04 An Ordinance of the City Council Amending Title I, Chapter 120, City Administrator-Duties.

New Business (First Reading of Ordinances)

- [6.](#) 22-05 An Ordinance of the City Council Approving Amendment of the Zoning Code and Official Map by Changing the Classification of Approximately 15.09 Acres, Located at the 6800 Block of South Farm Road 89, from Agricultural (AG) to High Density Single-Family Residential (R1-H).
- [7.](#) 22-06 An Ordinance of the City Council Approving Amendment of the Zoning Code and Official Map by Changing the Classification of Approximately 7.86 Acres, Located at the 8000 Block of West Farm Road 194, from The Lakes at Shuylar Ridge Planned Development District (PDD) to High Density Single-Family Residential (R1-H).
- [8.](#) 22-07 An Ordinance of the City Council Approving Amendment of the Zoning Code and Official Map by Changing the Classification of Approximately 62.90 Acres, Located at 2561 South State Highway MM, from Eclipse Event Center Planned Development District (PDD) to Hankins Farm Planned Development District (PDD).
- [9.](#) 22-08 An Ordinance of the City Council Approving Amendment of the Zoning Code and Official Map by Changing the Classification of Approximately 10.20 Acres, Located at 7294 West Farm Road 144, from Agricultural (AG) to Heavy Industrial (M-2).
- [10.](#) 22-09 An Ordinance of the City Council Approving Amendment of the Zoning Code and Official Map by Changing the Classification of Approximately 40 Acres, Located at 3445 East Hines Street,

from Medium Density Single-Family Residential (R1-M) to High Density Single-Family Residential (R1-H).

[11.22-10](#) An Ordinance of the City Council Vacating a 385 Foot Portion of North Brookline Avenue Located East of State Highway MM.

[12.22-11](#) An Ordinance of the City Council Approving Amendment of the Zoning Code and Official Map by Changing the Classification of Approximately 29.39 Acres, Located at the 2500 Block of South State Highway MM, from General Commercial (C-2) and Agricultural (AG) to Iron Grain District Planned Development District (PDD).

Other Business (Resolutions)

[13.22-R-07](#) A Resolution of the City Council Approving a Preliminary Plat for Republic Industrial Subdivision, a Subdivision Consisting of Approximately 37.98 Acres Located at South State Highway MM and West Farm Road 144.

[14.22-R-08](#) A Resolution of the City Council to Amend Resolution 21-R-40 and to Adopt the Affidavit of Scrivener's Error in Resolution 21-R-40.

[15.22-R-09](#) A Resolution of the City Council Authorizing the City Administrator to Engage Burns & McDonnell for Services to Perform Wastewater Treatment System Improvement Projects Not to Exceed a Total Amount of \$42,824,000.

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
Online Zoom Meeting
February 01, 2022 at 6:00 PM

- Matt Russell, Mayor**
- Eric Gerke, Ward I
- 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 via Zoom included Jim Deichman, Eric Franklin, Garry Wilson, Eric Gerke, Shane Grooms, and Jennifer Mitchell. Others in attendance were: City Administrator David Cameron, City Attorney Megan McCullough, Assistant Parks and Recreation Director Jennafer Mayfield, Information Systems Director Chris Crosby, Police Lieutenant Jamie Burks, Finance Director Meghin Cook, Chief of Staff Lisa Addington, BUILDS Administrator Andrew Nelson, Assistant BUILDS Administrator Karen Haynes, Assistant City Administrator/Parks and Recreation Director Jared Keeling, Fire Chief Duane Compton, Engineering Manager Garrett Brickner, Public Information Officer Allyssa Dudley, 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.

Citizen Participation

Mayor Matt Russell opened citizen participation at 6:01 p.m.

Camry Cowan, 566 Cherrywood Ave, spoke about the City's current liquor ordinance and requested Council consider changing it to allow a cocktail lounge without requiring 50% food sales.

No one else came forward so Mayor Russell closed citizen participation at 6:05 p.m.

Consent Agenda

Motion was made by Council Member Franklin and seconded by Council Member Mitchell to approve the consent agenda. The vote was 6 Aye-Deichman, Franklin, Gerke, Grooms, Mitchell, and Wilson. 0 Nay. Motion Carried.

1. Approve January 18, 2022 City Council Minutes.

Board, Commission, and Committee Schedule

Board of Adjustment Meeting	February 3, 2022
Planning & Zoning Meeting	February 7, 2022
City Council Meeting	February 15, 2022
City Council Meeting	February 22, 2022

Old Business and Tabled Items

2. **22-03 An Ordinance of the City Council Authorizing and Directing the Issuance, Sale and Delivery of Special Obligation Bonds, Series 2022, of the City of Republic, Missouri; and Approving Certain Documents and Authorizing Certain Other Actions in Connection Therewith.**

Motion was made by Council Member Grooms and seconded by Council Member Mitchell to have the second reading of Bill 22-03 by title only. The vote was 6 Aye-Deichman, Franklin, Gerke, Grooms, Mitchell, and Wilson. 0 Nay. Motion Carried. Council Member Gerke motioned to amend



Bill 22-03 by incorporating the revisions shown in the redlined version of Bill 22-03 provided to Council. Council Member Deichman seconded. The vote was 6 Aye-Deichman, Franklin, Grooms, Gerke, Mitchell, and Wilson. 0 Nay. Motion Carried. David Cameron provided an update to Council. Martin Ghafoori also provided information to Council. Council Member Wilson motioned for the passage of Bill 22-03. Council Member Deichman seconded. A roll call vote was taken. The vote was 6 Aye-Mitchell, Gerke, Franklin, Deichman, Grooms, and Wilson. 0 Nay. Motion Carried.

New Business (First Reading of Ordinances)

3. 22-04 An Ordinance of the City Council Amending Title I, Chapter 120, City Administrator-Duties.

Motion was made by Council Member Wilson and seconded by Council Member Grooms to have the first reading of Bill 22-04 by title only. The vote was 7 Aye-Deichman, Franklin, Gerke, Groom, Mitchell, and Wilson. 0 Nay. Motion Carried. David Cameron provided an overview of the bill. Mayor Russell reminded Council this is a first read and to get with staff prior to the next meeting with any questions.

Other Business (Resolutions)

4. 22-R-03 A Resolution of the City Council Authorizing Payment for Emergency Repair of a Pump at the Shuyler Creek Lift Station.

Motion was made by Council Member Grooms and seconded by Council Member Franklin to approve Resolution 22-R-03. Andrew Nelson provided an overview of the Resolution. Council Member Updike joined the meeting. The vote was 7 Aye-Deichman, Franklin, Gerke, Groom, Mitchell, Updike, and Wilson. 0 Nay. Motion Carried.

5. 22-R-04 A Resolution of the City Council Authorizing the City Administrator to Pay for Administrative Fees and Other Costs of Issuance Related to Bonding for Wastewater and Public Works Improvements Not to Exceed \$175,000.

Motion was made by Council Member Deichman and seconded by Council Member Grooms to approve Resolution 22-R-04. Council Member Wilson motioned to amend Resolution 22-R-04 by incorporating the revisions as provided to Council in the revised Resolution 22-R-04. Council Member Franklin seconded. The vote was 7 Aye-Deichman, Franklin, Gerke, Grooms, Mitchell, Updike, and Wilson. David Cameron provided an overview of the Resolution. The vote was 7 Aye-Deichman, Franklin, Gerke, Groom, Mitchell, Updike, and Wilson. 0 Nay. Motion Carried.

Reports from Staff

City Administrator David Cameron thanked Mark Grimm, Martin Ghafoori, Becky Esrock, Meghin Cook, Megan McCullough, Andrew Nelson, Lisa Addington, Rachel Veatch, and Jared Keeling for all their work on the bond. We had at least one hundred items in our inbox and thirteen pages from the S&P call. They did a full-fledged physical on the city's financials. Mr. Cameron thanked Council Member Gerke for his assistance as well. We are under order to be under construction and completed by April 2025. Mr. Cameron shared Stifel and Mark Grimm acted quickly to get this done and did not disappoint as they own the municipal market in Missouri. Mr. Cameron shared he was ecstatic hearing the rates and it shows the extreme favor of the city. Mr. Cameron reported Martin Ghafoori has been a real trooper with all the communication back and forth. Mr. Cameron reported we are doing our job to get the best interest rate for our community and the market spoke for us. Today was a good day for our community whether or not they realize and understand it all. Mr. Cameron commended all the employees and advisors, thanking them. Mr. Cameron congratulated the community. Mr. Cameron reminded everyone this is a 25-year bond that is twice as large as any bond issued here. Mr. Cameron thanked Mayor Russell and the Council for their support and Council Member Gerke for his assistance working through this.

City Administrator David Cameron reported we are working on ARPA funds, and he and Andrew Nelson have had a lot of contact with representatives at the state and federal level presenting the position of the city and stating the case for funding. These conversations have been favorable. Mr. Cameron added he anticipates they will go to Jefferson City two to three more times. Mr. Cameron reported it was a very productive day at the Capitol during their visit. Mr. Cameron emphasized this is not monopoly money and the possibility of having to go to our community for a rate increase knowing how it would impact them is what keeps us up at night. Mr. Cameron shared he appreciates the legislators who have taken time to visit with us.

City Administrator David Cameron provided a quiet zone update. Andrew has a quote for \$50,000.00 for an engineering study that we will bring to Council for consideration. We will have a public hearing to discuss the \$50,000.00 study that would figure out the cost estimates to complete. Mr. Cameron reported it could be \$500,000.00 to \$1 million to complete and we must evaluate it against other projects needed throughout the city.

City Administrator David Cameron reported the purchase of a vehicle for the Fire Department that was under \$43,000.00 and a budgeted item. While it is within the new spending limit, he wanted to report it.

City Administrator David Cameron shared it is great to hear the announcement of the Iron Grain District. What you are seeing is the beginning to a different economy and Mr. Cameron thanked Randy Magers for his investment in the community. Mr. Cameron shared they are great partners and great people. Mr. Cameron reminded everyone we appreciate every business in Republic but there is a need for food places out on east 60 and with future widening of MM, the future sports complex, and Hankins Farm, 2022 will be extremely busy.

City Administrator David Cameron reminded everyone of the predicted snow and ice. Mr. Cameron reported we suspect we will see ice followed by snow. Mr. Cameron reminded everyone to be patient because street graders do not move ice. It will be a lot of hard work with most of the heavy lifting on Saturday. Mr. Cameron advised if you do not have to get out, please stay inside.

City Administrator David Cameron congratulated Council Member Updike for the win of his favorite team, the Bengals.

Council Member Franklin thanked everyone for their work on the bond issue. Mr. Franklin reminded everyone if it is dangerous out this week, turn around and go home. Mr. Franklin thanked everyone for getting out in the cold weather to keep our city safe.

Council Member Wilson reported regarding the quiet zones, he was walking at JR Martin Park at 6:30 a.m. and a train came through blowing the horn almost much the entire stretch of Republic.

Council Member Gerke echoed Mr. Cameron on the excellent job on the bond, sharing it was a lot of work. Mr. Gerke expressed it was awesome how it all came together. Mr. Gerke also congratulated everyone on the \$65 million development and thanked everyone for their hard work.

Council Member Updike expressed his excitement about the Bengals going to the Super Bowl, adding he has been a lifelong fan.

Mayor Matt Russell reminded everyone of the trail meeting on February 22nd; inviting the community to talk to us after a short Council meeting. Mayor Russell reported he hopes to hear from a wide variety of people. Mayor Russell shared he will volunteer his kids to get out to shovel driveways. Mayor Russell reminded everyone to be careful, safe, and warm.

Adjournment

Mayor Russell adjourned the meeting at 6:40 p.m.

ATTEST:

Laura Burbridge, City Clerk

Matt Russell, Mayor

DRAFT



February 15, 2022

To the Mayor and City Council,

Due to a Scrivener's Error, the same Resolution number was used on two different Resolutions due to an oversight. These numbers have been corrected and the appropriately assigned Resolution number for each item is listed below:

22-R-03 A Resolution of the City Council Authorizing the Republic Fire Chief to Apply for the Department of Homeland Security SAFER Grant (Staffing for Adequate Fire and emergency Response)

22-R-05 A Resolution of the City Council Authorizing Payment for Emergency Repair of a Pump at the Shuyler Creek Lift Station.

Please note, 22-R-04 remains unchanged. Thank you for your understanding.

CITY CLERK'S OFFICE
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LBurbridge@republicmo.com
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City of Republic

My Vendor Audit Report

Item 3.

For Date Range 01/01/2022 - 02/28/2022

Vendor	Added	Added User	Deleted	Deleted User
07786 - Megan McCullough	01/05/2022	SHERRI WOODS		
07788 - Benjamin Bloom	01/06/2022	SHERRI WOODS		
07789 - Delta Dental of Missouri	01/10/2022	SHERRI WOODS		
07790 - ISSA LLC	01/12/2022	SHERRI WOODS		
07791 - Bertsch Heating & Air Conditioning Inc	01/12/2022	SHERRI WOODS		
07792 - Courtney Shelton	01/13/2022	SHERRI WOODS		
07793 - Kevin Parker	01/21/2022	SHERRI WOODS		
07794 - Builders Glass Products Co.	01/26/2022	SHERRI WOODS		
07795 - Autodesk, Inc	01/26/2022	SHERRI WOODS		
07796 - Garrett Brickner	01/27/2022	SHERRI WOODS		
07797 - BE Printing	01/27/2022	SHERRI WOODS		
07798 - OneBeacon US Holdings Inc	01/27/2022	SHERRI WOODS		
07799 - AmWINS Group Benefits Inc	02/01/2022	SHERRI WOODS		
07800 - KnowBe4 Inc	02/01/2022	SHERRI WOODS		
10120 - WONDERS OF WILDLIFE				
2103 - UNITED RENTALS				

Vendor Count: (16)



AGENDA ITEM ANALYSIS

Project/Issue Name: 22-R-06 A Resolution of the City Council Authorizing a Second Amendment to Task Order Number 10 with Burns & McDonnell to Reduce the Overall Cost from \$2,377,500 to \$1,103,710.

Submitted By: Andrew Nelson, BUILDS Administrator

Date: Tuesday, February 15, 2022

Issue Statement

A Resolution to Authorize a Final Amendment to Task Order 10 with Burns & McDonnell to Reduce the Overall Cost from \$2,377,500 to \$1,103,710.

Discussion and/or Analysis

This amendment will reduce the scope of Task Order 10 now that the project is moving to a funded Design-Build. The remaining work involved is work in preparation for the design-build project, including survey and geotechnical field services. This task order was originally to begin the design work for a standard contract. However, with the allocation of bond funding and execution of the design-build contracts the remainder of work removed is no longer necessary and incorporated into the new contract.

Recommended Action

Staff recommends approval.

A RESOLUTION OF THE CITY COUNCIL AUTHORIZING A SECOND AMENDMENT TO TASK ORDER NUMBER 10 WITH BURNS & MCDONNELL TO REDUCE THE OVERALL COST FROM \$2,377,500 TO \$1,103,710

WHEREAS, the City of Republic, Missouri, (herein called the "City") 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, in Resolution 20-R-31, obtained Council’s authorization to enter into a Task Order Engineer-Owner Agreement, Task Order No. 10, with Burns & McDonnell Engineering Company, Inc., in the amount not to exceed \$2,377,500, for services related to wastewater treatment system improvements; and

WHEREAS, the City, in Resolution 21-R-17, obtained Council’s authorization to enter into a First Amendment to Task Order No. 10 Engineer-Owner Agreement; and

WHEREAS, the City has determined the need exists to further amend Task Order No. 10 for the purpose of removing certain tasks that are no longer necessary and to accurately reflect the remaining work needed, which includes survey and geotechnical field services; and

WHEREAS, The Second Amendment to Task Order No. 10 will reduce the overall cost of the project from \$2,377,500 to \$1,103,710; and

WHEREAS, the Council finds this Second Amendment to Task Order No. 10 is appropriate and necessary to accomplish the City’s goal of providing a wastewater treatment system capable of meeting current and growing demand.

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

- Section 1.** The City Administrator, or designee, on behalf of the City, is authorized to enter into a Second Amendment to Task Order 10 Engineer-Owner Agreement, with Burns & McDonnell Engineering Company, Inc, to remove unnecessary tasks and accurately reflect the remaining work necessary for completion, and to reduce the overall cost from \$2,377,500 to \$1,103,710, for the services in Task Order 10 related to engineering for the wastewater treatment plant, said Agreement to be in substantially the same form as the Amendment No. 2 to Task Order No. 10 Engineer-Owner Agreement, attached hereto and incorporated by reference.
- Section 2.** The City Administrator, or designee, on behalf of the City, is authorized to take the necessary steps to execute this Resolution.
- Section 3.** The whereas clauses are hereby specifically incorporated herein by reference.
- Section 4.** This Resolution shall take effect after 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 _____, 2022.

Matt Russell, Mayor

RESOLUTION NO. 22-R-06

Attest:

Laura Burbridge, City Clerk

Approved as to Form:

Megan E. McCullough

Megan McCullough, City Attorney

Final Passage and Vote:



AGENDA ITEM ANALYSIS

Project/Issue Name: 22-04 An Ordinance of the City Council Amending Title I, Chapter 120, City Administrator-Duties.

Submitted By: David Cameron, City Administrator

Date: February 15, 2022

Issue Statement

To amend the Municipal Code regarding Financial Reporting standards.

Discussion and/or Analysis

The City is requesting a code amendment to facilitate process improvements regarding financial reporting. The current code requires monthly reports be made to the Mayor and Council. This change would continue monthly reporting, but specify that this report be done in writing, instead of a verbal report during City Council. In addition, it adds a quarterly budget update to be presented to City Council at the conclusion of each quarter. The modification also clears up the discrepancy between the City Charter and the current ordinance.

The Municipal Code also requires news releases be approved by the Mayor. This ordinance would change that to the City Administrator or a duly appointed administrative officer.

Recommended Action

Staff recommends approval.

AN ORDINANCE OF THE CITY COUNCIL AMENDING TITLE I, CHAPTER 120, CITY ADMINISTRATOR-DUTIES

WHEREAS, the City of Republic, Missouri, (herein called the “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 desires to amend certain provisions of the Republic Code to ensure consistency with related provisions of the Charter and to otherwise maximize clarity in said provisions;

WHEREAS, the proposed revisions, if passed, will ensure timely reporting of up-to-date budget and financial information by the City Administrator to the City Council consistent with the City Administrator’s obligations under the Charter, and will eliminate the unqualified requirement for the Mayor to specifically approve of all press releases, which is not required or otherwise specified as a mayoral duty under the Charter.

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

Section 1. Title I, “Government, Code”, Chapter 120, “City Administrator”, Section 120.090, “City Administrator—Duties” is hereby amended to read as follows:

120.090 City Administrator -- Duties

A. Purchasing. The City Administrator shall be the purchasing agent for the City and all such purchases shall be made in accordance with purchasing rules and procedures approved by the City Council.

B. Budget. The City Administrator shall be the budget officer for the City **and shall make the budget available in writing on a monthly basis to the City Council and the public.**

C. Financial Reports. The City Administrator shall **provide a written report of the financial conditions of the City to the Mayor and City Council on a monthly basis or as otherwise requested by the City Council. Additionally, the City Administrator, or his/her duly authorized administrative officer, shall provide a quarterly budget update to the City Council upon the conclusion of each quarter of the fiscal year.** ~~make monthly reports to the Mayor and the City Council relative to the financial condition of the City. Such reports shall show the financial condition of the City in relation to the budget.~~

D. Personnel System. The City Administrator shall act as the personnel officer of the City and shall recommend an appropriate position classification system and pay plan to the Mayor and the City Council. The City Administrator, after consultation with department heads, shall approve advancements and appropriately budgeted pay increases within the approved pay plans and position classification system. The City Administrator shall have the power to amend and create job descriptions and to appoint and remove employees in accordance with personnel system regulations approved by the City Council.

E. Policy Formulation. The City Administrator shall recommend to the Mayor and the City Council adoption of such measures as he/she may deem necessary or

expedient for the health, safety or welfare of the City or for the improvement of administrative services for the City.

F. City Council Agenda. The City Administrator shall submit to the Mayor a proposed agenda for each Council meeting by the close of business on the Wednesday preceding Page 2 the time of the regular Council meeting.

G. Bid Specification. The City Administrator shall prepare all bid specifications for services and equipment for presentation to the City Council.

H. State And Federal Aid Programs. The City Administrator shall coordinate Federal and State programs which may have application to the City of Republic.

I. Conference Attendance. The City Administrator may attend State and regional conferences and programs applicable to his/her office and the business of the City of Republic.

J. Press Releases. The City Administrator, **or his/her duly authorized administrative officer,** shall be responsible for keeping the public informed ~~in~~ in the purposes and methods of City Government through all available news media. ~~after first having all news releases approved by the Mayor.~~

K. Planning. To engage in and to coordinate long-range planning activities for the City.

L. To see that the provisions of all franchises, leases, contracts, permits and privileges granted by the City are fully observed and upon information of any violation thereof to take such steps as may be necessary to stop or prevent further violation of same.

M. Record Keeping. The City Administrator shall keep full and accurate records of all actions taken by him/her in the course of his/her duties, and he/she shall safely and properly keep all records and paper belonging to the City of Republic and entrusted to his/her care; all such records shall be and remain the property of the City of Republic and be open to inspection by the Mayor and City Council at all times.

EXPLANATION - Matter in **bold type** in the above is added language. Matter in ~~strike through~~ in the above is deleted.

Section 2. The whereas clauses are hereby specifically incorporated herein by reference.

Section 3. 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 _____ 2022.

Matt Russell, Mayor

Attest:

BILL NO. 22-04

ORDINANCE NO.

Laura Burbridge, City Clerk

Approved as to Form: Megan E. McCullough, Megan McCullough, City Attorney

Final Passage and Vote: _____



AGENDA ITEM ANALYSIS

Project/Issue Name: 22-05 An Ordinance of the City Council Approving Amendment of the Zoning Code and Official Map by Changing the Classification of Approximately 15.09 Acres, Located at the 6800 Block of South Farm Road 89, from Agricultural (AG) to High Density Single-Family Residential (R1-H).

Submitted By: Chris Tabor, BUILDS Department Principal Planner

Date: February 15, 2022

Issue Statement

Olde Savannah LLC has applied to change the Zoning Classification of **15.09 acres** of property located at the 6800 Block of South Farm Road 89 from **Agricultural (AG) to High Density Single-Family Residential (R1-H)**.

Discussion and/or Analysis

The property subject to this Rezoning Application is comprised of approximately **15.09 acres** of land located at the 6800 Block of South Farm Road 89. The property is currently vacant and was annexed into Republic in January 2022.

The Applicant owns an adjacent parcel to the east, which is also under consideration for Rezoning; the Applicant intends to develop the parcels as Olde Savannah Phase 4.

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 residential 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 residential development, including the following:

- **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

- **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
- **Goal:** Recognize potential infill sites as opportunities for development, while mitigating impacts to adjacent, established properties
 - **Objective:** Support the development of vacant parcels as opportunities for densification that is harmonious with surrounding development

The general trend of development in the vicinity of the subject property in recent years has been the development of **residential subdivisions**.

Compatibility with Surrounding Land Uses

The subject property is surrounded by The Lakes at Shuyler Ridge Planned Development District (PDD) to the east, Olde Savannah Phase 3 High-Density Single Family Residential (R1-H) to the north, Greene County Agricultural (A-1) zoned property to the west, and Christian County Rural Residence (RR-1) zoned property to the south.

The land uses permitted in the High Density Single-Family Residential (R1-H) Zoning District include single-family dwellings, residential accessory structures, golf courses, country clubs, and schools.

Capacity To Serve Potential Development and Land Use

Municipal Water and Sewer Service: This site is not currently connected to municipal utilities. The development of the parcel will require connection to the City's water and sanitary sewer systems. The exact locations of water and sanitary sewer connections will be determined during development of the property. Sanitary sewer would flow to the Shuyler Creek Lift Station before travelling through a force main to the Wastewater Treatment Facility. The water and sewer system currently have capacity to serve a potential development.

Transportation: The subject parcel is currently accessible, for agricultural and residential purposes, from South Farm Road 89; subsequent development of the subject parcel will require review of new entrances through the Preliminary Platting process. South Farm Road 89 is identified as a Secondary Arterial on the Major Thoroughfare Plan, if the property is developed, a dedication of Right-of-Way will be required during the Final Platting Process. The Republic City Code will require the development of the subject property to include the extension of internal public streets to boundary lines, sidewalks, and the construction of public streets of sufficient width to accommodate the development. A Traffic Impact Study (TIS) has been completed by the Applicant and reviewed by the City; the report indicates no major improvements are needed to the City's existing transportation system to accommodate the increase in traffic generated by the proposed development.

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



Sinkholes: The subject parcel **does** contain an **identified sinkhole**. All development will be in accordance with Section 410.700 Sinkhole and Karst Features. Among the requirements of this section is a mandatory setback of 30 ft from the sinkhole rim for any new construction.

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**, generally **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.**

AN ORDINANCE OF THE CITY COUNCIL APPROVING AMENDMENT OF THE ZONING CODE AND OFFICIAL MAP BY CHANGING THE CLASSIFICATION OF APPROXIMATELY 15.09 ACRES, LOCATED AT THE 6800 BLOCK OF SOUTH FARM ROAD 89, FROM AGRICULTURAL (AG) TO HIGH DENSITY SINGLE-FAMILY RESIDENTIAL (R1-H)

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 certain real property consisting of approximately 15.09 acres located at the 6800 Block of South Farm Road 89 in Republic, Missouri, from Agricultural (AG) to High Density Single-Family Residential (R1-H) was submitted by Olde Savannah LLC (“Applicant”) to the City’s BUILDS Department; and

WHEREAS, the City submitted the application to the Planning and Zoning Commission and set a public hearing on the application for February 7, 2022; and

WHEREAS, a notice of the time and date of the public hearing on the application was given by publication on January 12, 2022, in the *Greene County Commonwealth*, a newspaper of general circulation in the City, such notice being at least fifteen (15) days before the date set for the public hearing; and

WHEREAS, the City gave notice of the public hearing on the application 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, the public hearing on the application was conducted by the Planning and Zoning Commission on February 7, 2022, at which all interested persons and entities were afforded the opportunity to present evidence or statement on the application, after which the Commission rendered written findings of fact and 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 February 22, 2022, 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 to reflect the rezoning of the real property tract consisting of approximately 15.09 Acres located at the 6800 Block of South Farm Road 89 in Republic, Missouri, more fully described in the legal description herein below, from Agricultural (AG) to High Density Single-Family Residential (R1-H).

ALL OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-THREE (23) IN GREENE COUNTY, MISSOURI, EXCEPT ANY PART THEREOF DEEDED, TAKEN OR USED FOR ROAD OR HIGHWAY PURPOSES. EXCEPT: A TRACT OF LAND SITUATED IN THE

SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-THREE (23) GREENE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING IRON AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-EIGHT (28); THENCE NORTH 01°33'31" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-EIGHT (28) A DISTANCE OF 619.94 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 89°12'26" WEST A DISTANCE OF 732.29 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 640.00 FEET, A DELTA OF 39°33'24", AN ARC LENGTH OF 441.85 FEET, AND A CHORD WHICH BEARS NORTH 69°25'44" WEST HAVING A CHORD DISTANCE OF 433.13 FEET TO A POINT ON A LINE: THENCE SOUTH 88°49'12" WEST A DISTANCE OF 36.78 FEET TO A POINT FOR CORNER; THENCE SOUTH 46°10'16" WEST A DISTANCE OF 26.30 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 360.00 FEET, A DELTA OF 44°37'18", AN ARC LENGTH OF 280.37 FEET, AND A CHORD WHICH BEARS SOUTH 23°51'37" WEST HAVING A CHORD DISTANCE OF 273.33 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01°32'58" WEST A DISTANCE OF 100.00 FEET TO A POINT FOR CORNER; THENCE NORTH 88°27'02" WEST A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-EIGHT (28) FOR CORNER, SAID POINT BEING NORTH 01°32'58" EAST A DISTANCE OF 400.34 FEET FROM AN EXISTING 1" BAR AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-EIGHT (28); THENCE NORTH 01°32'58" EAST ALONG SAID WEST LINE A DISTANCE OF 928.42 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWENTY-EIGHT (28) FOR CORNER; THENCE SOUTH 89°18'36" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW1/4) A DISTANCE OF 40.00 FEET TO A POINT FOR CORNER; THENCE SOUTH 01°32'58" WEST A DISTANCE OF 56.91 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 560.00 FEET, A DELTA OF 90°45'24", AN ARC LENGTH OF 887.04 FEET, AND A CHORD WHICH BEAR SOUTH 43°49'44" EAST HAVING A CHORD DISTANCE OF 797.17 FEET TO A POINT OF TANGENCY: THENCE SOUTH 89°12'26" EAST A DISTANCE OF 733.36 FEET TO A POINT FOR CORNER; THENCE SOUTH 01°33'31" WEST A DISTANCE OF 80.01 FEET TO THE POINT OF BEGINNING; ALL IN GREENE COUNTY, MISSOURI.

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 _____, 2022.

Matt Russell, Mayor

Attest:

Laura Burbridge, City Clerk

Approved as to Form:

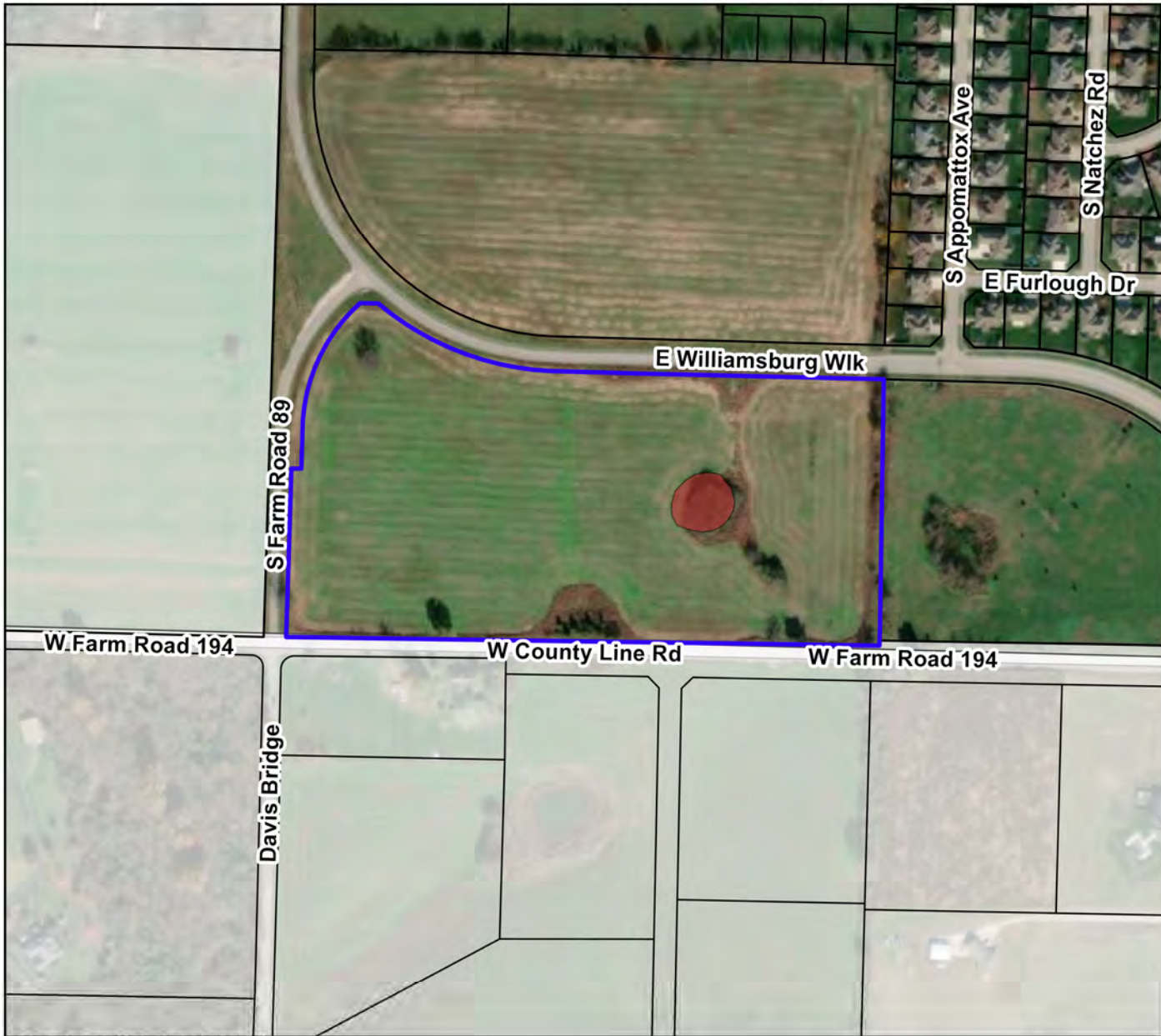
Megan McCullough, City Attorney

Final Passage and Vote:

REZN 21-018: Olde Savannah LLC

Item 6.

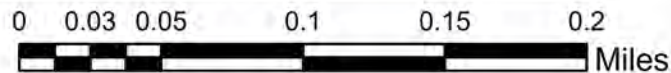
Vicinity Map



Legend

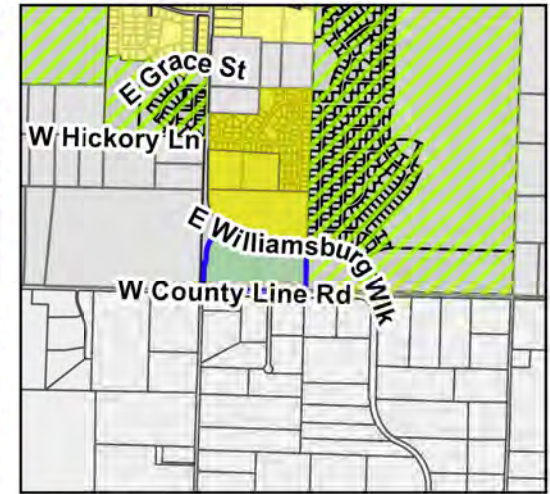
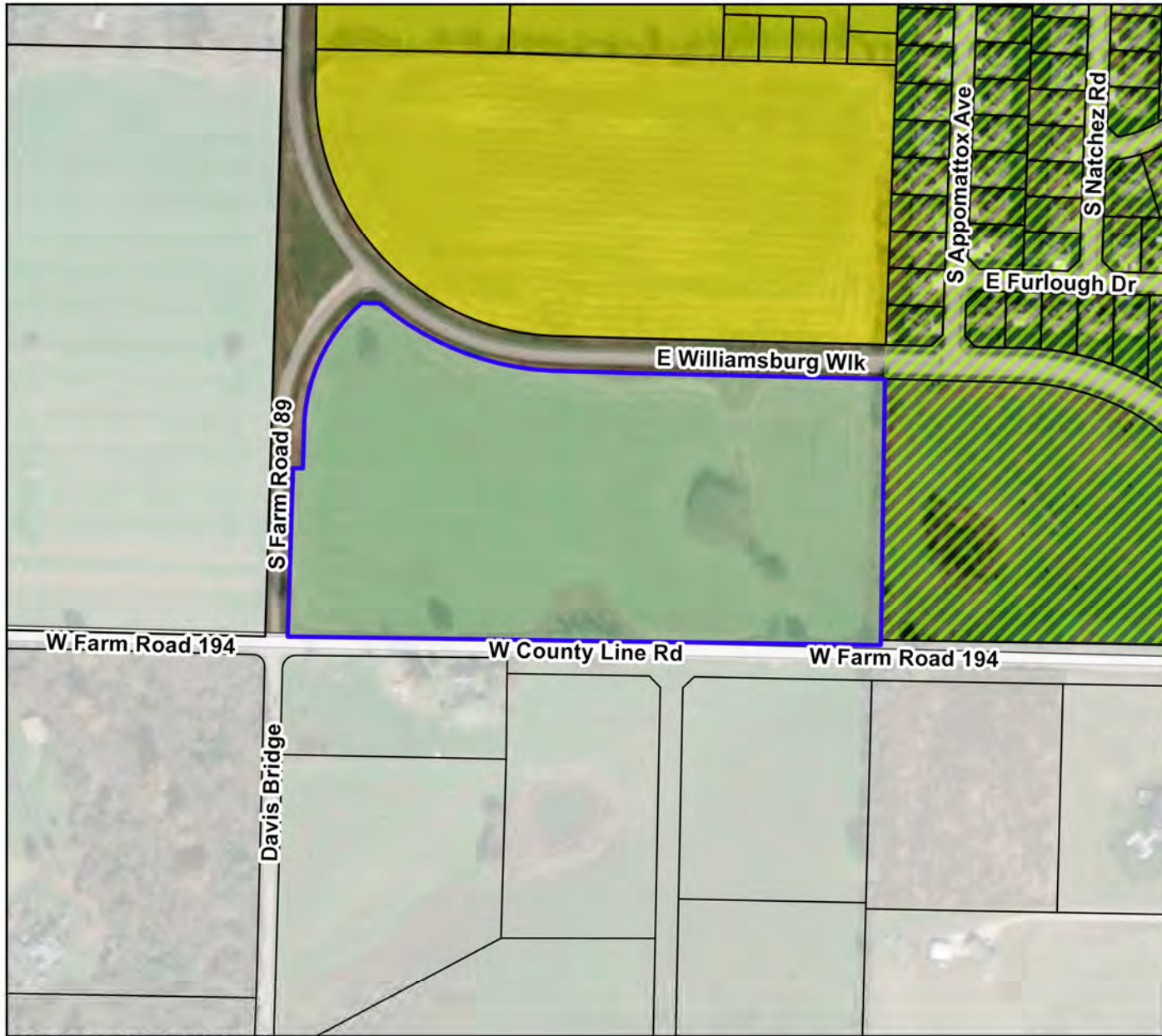
-  Olde Savannah LLC
-  Parcels
-  Sinkhole
-  Floodplain

Parcel Owner: Olde Savannah LLC
Parcel Address: 6800 Block of Farm Road 89
Area: 15.09 Acres
Existing Zoning: Agricultural (AG)
Requested Zoning: High-Density Single Family Residential (R1-H)



REZN 21-018: Olde Savannah LLC

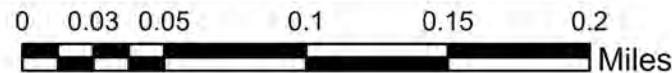
Zoning Map



Legend

- Olde Savannah LLC
 - 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: Olde Savannah LLC
 Parcel Address: 6800 Block of Farm Road 89
 Area: 15.09 Acres
 Existing Zoning: Agricultural (AG)
 Requested Zoning: High-Density Single Family Residential (R1-H)





Findings of Fact

Date of Hearing:

02/07/2022

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

Olde Savannah Ph 4 1 (REZN 21-018)

Location:

Virtual Meeting

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:

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

Approval Denial

Commissioner Name:

Ransom Ellis III

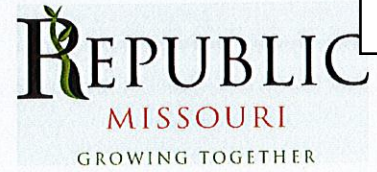
Commissioner Signature:

Ransom Ellis III

Date:

02/07/22

Findings of Fact



Item 6.

Date of Hearing: Time: Type of Application:

Name of Applicant: Location:

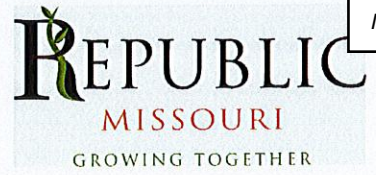
Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- 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:

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:

02/07/2022

6:00

Rezone

Name of Applicant:

Location:

Olde Savannah Ph 4 1 (REZN 21-018)

Virtual Meeting

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:

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

Approval Denial

Commissioner Name:

Commissioner Signature:

Date:

CYNTHIA HYDER

C. Hyder

2/9/2022

Findings of Fact

Date of Hearing: 02/07/2022 Time: 6:00 Type of Application: Rezone

Name of Applicant: Olde Savannah Ph 4 1 (REZN 21-018) Location: Virtual Meeting

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

Statement of Relevant Facts Found:

Generally within liketype zoning w/ R1-H Directly North
Expansion of adjacent subdivision

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

Commissioner Name: Brian Doubrava Commissioner Signature: [Signature] Date: 2-7-22

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:

*Kelly White - concerns w/ traffic, entrance, water runoff
- part of platting process*

Overall concern w/ traffic on South Lynn, visibility + speed.

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

Commissioner Name: Commissioner Signature: Date:



AGENDA ITEM ANALYSIS

Project/Issue Name: 22-06 An Ordinance of the City Council Approving Amendment of the Zoning Code and Official Map by Changing the Classification of Approximately 7.86 Acres, Located at the 8000 Block of West Farm Road 194, from The Lakes at Shuyler Ridge Planned Development District (PDD) to High Density Single-Family Residential (R1-H).

Submitted By: Chris Tabor, BUILDS Department Principal Planner

Date: February 15, 2022

Issue Statement

Olde Savannah LLC has applied to change the Zoning Classification of **7.86 acres** of property located at the 8000 Block of West Farm Road 194 from **The Lakes at Shuyler Ridge Planned Development District (PDD) to High Density Single-Family Residential (R1-H)**.

Discussion and/or Analysis

The property subject to this Rezoning Application is comprised of approximately **7.86 acres** of land located at the 8000 Block of West Farm Road 194. The property is currently vacant.

The Applicant owns an adjacent parcel to the west, which is also under consideration for Rezoning; the Applicant intends to develop the parcels as part of a future phase of Olde Savannah Phase Subdivision.

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 residential 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 residential development, including the following:

- **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

- **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
- **Goal:** Recognize potential infill sites as opportunities for development, while mitigating impacts to adjacent, established properties
 - **Objective:** Support the development of vacant parcels as opportunities for densification that is harmonious with surrounding development

The general trend of development in the vicinity of the subject property in recent years has been the development of **residential subdivisions**.

Compatibility with Surrounding Land Uses

The subject property is surrounded by The Lakes at Shuyler Ridge Planned Development District (PDD) to the north and to the east, Christian County Agricultural (A-1) zoned property to the south, and Agricultural (AG) zoned property the west.

The land uses permitted in the High Density Single-Family Residential (R1-H) Zoning District include single-family dwellings, residential accessory structures, golf courses, country clubs, and schools.

Capacity To Serve Potential Development and Land Use

Municipal Water and Sewer Service: This site is not currently connected to municipal utilities. The development of the parcel will require connection to the City's water and sanitary sewer systems. The exact locations of water and sanitary sewer connections will be determined during development of the property. Sanitary sewer would flow to the Shuyler Creek Lift Station before travelling through a force main to the Wastewater Treatment Facility. The water and sewer system currently have capacity to serve a potential development.

Transportation: The Republic City Code will require the development of the subject property to include the extension of internal public streets to boundary lines, sidewalks, and the construction of public streets of sufficient width to accommodate the development. A Traffic Impact Study (TIS) has been completed by the Applicant and reviewed by the City; the report indicates no major improvements are needed to the City's existing transportation system to accommodate the increase in traffic generated by the proposed development.

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

Sinkholes: The subject parcel **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**, generally **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.**

AN ORDINANCE OF THE CITY COUNCIL APPROVING AMENDMENT OF THE ZONING CODE AND OFFICIAL MAP BY CHANGING THE CLASSIFICATION OF APPROXIMATELY 7.86 ACRES, LOCATED AT THE 8000 BLOCK OF WEST FARM ROAD 194, FROM THE LAKES AT SHUYLER RIDGE PLANNED DEVELOPMENT DISTRICT (PDD) TO HIGH DENSITY SINGLE-FAMILY RESIDENTIAL (R1-H)

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, Olde Savannah LLC (“Applicant”) submitted an application to the City’s BUILDS Department to rezone certain real property consisting of approximately 7.86 acres located at the 8000 Block of West Farm Road 194 in Republic, Missouri, from The Lakes at Shuyler Ridge Planned Development District (PDD) to High Density Single-Family Residential (R1-H); and

WHEREAS, the City submitted the application to the Planning and Zoning Commission and set a public hearing on the application for February 7, 2022; and

WHEREAS, a notice of the time and date of the public hearing on the application was given by publication on January 12, 2022, in the *Greene County Commonwealth*, a newspaper of general circulation in the City, such notice being at least fifteen (15) days before the date set for the public hearing; and

WHEREAS, the City gave notice of the public hearing on the application 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, the public hearing on the application was conducted by the Planning and Zoning Commission on February 7, 2022, at which all interested persons and entities were afforded the opportunity to present evidence or statement on the application, after which the Commission rendered written findings of fact and submitted the same, together with its recommendations, to the Council; and

WHEREAS, the Planning and Zoning commission, by a vote of five (5) Ayes to zero (0) Nays, 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 February 22, 2022, 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 to reflect the rezoning of the real property tract consisting of approximately 7.86 acres located at the 8000 Block of West Farm Road 194 in Republic, Missouri, more fully described in the legal description herein below, from The Lakes at Shuyler Ridge Planned Development District (PDD) to High Density Single-Family Residential (R1-H).

THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 28 NORTH, RANGE 23 WEST, BEING DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE, N00°36'27"E, A DISTANCE OF 40.50 FEET TO AN EXISTING IRON PIN ON THE APPARENT NORTH RIGHT-OF-WAY LINE OF FARM ROAD 194, AND THE POINT OF BEGINNING; THENCE, N02°11'04"E, A DISTANCE OF 579.68 FEET TO AN EXISTING IRON PIN ON THE APPARENT SOUTH RIGHT-OF-WAY LINE OF WILLIAMSBURG WALK; THENCE, ALONG THE APPARENT SOUTH AND EAST RIGHT-OF-WAY LINES OF SAID WILLIAMSBURG WALK, FOR THE FOLLOWING THREE (3) DESCRIBED COURSES: THENCE, S89°16'14"E, A DISTANCE OF 304.14 FEET TO A POINT OF CURVATURE TO THE RIGHT; THENCE, ALONG SAID CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 560.00 FEET, AN ARC DISTANCE OF 714.18 FEET, A CENTRAL ANGLE OF 73°04'14" ALONG A CHORD BEARING S52°07'37"E, A CHORD DISTANCE OF 666.76 FEET TO A POINT OF COMPOUND CURVATURE TO THE RIGHT; THENCE, ALONG SAID COMPOUND CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 140.00 FEET, AN ARC DISTANCE OF 260.83 FEET, A CENTRAL ANGLE OF 106°44'46" ALONG A CHORD BEARING S37°46'53"W, A CHORD DISTANCE OF 224.71 FEET TO A POINT ON THE AFORESAID APPARENT NORTH RIGHT-OF-WAY LINE OF FARM ROAD 194: THENCE, N89°04'29"W, ALONG SAID APPARENT NORTH RIGHT-OF-WAY LINE, DISTANCE OF 715.26 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD, IF ANY.

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 _____, 2022.

Attest:

Matt Russell, Mayor

Laura Burbridge, City Clerk

Approved as to Form:

Megan E. McCullough

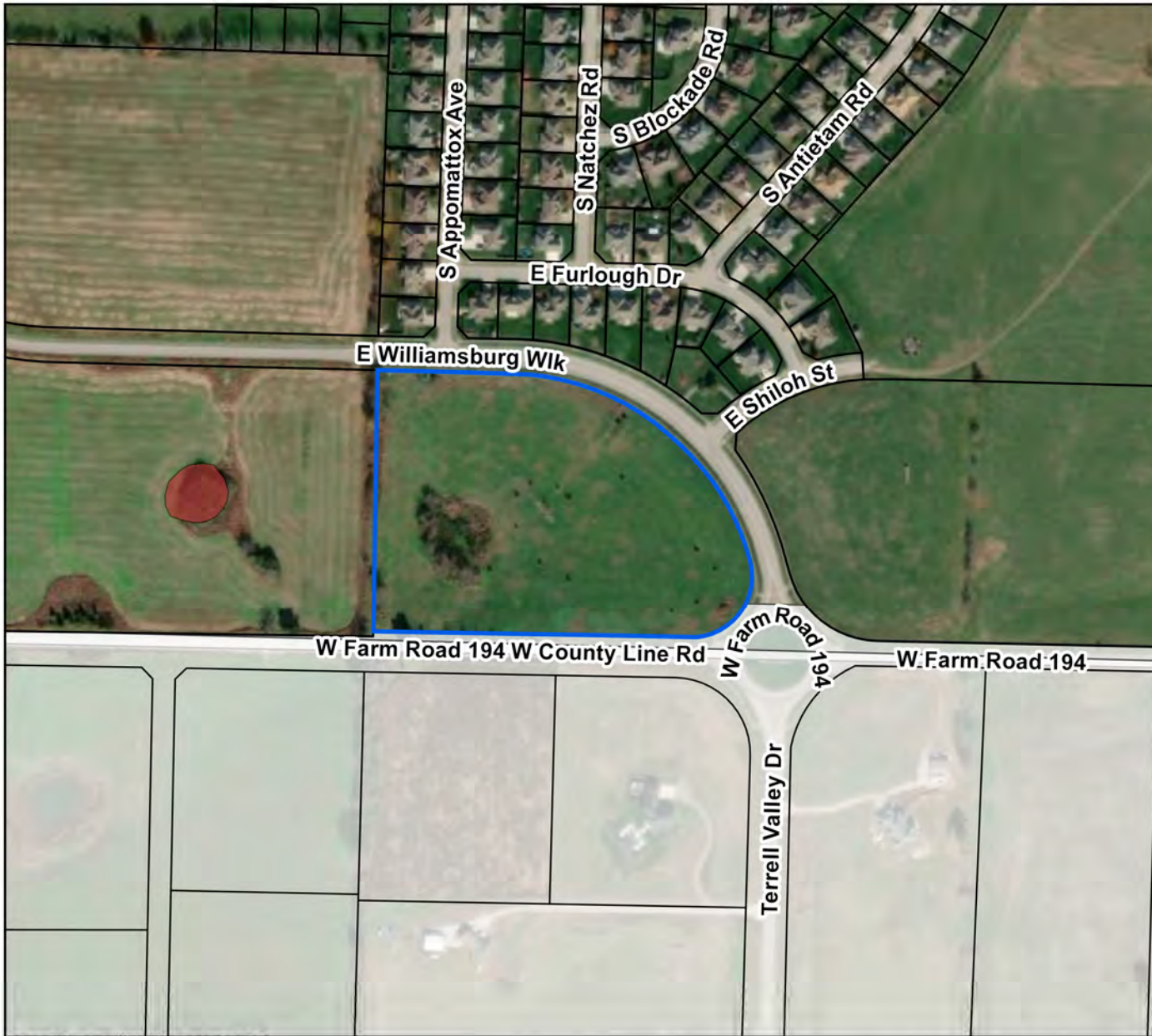
Megan McCullough, City Attorney

Final Passage and Vote:

REZN 21-019: Olde Savannah LLC

Item 7.

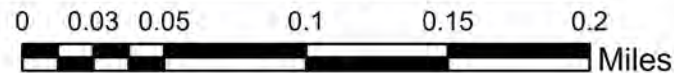
Zoning Map



Legend

-  Olde Savannah LLC
-  Parcels
-  Sinkhole
-  Floodplain

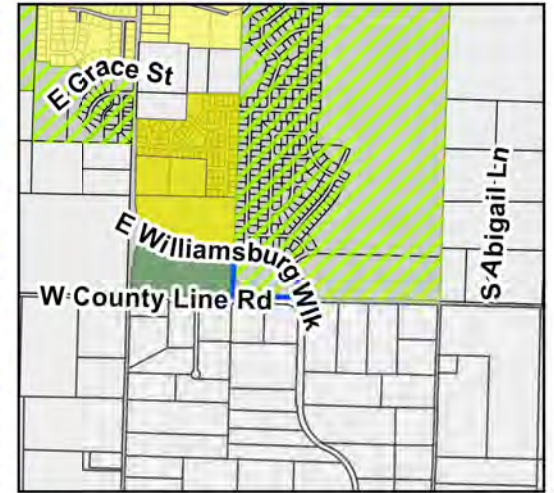
Parcel Owner: Olde Savannah LLC
Parcel Address: 8000 Block of Farm Road 194
Area: 7.86 Acres
Existing Zoning: Planned Development (PDD)
Requested Zoning: High-Density Single Family Residential (R1-H)



REZN 21-019: Olde Savannah LLC

Item 7.

Zoning Map



Legend

Olde Savannah LLC

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

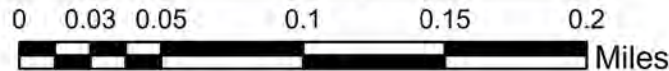
R1-H Single Family High Density

R1-Z Zero Lot Line Residential

R-2 Two-family Residential

R-3 Multi-family Residential

Parcel Owner: Olde Savannah LLC
 Parcel Address: 8000 Block of Farm Road 194
 Area: 7.86 Acres
 Existing Zoning: Planned Development (PDD)
 Requested Zoning: High-Density Single Family Residential (R1-H)



Findings of Fact

Date of Hearing: 02/07/2022 Time: 6:00 Type of Application: Rezone

Name of Applicant: Olde Savannah Ph 4 2 (REZN 21-019) Location: Virtual Meeting

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

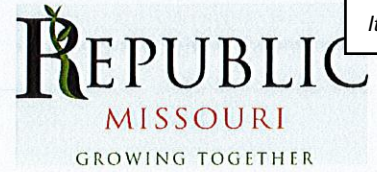
Statement of Relevant Facts Found:

Question - concerning the language of the notice - persons who wished to be present went to Civic Plaza - City Hall, determined that the mailed notice had option but did not specify that the hearing was by zoom. No motion was made to table. Questions of complaining citizens were discussed and extensive answers given. Questions involved procedural matters - timing of plat, traffic and entry/exit to property

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

Commissioner Name: Raven Ellis III Commissioner Signature: [Signature] Date: 02/07/22

Findings of Fact



Item 7.

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:

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: 02/07/2022 Time: 6:00 Type of Application: Rezone

Name of Applicant: Olde Savannah Ph 4 2 (REZN 21-019) Location: Virtual Meeting

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

Statement of Relevant Facts Found:

[Empty box for Statement of Relevant Facts Found]

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

Commissioner Name: CYNTHIA HYDER Commissioner Signature: [Signature] Date: 2/7/2022

Findings of Fact

Date of Hearing:

02/07/2022

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

Olde Savannah Ph 4 2 (REZN 21-019)

Location:

Virtual Meeting

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:

In general accordance w/ surrounding zoning w/ RTH to north west
for expansion of current subdivision.

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

Approval Denial

Commissioner Name:

Brian Dzebrava

Commissioner Signature:



Date:

2-7-22

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:

Bryan Saunders - process concerns zoning vs. platting
Steven Piles - concern over apartments rentals
Peggy White - concern over streets / traffic, rentals
concern over moving meeting to Zoom

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

Commissioner Name: Commissioner Signature: Date:

AGENDA ITEM ANALYSIS

Project/Issue Name: 22-07 An Ordinance of the City Council Approving Amendment of the Zoning Code and Official Map by Changing the Classification of Approximately 62.90 Acres, Located at 2561 South State Highway MM, from Eclipse Event Center Planned Development District (PDD) to Hankins Farm Planned Development District (PDD).

Submitted By: Karen Haynes, Assistant BUILDS Administrator

Date: February 15, 2022

Issue Statement

Republic 63, LLC has applied to change the Zoning Classification of approximately **(62.90) acres** of property located at 2561 South State Highway MM from Eclipse Event Center Planned Development District (PDD) to Hankins Farm Planned Development District (PDD).

Discussion and/or Analysis

The property subject to this Rezoning Application is comprised of approximately **(62.90) acres** of land located at the northwest intersection of State Highway MM and East Sawyer Road. The property is currently utilized as farmland and contains several agricultural structures.

Applicant's Proposal

The Applicant is proposing the Rezoning of this property to a Planned Development District (PDD) to allow for a mixed-use commercial and industrial development consisting of (10) commercial and light industrial/manufacturing lots. The Development Plan contains new water, sanitary sewer, and stormwater systems and two new public streets to support the development.

The Planned Development District (PDD) allows for additional flexibility as development occurs; this flexibility includes minor alignment and adjustments in location of lot lines through the Administrative Replatting Process once the construction of all infrastructure is complete and the Final Plat has been approved. All development will adhere to the specific requirements of the Approved Development Plan; aspects of the zoning code not specifically included in the Approved Development Plan will require compliance with code requirements at the date of actual development.

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

- **General Requirements:**
 - All lots will comply with the setback, density, and permitted use requirements of the effective zoning district(s)
- **Lot 1: General Commercial (C-2)**
 - Total Area: 1.5 acres

- **Lot 2: General Commercial (C-2)**
 - Total Area: 3.0 acres
- **Lot 3: General Commercial (C-2)**
 - Total Area: 3.8 acres
- **Lot 4: Light Industrial (M-1)**
 - Total Area: 9 acres
- **Lot 5: Light Industrial (M-1)**
 - Total Area: 4.8 acres
- **Lot 6: Light Industrial (M-1)**
 - Total Area: 3.8 acres
- **Lot 7: Light Industrial (M-1)**
 - Total Area: 6 acres
- **Lot 8: Light Industrial (M-1)**
 - Total Area: 8.7 acres
- **Lot 9: Light Industrial (M-1)**
 - Total Area: 3.0 acres
- **Lot 10: Light Industrial (M-1)**
 - Total Area: 16.1 acres

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.
 - Hankins Farm PDD is a commercial and industrial mixed-use development.
- The proposed Development Plan shall involve the provision of all infrastructure deemed necessary to adequately serve the potential development.
 - The Hankins Farm PDD Development Plan includes provisions for municipal water and sewer services, a plan for stormwater management, and the construction and dedication of public streets.
- 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 development at locations supported by the City's water, sanitary sewer, and

transportation networks; the Hankins Farm 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, sewage, schools, parks, and other public improvements.
 - The Hankins Farm Development Plan includes the construction of two new public streets, connecting the development to East Sawyer Road (Secondary Arterial) and South State Highway MM (Primary Arterial) and providing for future connections to the north as additional land along the South State Highway MM corridor develops.

Consistency with the Comprehensive Plan

The City's Comprehensive Plan generally encourages the expansion of 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 commercial options
 - **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 development at highly visible vacant properties
- **Goal:** Pursue partnerships to support new development
 - **Objective:** Leverage current and planned infrastructure expansions and improvements

Compatibility with Surrounding Land Uses

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

- North: Eclipse Event Center Planned Development District
 - Property is currently vacant
- South: Light Industrial (M-1)
 - Amazon, Drury Lane Industrial Subdivision
- East: General Commercial (C-2), across State Highway MM
 - Property is vacant, under consideration for Rezoning
- West: Agricultural (AG)

- Dynamic Strides

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 proposed development can be served by City of Republic sanitary sewer and water service. A (15) inch gravity sanitary sewer line currently runs through the property from east to west, parallel to the floodplain, to an existing Lift Station (Brookline South Lift Station). An existing (12) inch City of Republic water main is located on the south side of East Sawyer Road; the water main has been bored under the street, with an existing valve located along the property line of the subject 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; dedications of the new water and sewer infrastructure will be completed during the Final Platting Process.

The City of Republic is currently working on the relocation of the Brookline South Lift Station further west, as work associated with the implementation of the City's Wastewater Master Plan. The relocated Lift Station will be located on Lot 10 of the proposed development; the Lift Station will be located within a sanitary sewer easement and will also contain an access easement from East Sawyer Road.

The wastewater generated by the development will flow to the relocated Brookline South Lift Station, 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 additional Infrastructure 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 and west of US Highway 60, to accommodate present and future development in the area.

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 of two new public streets to serve the development; these streets will connect East Sawyer Road and South State Highway MM. The public Streets will be dedicated to the City during the Final Platting Process.

The Development Plans also includes access to South State Highway MM at the location of an existing deeded access; the existing access point will be upgraded to meet MODOT requirements. An access easement will connect Lots 3 and 4 with direct access to State Highway MM.

MODOT will review the Public Street connection and existing deeded access for compliance with their design standards during the Infrastructure Review Process, which includes engineering design for streets, stormwater, water, and sewer infrastructure.

The PDD Application included a Transportation Memo, stamped by an Engineer, evaluating the existing transportation impact of the development in relation to multiple existing Traffic Impact Studies (TIS) that were performed for adjacent developments. The Memo, as well as the Development Plan, requires the

construction of a deceleration lane to the new public street connecting to State Highway MM; the deceleration lane will be constructed during infrastructure development.

Stormwater: The Development Plan contains one area designated for stormwater detention, designed to accommodate stormwater generated by the development. The stormwater detention area will be contained within the area of Floodplain; the design of the stormwater area and any improvements or construction within the limits of the Floodplain and/or Floodway will be reviewed during the Infrastructure Review Process. The detention area will be maintained by an individual lot owner and/or the subdivision's owners association.

Floodplain: The subject parcel **does** contain a **Special Flood Hazard Area (SFHA/Floodplain)**; development of the parcels will require compliance with the City's Floodplain Regulations and associated ancillary permits from the Corps of Engineers for the identified blue line stream.

Sinkholes: The subject parcel **does** contain one identified sinkhole; development of the parcels will require compliance with the City's Sinkhole Regulations.

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.

AN ORDINANCE OF THE CITY COUNCIL APPROVING AMENDMENT OF THE ZONING CODE AND OFFICIAL MAP BY CHANGING THE CLASSIFICATION OF APPROXIMATELY 62.90 ACRES, LOCATED AT 2561 SOUTH STATE HIGHWAY MM, FROM ECLIPSE EVENT CENTER PLANNED DEVELOPMENT DISTRICT TO HANKINS FARM PLANNED DEVELOPMENT DISTRICT (PDD)

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, Rankin Construction (“Applicant”) submitted an application to the City’s BUILDS Department to rezone certain real property consisting of approximately 62.90 acres, located at the northwest section of State Highway MM and East Sawyer Road in Republic, Missouri, from the Eclipse Event Center Planned Development District (PDD) to the Hankins Farm Planned Development District (PDD); and

WHEREAS, Applicant additionally sought approval of a development plan for the Hankins Farm Planned Development District, identified as PDD 21-001 (“Development Plan”); and

WHEREAS, the City submitted the application and Development Plan to the Planning and Zoning Commission and set a public hearing on the application for February 7, 2022; and

WHEREAS, a notice of the time and date of the public hearing on the application was given by publication on January 12, 2022, in the *Greene County Commonwealth*, a newspaper of general circulation in the City, such notice being at least fifteen (15) days before the date set for the public hearing; and

WHEREAS, the City gave notice of the public hearing on the application 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, the public hearing on the application and Development Plan was conducted by the Planning and Zoning Commission on February 7, 2022, 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 five (5) Ayes to zero (0) Nays, recommended the approval of the application and Development Plan for rezoning; and

WHEREAS, the application for rezoning, the Development Plan, and the request to amend the Zoning Code and Official Zoning Map was submitted to the City Council at its regular meeting on February 22, 2022, after which the City Council voted 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:

Section 1: The Zoning Code and Official Zoning Map are hereby amended to reflect the rezoning of the real property tract comprising of 62.90 acres located at 2561 South State Hwy MM,

Republic, Missouri, more fully described in the legal description herein below, from the Eclipse Event Center Planned Development District (PDD) to the Hankins Farm Planned Development District (PDD).

THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION THIRTY-FOUR (34), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-THREE (23), GREENE COUNTY, MISSOURI,

ALONG AND WITH THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION THIRTY-FOUR (34), TOWNSHIP TWENTY-NINE (29), RANGE TWENTY-THREE (23), GREENE COUNTY, MISSOURI;

LESS AND EXCEPT COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION THIRTY-FOUR (34); THENCE NORTH 88°13'40" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER (SE¼) OF THE SOUTHEAST QUARTER (SE¼) 890.61 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 88°13'40" WEST, ALONG SAID SOUTH LINE 373.65 FEET; THENCE NORTH 01°46'20" EAST 361.70 FEET; THENCE SOUTH 88°13'40" EAST, 373.65 FEET; THENCE SOUTH 01°46'20" WEST 361.70 FEET TO THE POINT OF BEGINNING

ALSO LESS AND EXCEPT ANY PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34 LYING NORTH AND EAST OF STATE ROUTE "MM".

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 _____, 2022.

Matt Russell, Mayor

Attest:

Laura Burbridge, City Clerk

Approved as to Form:

Megan E. McCullough

Megan McCullough, City Attorney

Final Passage and Vote:

OWNER/DEVELOPER:
REPUBLIC 63, LLC
2808 S INGRAM MILL, A100
SPRINGFIELD, MO 65804

PDD GENERAL NOTES:

LOT 1:
APPROXIMATELY 1.5 ACRES COMMERCIAL USE SITE -
DEVELOPMENT TO COMPLY WITH CITY OF REPUBLIC C-2
GENERAL COMMERCIAL DISTRICT REGULATIONS INCLUDING
BUILDING SETBACKS, MAXIMUM DENSITY, HEIGHT, & AREA
REGULATIONS.

LOT 2:
APPROXIMATELY 3.0 ACRES COMMERCIAL USE SITE -
DEVELOPMENT TO COMPLY WITH CITY OF REPUBLIC C-2
GENERAL COMMERCIAL DISTRICT REGULATIONS INCLUDING
BUILDING SETBACKS, MAXIMUM DENSITY, HEIGHT, & AREA
REGULATIONS.

LOT 3:
APPROXIMATELY 3.8 ACRES COMMERCIAL USE SITE -
DEVELOPMENT TO COMPLY WITH CITY OF REPUBLIC C-2
GENERAL COMMERCIAL DISTRICT REGULATIONS INCLUDING
BUILDING SETBACKS, MAXIMUM DENSITY, HEIGHT, & AREA
REGULATIONS.

LOT 4:
APPROXIMATELY 9.0 ACRES INDUSTRIAL USE SITE -
DEVELOPMENT TO COMPLY WITH CITY OF REPUBLIC M-1
LIGHT INDUSTRIAL DISTRICT REGULATIONS INCLUDING
BUILDING SETBACKS, MAXIMUM DENSITY, HEIGHT, & AREA
REGULATIONS.

LOT 5:
APPROXIMATELY 4.8 ACRES INDUSTRIAL USE SITE -
DEVELOPMENT TO COMPLY WITH CITY OF REPUBLIC M-1
LIGHT INDUSTRIAL DISTRICT REGULATIONS INCLUDING
BUILDING SETBACKS, MAXIMUM DENSITY, HEIGHT, & AREA
REGULATIONS.

LOT 6:
APPROXIMATELY 3.8 ACRES INDUSTRIAL USE SITE -
DEVELOPMENT TO COMPLY WITH CITY OF REPUBLIC M-1
LIGHT INDUSTRIAL DISTRICT REGULATIONS INCLUDING
BUILDING SETBACKS, MAXIMUM DENSITY, HEIGHT, & AREA
REGULATIONS.

LOT 7:
APPROXIMATELY 6.0 ACRES INDUSTRIAL USE SITE -
DEVELOPMENT TO COMPLY WITH CITY OF REPUBLIC M-1
LIGHT INDUSTRIAL DISTRICT REGULATIONS INCLUDING
BUILDING SETBACKS, MAXIMUM DENSITY, HEIGHT, & AREA
REGULATIONS.

LOT 8:
APPROXIMATELY 8.7 ACRES INDUSTRIAL USE SITE -
DEVELOPMENT TO COMPLY WITH CITY OF REPUBLIC M-1
LIGHT INDUSTRIAL DISTRICT REGULATIONS INCLUDING
BUILDING SETBACKS, MAXIMUM DENSITY, HEIGHT, & AREA
REGULATIONS.

LOT 9:
APPROXIMATELY 3.0 ACRES INDUSTRIAL USE SITE -
DEVELOPMENT TO COMPLY WITH CITY OF REPUBLIC M-1
LIGHT INDUSTRIAL DISTRICT REGULATIONS INCLUDING
BUILDING SETBACKS, MAXIMUM DENSITY, HEIGHT, & AREA
REGULATIONS.

LOT 10:
APPROXIMATELY 16.1 ACRES INDUSTRIAL USE SITE -
DEVELOPMENT TO COMPLY WITH CITY OF REPUBLIC M-1
LIGHT INDUSTRIAL DISTRICT REGULATIONS INCLUDING
BUILDING SETBACKS, MAXIMUM DENSITY, HEIGHT, & AREA
REGULATIONS.

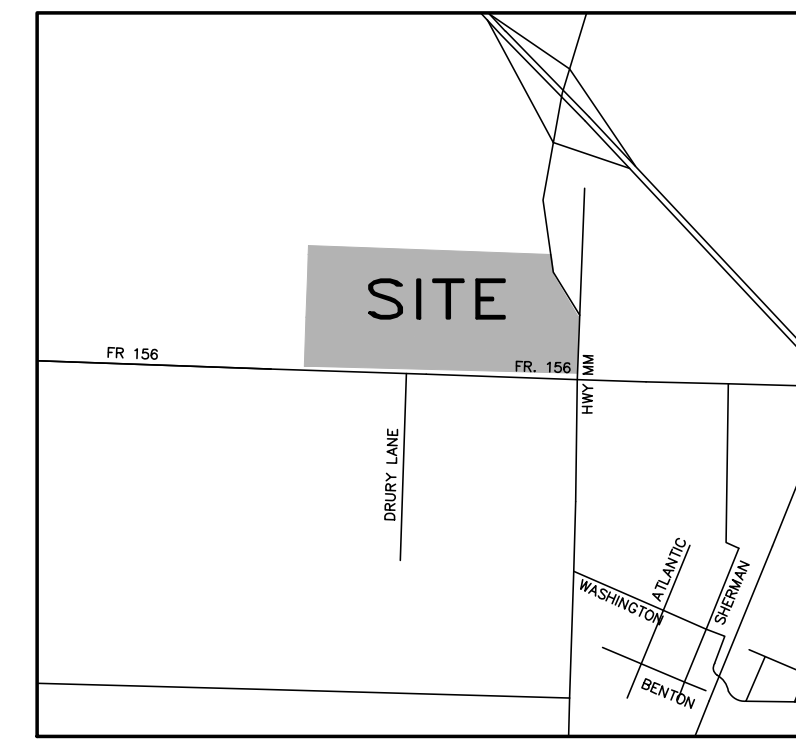
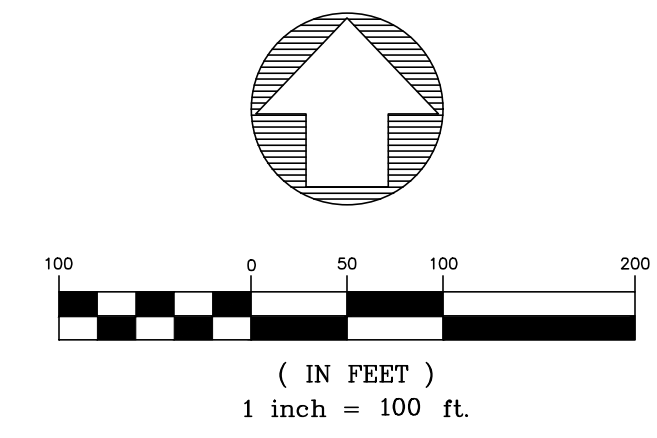
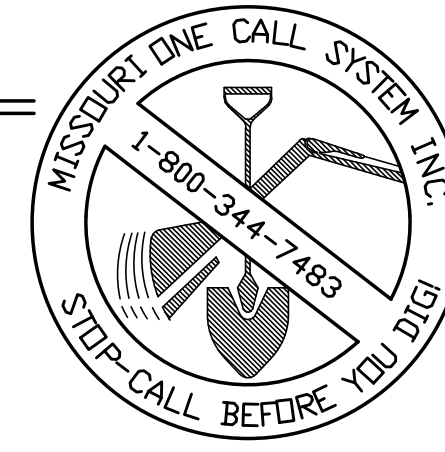
LOT 11:
APPROXIMATELY 4.9 ACRES INDUSTRIAL USE SITE -
DEVELOPMENT TO COMPLY WITH CITY OF REPUBLIC M-1
LIGHT INDUSTRIAL DISTRICT REGULATIONS INCLUDING
BUILDING SETBACKS, MAXIMUM DENSITY, HEIGHT, & AREA
REGULATIONS.

*ACTUAL AREA OF LOTS AND NUMBER OF LOTS IS
SUBJECT TO CHANGE BASED ON DEVELOPMENT NEEDS
THROUGH THE ADMINISTRATIVE REPLATING PROCESS AFTER
APPROVAL OF THE FINAL PLAT.

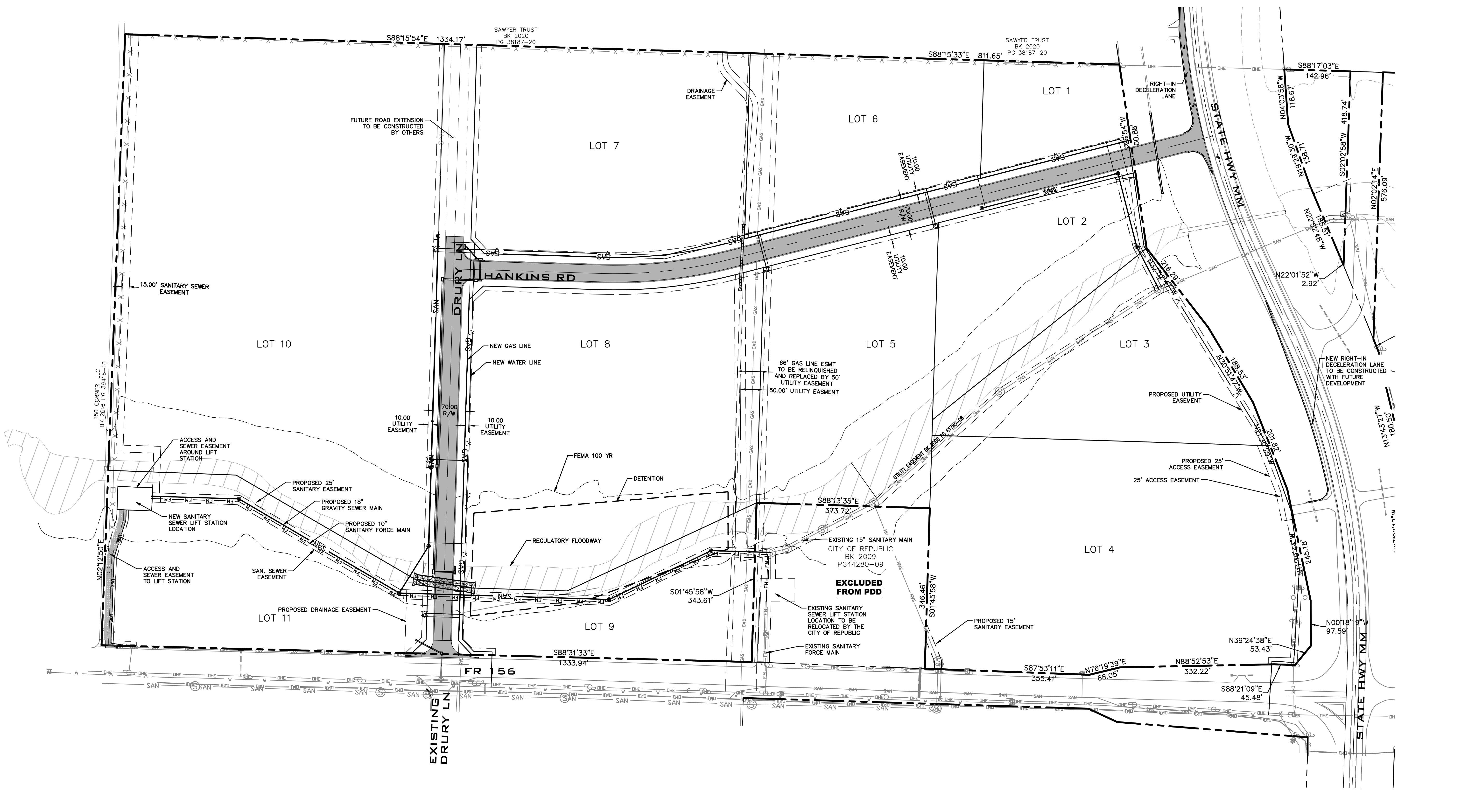
SCREENING & BUFFERYARDS:
ALL USES WILL HAVE NO SCREENING OR BUFFERYARD
REQUIREMENT BETWEEN ANY OTHER USE, INTERNALLY OR
WITH ADJACENT ZONING/OWNERS EXCEPT BUFFERYARD B IS
REQUIRED ALONG THE WEST PROPERTY LINE AT THE TIME OF
DEVELOPMENT.

PUBLIC STREETS:
~2600 L.F. OF PUBLIC STREET WILL BE CONSTRUCTED IN
INITIAL DEVELOPMENT.
~930 L.F. OF PUBLIC STREET WILL BE CONSTRUCTED IN
FUTURE ROAD EXTENSION.

HANKINS FARM PDD EXHIBIT



VICINITY MAP
NOT TO SCALE



DATE:	
REVISIONS:	
SCALE: 1" = 100'	
FIELD BY: JS, AL	
DRAWN BY: ACW	
CHECKED BY: LEE	

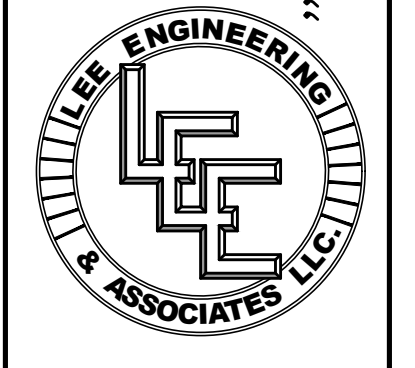
PDD EXHIBIT

HANKINS FARM

SAWYER RD & STATE HWY MM, REPUBLIC, GREENE COUNTY, MISSOURI

Missouri State Certificate of Authority
Engineering #2005015504
Land Surveying #2009028050

LEE Engineering & Associates, L.L.C.
1200 E. Woodhurst Dr., Suite D200
Springfield, Missouri 65804
417-886-9100 (phone)
417-886-9336 (fax)
lee@leeengineering.biz

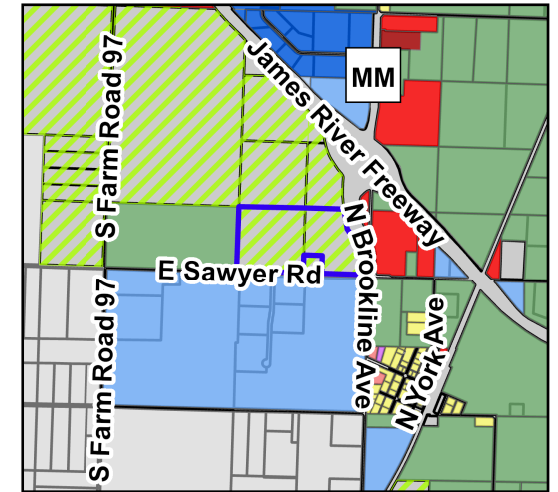
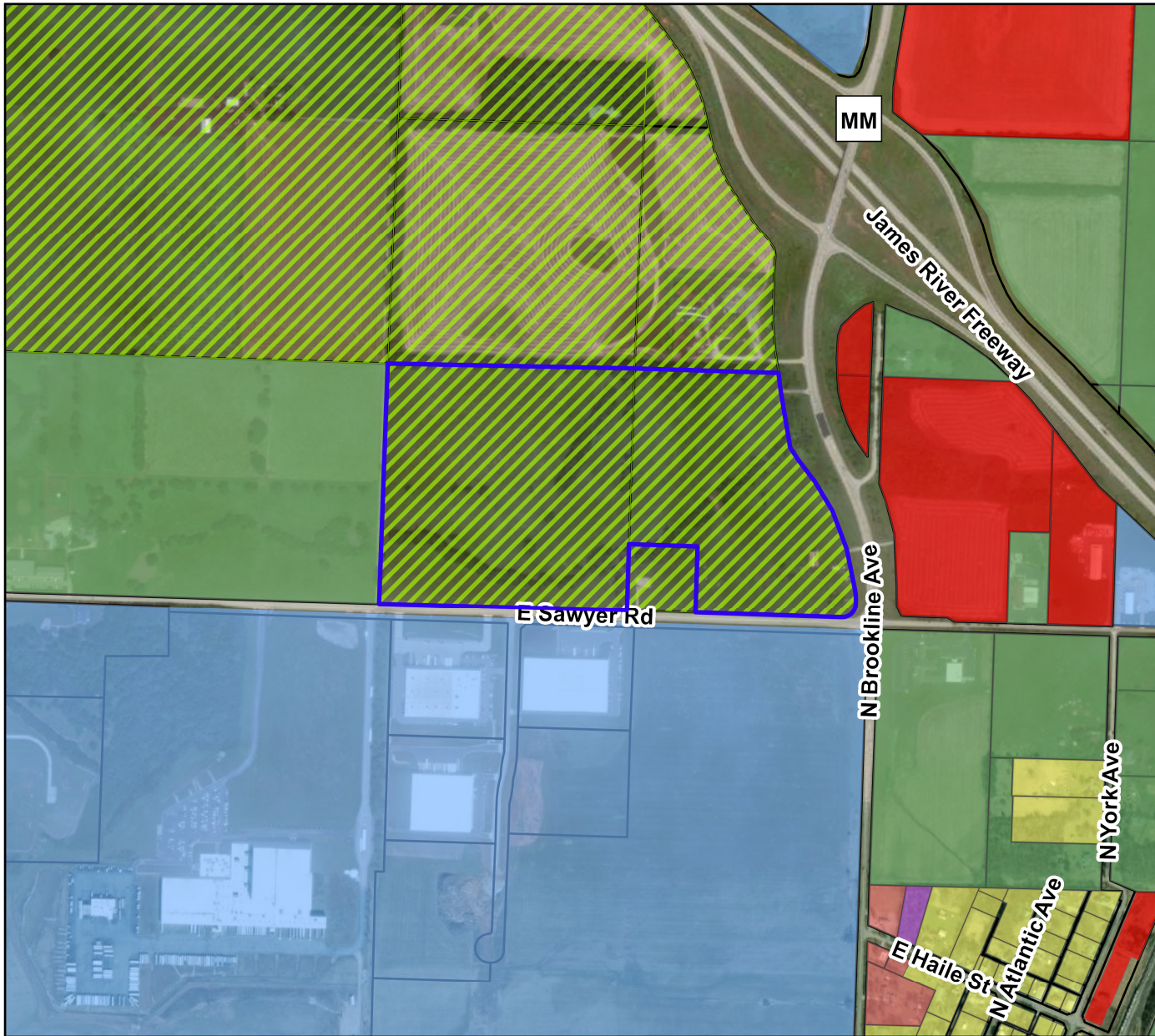


DATE: 2022-01-26
SHEET: 1 OF 1
PROJECT: 2017
FILE: Hankins Farm PDD Exhibit.dwg



PDD 22-001 Hankins

Zoning Map














Item 8.



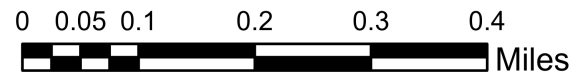
Legend

-  Hankins_PDD
-  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

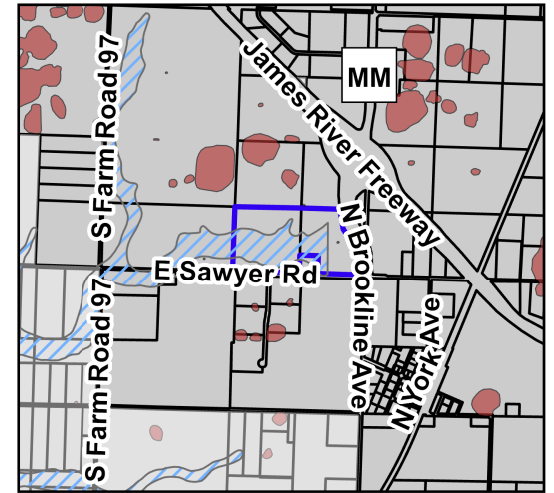
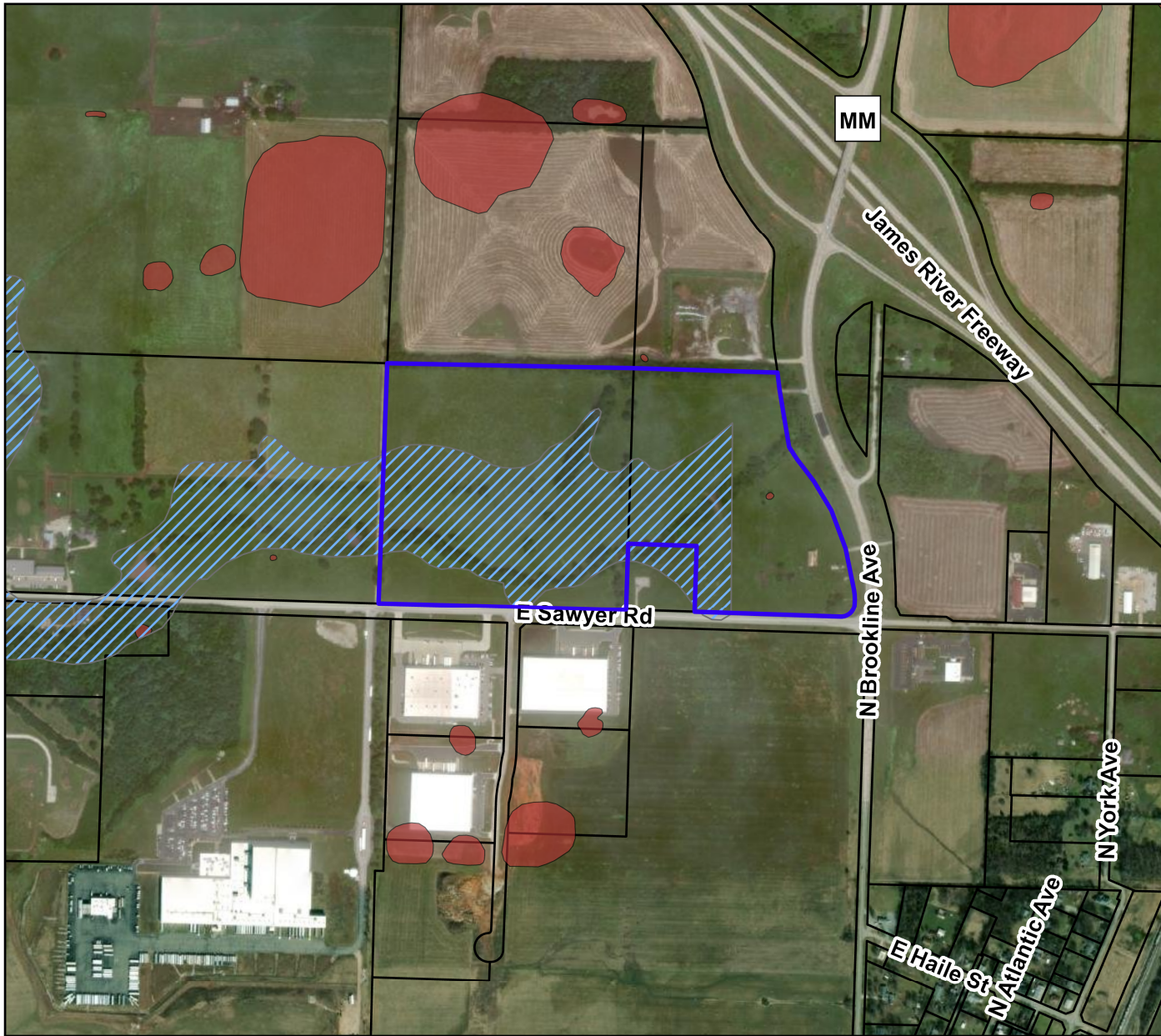
Parcel Owner: Rankin Construction LLC
 Area: 62.9 Acres
 Existing Zoning: PDD (Eclipse Event Center)
 Requested Zoning: PDD (Hankins Farm)



PDD 22-001 Hankins

Vicinity Map

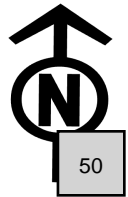
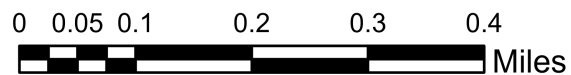
Item 8.



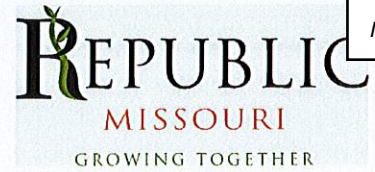
Legend

- Hankins_PDD
- Parcels
- Sinkhole
- Floodplain

Parcel Owner: Rankin Construction LLC
Area: 62.9 Acres
Existing Zoning: PDD (Eclipse Event Center)
Requested Zoning: PDD (Hankins Farm)



Findings of Fact



Item 8.

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:

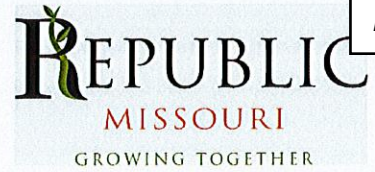
- Conforming to the City's adopted Land Use Plan Yes No
- Conforming to the City's adopted Transportation Plan Yes No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) Yes No
- Compatible with surrounding land uses Yes No
- Able to be adequately served by municipal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

Statement of Relevant Facts Found:

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 8.

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:

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:

02/07/2022

Time:

6:00

Type of Application:

Planned Development District

Name of Applicant:

Hankins Farm PDD (PDD 22-001)

Location:

Virtual Meeting

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:

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

Approval Denial

Commissioner Name:

CYNTHIA HYDER

Commissioner Signature:

C. Hyder

Date:

2/7/2022

Findings of Fact

Date of Hearing:

02/07/2022

Time:

6:00

Type of Application:

Planned Development District

Name of Applicant:

Hankins Farm PDD (PDD 22-001)

Location:

Virtual Meeting

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:

Able to be served by municipal facilities
surrounded by existing like zoned properties
10 lots either C-2 or M-1 which match East + South properties

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

Approval Denial

Commissioner Name:

Brian Doubrava

Commissioner Signature:

Brian Doubrava

Date:

2-7-22

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:

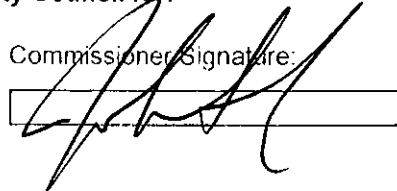
- Conforming to the City's adopted Land Use Plan Yes No
- Conforming to the City's adopted Transportation Plan Yes No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) Yes No
- Compatible with surrounding land uses Yes No
- Able to be adequately served by municipal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

Statement of Relevant Facts Found:

No spectators

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

Commissioner Name:

Commissioner Signature: 

Date:



AGENDA ITEM ANALYSIS

Project/Issue Name: 22-08 An Ordinance of the City Council Approving Amendment of the Zoning Code and Official Map by Changing the Classification of Approximately 10.20 Acres, Located at 7294 West Farm Road 144, from Agricultural (AG) to Heavy Industrial (M-2).

Submitted By: Karen Haynes, Assistant BUILDS Administrator

Date: February 15, 2022

Issue Statement

Springfield Rugby Football Club, Inc. has applied to change the Zoning Classification of approximately **10.20 acres** of property located at 7294 West Farm Road 144 from Agricultural (AG) to **Heavy Manufacturing/Industrial (M-2)**.

Discussion and/or Analysis

The property subject to this Rezoning Application is the site of the former Springfield Rugby Club, which is in the process of relocating to a new parcel in the City of Republic; the property contains a single structure utilized by the club and associated improvements.

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.
 - **Goal 3:** Encourage the redevelopment and integration of the former Brookline area.
 - **Objective 3B:** Support the development of an industrial/commercial center where infrastructure and transportation exist.

The Rezoning of this parcel is consistent with City and regional planned improvements along the perimeters of the State Highway MM corridor.



The general trend of development in the vicinity of the subject property, along West Farm Road 144 and State Highway MM, is new construction and redevelopment of industrial, manufacturing, and commercial projects of high to middling intensity.

Compatibility with Surrounding Land Uses

The subject property is surrounded by Heavy Manufacturing (M-2) to the east, General Commercial (C-2) to the west, Greene County Agricultural (AG) to the north, and James River Expressway to the south.

The land uses permitted in the Heavy Manufacturing (M-2) Zoning District include industrial and manufacturing uses of high intensity, as well as uses listed under Local Commercial (C-1), General Commercial (C-2 and C-3), and Light Manufacturing (M-1).

Capacity to Serve Potential Development and Land Use

Convoy of Hope is in the process of acquiring the referenced property and intends to incorporate the property into their overall campus master plan.

Municipal Water and Sewer Service:

Development on the property will tie on to existing municipal water and sewer services located on the Convoy of Hope property directly adjacent to the east. A looped water main system, at the COH Warehouse, is available approximately (270) feet to the east and can provide sufficient water to the site.

The sanitary sewer will flow from the site to the Brookline North Lift Station, then to the Brookline South Lift Station, McElhane Lift Station, and Schuyler Creek Lift Station; it will then be pumped from the Schuyler Creek Lift Station to the Wastewater Treatment Facility. The water system, named Lift Stations, and Wastewater Treatment Facility currently have capacity to serve the intended use.

Transportation:

A Traffic Impact Study (TIS) was not required for the Rezoning Application, as the development of this property will be in conjunction with ongoing development of the Convoy of Hope World Headquarters site. The property currently has access to West Farm Road 144.

A Traffic Impact Study (TIS) may be required should the intended use change.

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.**

AN ORDINANCE OF THE CITY COUNCIL APPROVING AMENDMENT OF THE ZONING CODE AND OFFICIAL MAP BY CHANGING THE CLASSIFICATION OF APPROXIMATELY 10.20 ACRES, LOCATED AT 7294 WEST FARM ROAD 144, FROM AGRICULTURAL (AG) TO HEAVY INDUSTRIAL (M-2)

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, Springfield Rugby Football Club, Inc. (“Applicant”) submitted an application to the City’s BUILDS Department to rezone certain real property consisting of approximately 10.2 acres located at 7294 West Farm Road 144 in Republic, Missouri, from Agricultural (AG) to Heavy Manufacturing/Industrial (M-2); and

WHEREAS, the City submitted the application to the Planning and Zoning Commission and set a public hearing on the application for February 7, 2022; and

WHEREAS, a notice of the time and date of the public hearing on the application was given by publication on January 12, 2022, in the *Greene County Commonwealth*, a newspaper of general circulation in the City, such notice being at least fifteen (15) days before the date set for the public hearing; and

WHEREAS, the City gave notice of the public hearing on the application 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, the public hearing on the application was conducted by the Planning and Zoning Commission on February 7, 2022, at which all interested persons and entities were afforded the opportunity to present evidence or statement on the application, after which the Commission rendered written findings of fact and submitted the same, together with its recommendations, to the Council; and

WHEREAS, the Planning and Zoning commission, by a vote of five (5) Ayes to zero (0) Nays, 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 February 22, 2022, 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 to reflect the rezoning of the real property tract consisting of approximately 10.20 acres located at 7294 West Farm Road 144 in Republic, Missouri, more fully described in the legal description herein below, from Agricultural (AG) to Heavy Manufacturing/Industrial (M-2).

COMMENCING AT THE NE CORNER OF THE SW ¼ OF SECTION 27, TOWNSHIP 29 NORTH, RANGE 23 WEST, IN GREENE COUNTY, MISSOURI; THENCE 89° 57' 08" W, 1272.46 FEET ALONG THE NORTH LINE OF SAID SW ¼ FOR A POINT OF BEGINNING; THENCE S 01° 19'

58" W, 809.41 FEET; THENCE N 89° 57' 08" E, 360.10 FEET; THENCE 00° 55' 47" W, 1188.00 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 360; THENCE ALONG SAID RIGHT-OF-WAY AS FOLLOWS: N 44° 59' 38" W, 99.78 FEET; THENCE N 47° 51' 55" W, 328.51 FEET; THENCE N 43° 14' 38" W, 124.69 FEET; THENCE LEAVING SAID RIGHT-OF-WAY N 01° 19' 58" E, 1615.35 FEET TO THE INTERSECTION WITH SAID NORTH LINE OF THE SW ¼ OF SAID SECTION 27; THENCE N 89° 57' 06" E, 40.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, EXCEPT THAT PART TAKEN OR USED FOR ROADS.

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 _____, 2022.

Attest:

Matt Russell, Mayor

Laura Burbridge, City Clerk

Approved as to Form:

Megan E. McCullough

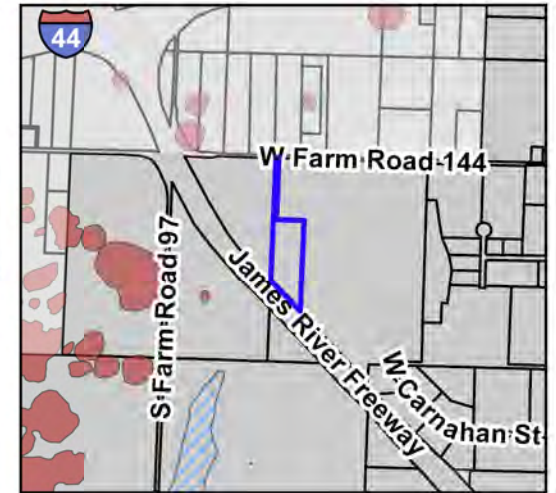
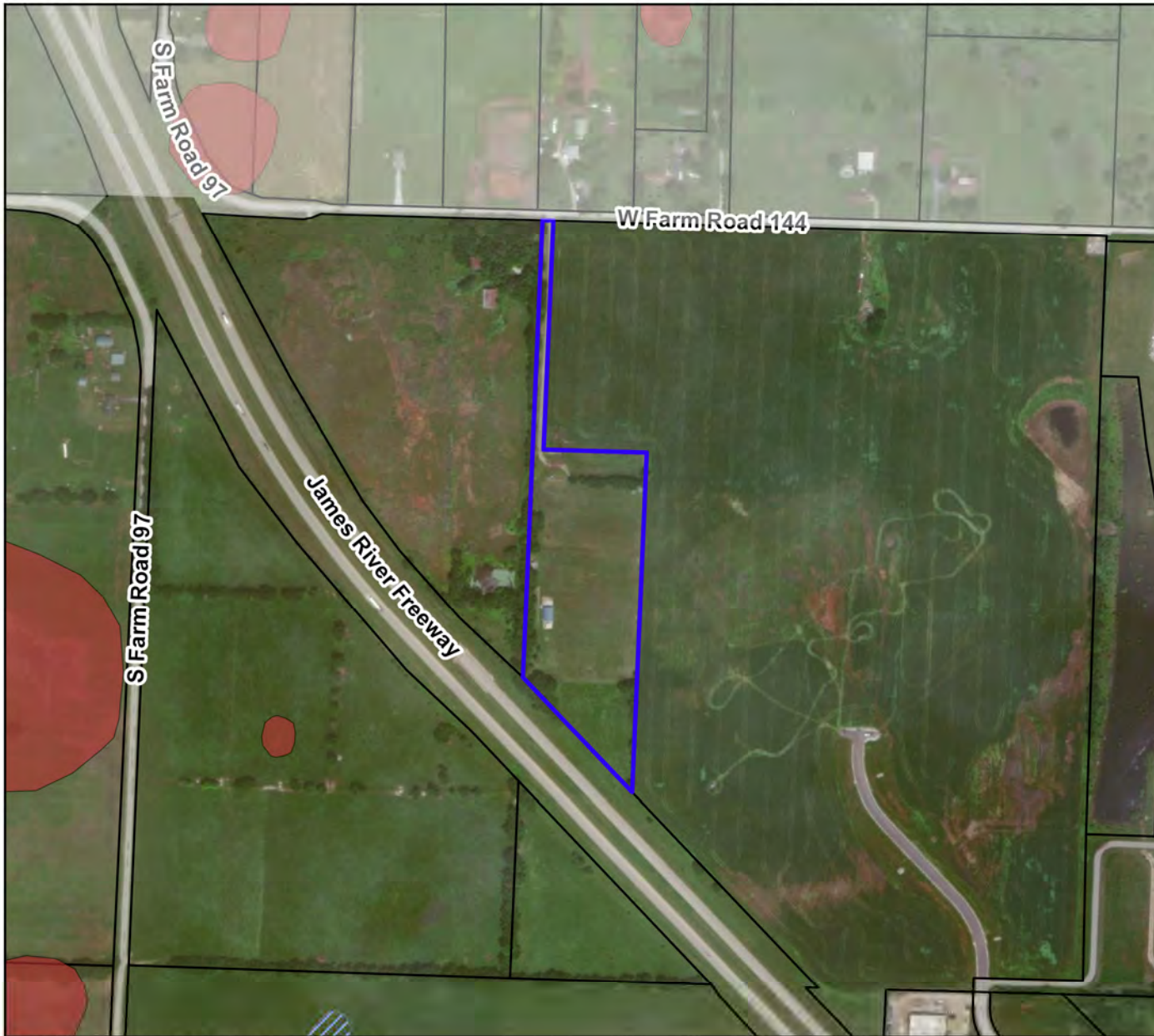
Megan McCullough, City Attorney

Final Passage and Vote:





REZN 22-003: Springfield Rugby

Item 9.

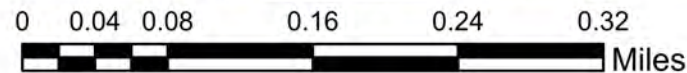
Vicinity Map



Legend

-  REZN 22-003 Springfield Rugby
-  Parcels
-  Sinkhole
-  Floodplain

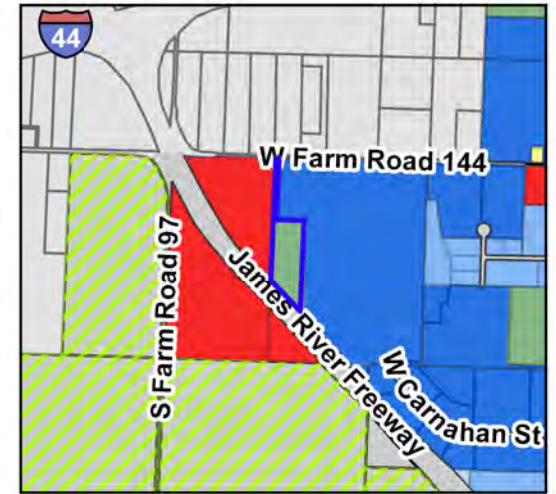
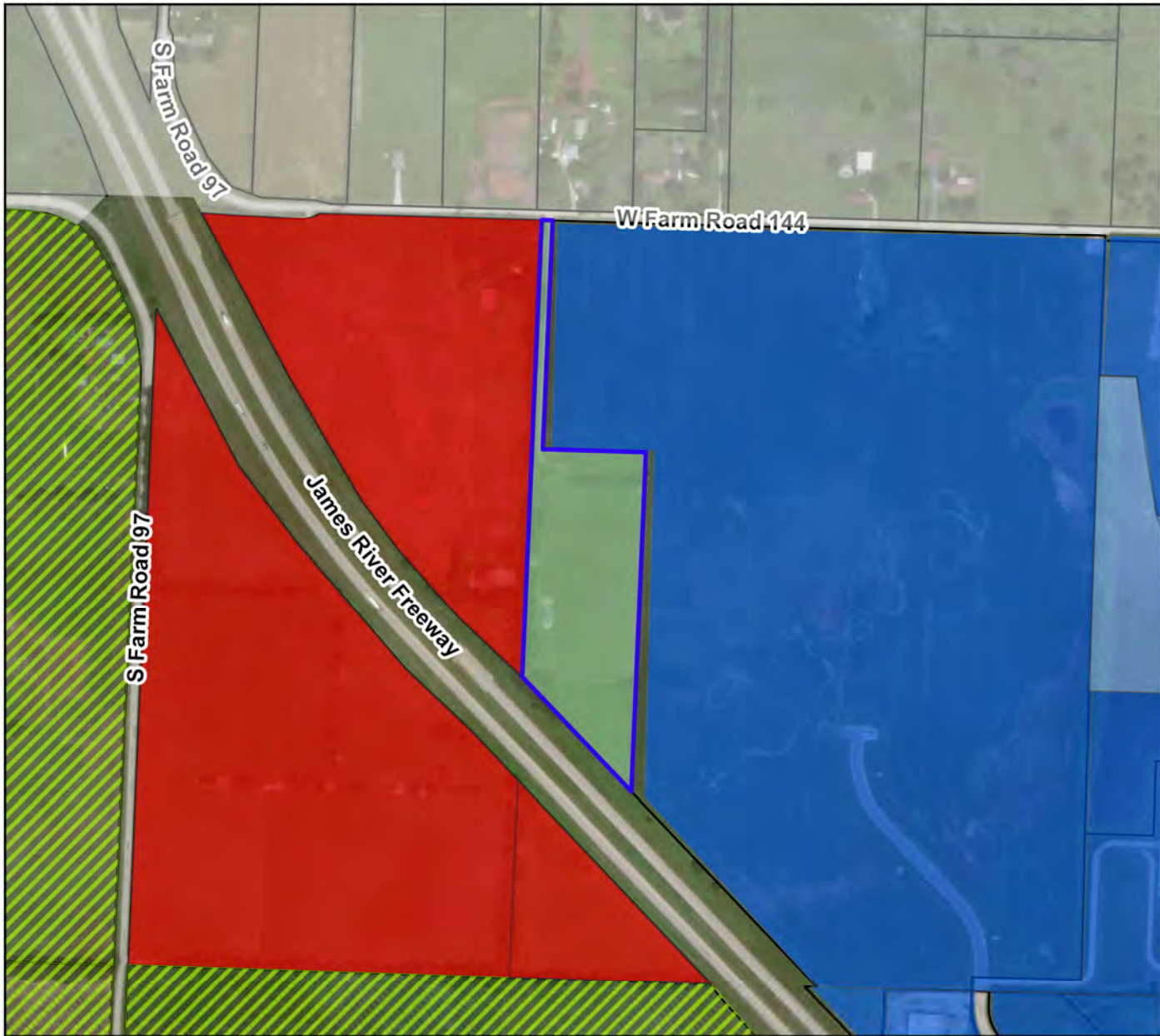
Parcel Owner: Springfield Rugby Football Club, Inc
Area: 10.2 Acres
Existing Zoning: AG
Requested Zoning: M-2



REZN 22-003: Springfield Rugby

Zoning Map

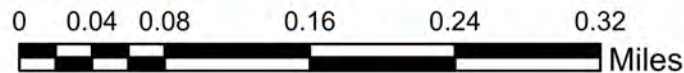
Item 9.



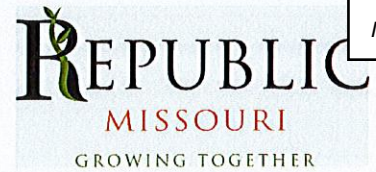
Legend

- REZN 22-003 Springfield Rugby
 - 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: Springfield Rugby Football Club, Inc
 Area: 10.2 Acres
 Existing Zoning: AG
 Requested Zoning: M-2



Findings of Fact



Item 9.

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:

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:

02/07/2022

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

Springfield Rugby (REZN 22-003)

Location:

Virtual Meeting

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:

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

Approval Denial

Commissioner Name:

Darran Campbell

Commissioner Signature:

Darran Campbell

Date:

2-7-22

Findings of Fact

Date of Hearing:

02/07/2022

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

Springfield Rugby (REZN 22-003)

Location:

Virtual Meeting

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:

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

Approval Denial

Commissioner Name:

CYNTHIA HYDER

Commissioner Signature:

C. Hyder

Date:

2/7/2022

Findings of Fact

Date of Hearing:

02/07/2022

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

Springfield Rugby (REZN 22-003)

Location:

Virtual Meeting

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:

Expansion of current adjacent property
Conforms w/ current standards + needs re-Transportation, stormwater, etc

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

Approval

Denial

Commissioner Name:

Brian Dochraua

Commissioner Signature:



Date:

2-7-22

Findings of Fact

Date of Hearing: 02/07/2022 Time: 6:00 Type of Application: Rezone

Name of Applicant: Springfield Rugby (REZN 22-003) Location: Virtual Meeting

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 specifics.

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

Commissioner Name: *John Alexander*

Commissioner Signature: *[Signature]*

Date: 2/7/22



AGENDA ITEM ANALYSIS

Project/Issue Name: 22-09 An Ordinance of the City Council Approving Amendment of the Zoning Code and Official Map by Changing the Classification of Approximately 40 Acres, Located at 3445 East Hines Street, from Medium Density Single-Family Residential (R1-M) to High Density Single-Family Residential (R1-H).

Submitted By: Karen Haynes, Assistant BUILDS Administrator

Date: February 15, 2022

Issue Statement

Tiger Creek LLC has applied to change the Zoning Classification of **40 acres** of property located at 3445 East Hines Street from Medium Density Single-Family Residential (R1-M) to **High Density Single-Family Residential (R1-H)**.

Discussion and/or Analysis

The property subject to this Rezoning Application consists of approximately (40.0) acres of land located at 3445 East Hines Street; the property contains a single residential structure and an accessory structure. The Applicant intends to develop the property into a residential subdivision.

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 residential 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**.

- **Goal 1:** Support market conditions to develop a greater variety of residential and commercial options.
 - **Objective 1B:** Promote a variety of housing developments and styles to ensure a range of options are available.

The Rezoning of this parcel is consistent with City's Adopted Plans.

The general trend in the vicinity of the subject property, along East Hines, is residential subdivisions.

Compatibility with Surrounding Land Uses

The subject property is surrounded by Medium Density Single-Family Residential (R1-M) to the west, Greene County Agricultural to the north; Greene County Agricultural to the east (across State Highway ZZ), and both Greene County and City of Republic Agricultural (AG) zoned properties to the south.

The land uses permitted in the High Density Single-Family Residential (R1-H) Zoning District include single-family residential structures and accessory uses.

Capacity to Serve Potential Development and Land Use

Municipal Water and Sewer Service:

Development of the property will require connecting to existing municipal water and sewer services located in the Liberty Place Subdivision to the west. The water main system will connect to an existing water main on East Colonial Street and to the water main running on the north side of East Hines Street, creating a looped water system.

Development of the property will require the relocation of the existing Lift Station located in Liberty Place Phase 2 to facilitate gravity flow throughout the development. The relocation of the Lift Station is required for sanitary sewer service and will be a cost associated with development of the property, paid for by the Developer. The flow will travel from the relocated Lift Station to the Schuyler Creek Lift Station before it is pumped to the Wastewater Treatment Facility. The water system, named Lift Stations, and Wastewater Treatment Facility currently have capacity to serve the intended use.

Transportation:

A Traffic Impact Study (TIS) was required for the Rezoning Application. Development of the property will require adherence to the City's Transportation Plan, Adopted Transportation Map, and improvements required by the TIS for buildout.

The TIS specifically addressed full residential buildout with a connection to the Liberty Subdivision to the west via Colonial Street and two city street connections to Hines Street. Specifics regarding compliance with the TIS and adopted plans will be addressed during the Preliminary Platting Process.

Floodplain: The subject parcel **does** contain a small area of Special Flood Hazard Area (SFHA/Floodplain) and an identified Corps of Engineers Blue Line Stream; subsequent development will adhere to local, state, and federal regulations.

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.**

AN ORDINANCE OF THE CITY COUNCIL APPROVING AMENDMENT OF THE ZONING CODE AND OFFICIAL MAP BY CHANGING THE CLASSIFICATION OF APPROXIMATELY 40 ACRES, LOCATED AT 3445 EAST HINES STREET, FROM MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL (R1-M) TO HIGH DENSITY SINGLE-FAMILY RESIDENTIAL (R1-H)

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, S6 Tiger Creek LLC (“Applicant”) submitted an application to the City’s BUILDS Department to rezone certain real property consisting of approximately 40.00 acres located at 3445 East Hines Street in Republic, Missouri, from Medium Density Single-Family Residential (R1-M) to High Density Single-Family Residential (R1-H); and

WHEREAS, the City submitted the application to the Planning and Zoning Commission and set a public hearing on the application for February 7, 2022; and

WHEREAS, a notice of the time and date of the public hearing on the application was given by publication on January 12, 2022, in the *Greene County Commonwealth*, a newspaper of general circulation in the City, such notice being at least fifteen (15) days before the date set for the public hearing; and

WHEREAS, the City gave notice of the public hearing on the application 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, the public hearing on the application was conducted by the Planning and Zoning Commission on February 7, 2022, at which all interested persons and entities were afforded the opportunity to present evidence or statement on the application, after which the Commission rendered written findings of fact and submitted the same, together with its recommendations, to the Council; and

WHEREAS, the Planning and Zoning commission, by a vote of five (5) Ayes to zero (0) Nays, 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 February 22, 2022, 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 to reflect the rezoning of the real property tract consisting of approximately 40.00 acres located at 3445 East Hines Street in Republic, Missouri, more fully described in the legal description herein below, from Medium Density Single-Family Residential (R1-M) to High Density Single-Family Residential (R1-H).

ALL THAT PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION FOURTEEN (14), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-

THREE (23), REPUBLIC, GREENE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT A FOUND IRON PIN WITH ALUMINUM CAP AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4); THENCE NORTH 01°53'04" EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4), 15.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF FARM ROAD 178; THENCE NORTH 01°53'04" EAST CONTINUING ALONG SAID WEST LINE, 1314.49 FEET TO A FOUND IRON PIN AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4); THENCE SOUTH 88°28'22" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4), 1280.25 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROUTE ZZ; THENCE SOUTH 01°48'22" WEST ALONG SAID RIGHT-OF-WAY LINE, 7.20 FEET TO A POINT RIGHT-OF-WAY MARKER; THENCE SOUTH 88°11'38" EAST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, 5.00 FEET; THENCE SOUTH 01°48'15" WEST, 1214.21 FEET TO A FOUND RIGHT-OF-WAY MARKER; THENCE SOUTH 34°27'37" WEST, 65.01 FEET TO A FOUND RIGHT-OF-WAY MARKER; THENCE SOUTH 86°17'42" WEST, 296.35 FEET; THENCE SOUTH 02°02'17" WEST 10.00 FEET TO A POINT ON THE SAID NORTH RIGHT-OF-WAY LINE OF FARM ROAD 178; THENCE NORTH 88°33'35" WEST ALONG SAUD RIGHT-OF-WAY LINE, 956.99 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, RESERVATIONS, COVENANTS, AND RESTRICTIONS OF RECORD. SUBJECT TO ANY 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 _____, 2022.

Attest:

 Matt Russell, Mayor

 Laura Burbridge, City Clerk

Approved as to Form:

Megan E. McCullough

Megan McCullough, City Attorney

Final Passage and Vote:

REZN 22-004: Tiger Creek

Vicinity Map

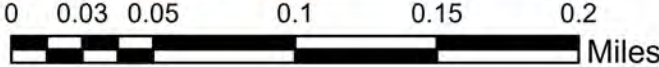
Item 10.



Legend

- REZN 22-004 Tiger Creek
- Parcels
- Sinkhole
- Floodplain

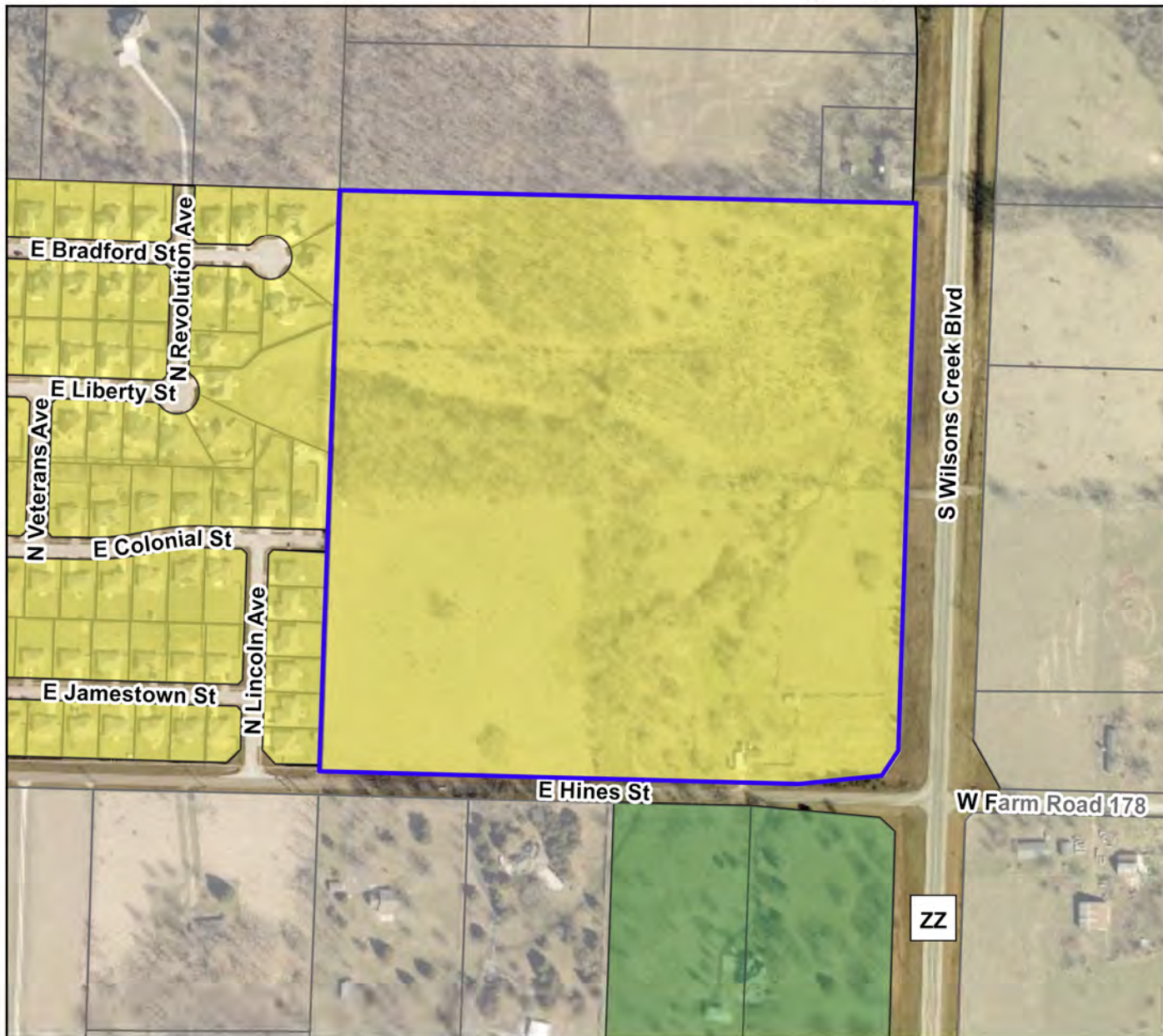
Parcel Owner: S6 Tiger Creek LLC
 Area: 40 Acres
 Existing Zoning: R1-M
 Requested Zoning: R1-H



REZN 22-004: Tiger Creek

Zoning Map

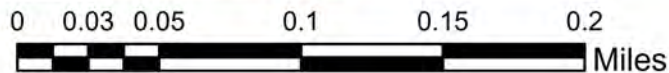
Item 10.



Legend

- REZN 22-004 Tiger Creek
 - 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: S6 Tiger Creek LLC
 Area: 40 Acres
 Existing Zoning: R1-M
 Requested Zoning: R1-H



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:

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:

02/07/2022

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

Tiger Creek (REZN 22-004)

Location:

Virtual Meeting

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:

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

Approval Denial

Commissioner Name:

Darran Campbell

Commissioner Signature:

Darran Campbell

Date:

2-7-22

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:

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:

02/07/2022

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

Tiger Creek (REZN 22-004)

Location:

Virtual Meeting

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:

Surrounded by R1-M + AG
Capable of being supported by moving the sewer lift station
3 Transportation connections
Zoned R1-M for change to R1-H

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

Approval Denial

Commissioner Name:

Brian Dabrava

Commissioner Signature:



Date:

2-7-22

Findings of Fact

Date of Hearing: 02/07/2022 Time: 6:00 Type of Application: Rezone

Name of Applicant: Tiger Creek (REZN 22-004) Location: Virtual Meeting

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:

Developer + Engineer present. - Slight increase in home count from current.

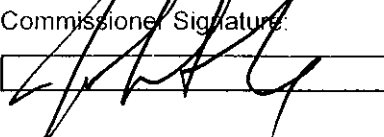
Sarah Thoenen - traffic concerns.

Melissa Barton - traffic concerns, left onto ZZ.

Melissa Stossell - " " " " "

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

Commissioner Name: John Alexander

Commissioner Signature: 

Date: 2/7/22



AGENDA ITEM ANALYSIS

Project/Issue Name: 22-10 An Ordinance of the City Council Vacating a 385 Foot Portion of North Brookline Avenue Located East of State Highway MM.

Submitted By: Karen Haynes, Assistant BUILDS Administrator

Date: February 15, 2022

Issue Statement

The BUILDS Department is requesting the vacation of approximately (385) feet of North Brookline Avenue (formerly old State Highway MM) located east of State Highway MM. The City Street currently provides access to two private properties and is a dead-end street.

Discussion and/or Analysis

The BUILDS Department is requesting the vacation of approximately (385) feet of North Brookline Avenue, a dead-end City Street, with this segment currently providing sole access to two private properties. Recently these properties and two adjacent properties have been purchased by the same developer with the intent to develop a mixed-use development on the properties totaling approximately thirty acres.

The vacated portion of the road will be returned to the adjacent properties, now under the same ownership and incorporated into their overall mixed-use development plan and replatted during development.

The remainder of the southern portion of North Brookline Avenue, with access to State Highway MM, will remain a City Street; North Brookline Avenue will dead-end into the proposed development.

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

Transportation: The proposal will reduce City Street maintenance by approximately (385) feet.

Land Use: The proposal has no development impact to adjacent properties.

Municipal Utilities: The proposal has no anticipated adverse impact on the City's water, wastewater, or stormwater systems currently in place.

Other Public Services: The proposal is not anticipated to have any impact on any other public services.

Emergency Services: The proposal has no anticipated impact on emergency services.



Recommended Action

The BUILDS Department recommends approval of the requested Street Vacation.

AN ORDINANCE OF THE CITY COUNCIL VACATING A 385 FOOT PORTION OF NORTH BROOKLINE AVENUE LOCATED EAST OF STATE HIGHWAY MM

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, the City is requesting that Council vacate a portion of approximately (385) feet of North Brookline Avenue, a dead-end City street, the legal description for which is as follows:

ALL THAT PART OF SECTIONS 34 AND 35, TOWNSHIP 28 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE, NORTH 88°11’38” WEST, ALONG AND WITH THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION, A DISTANCE OF 619.73 FEET TO THE WEST RIGHT-OF-WAY LINE OF JAMES RIVER FREEWAY (U.S. 360); THENCE, NORTH 88°12’54” WEST, CONTINUING ALONG AND WITH SAID SOUTH LINE, A DISTANCE OF 673.95 FEET TO AN EXISTING IRON PIN AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF BROOKLINE ROAD (OLD ROUTE “MM”) AS DESCRIBED IN BOOK 2012 AT PAGE 37510-12 OF THE GREENE COUNTY DEED RECORDS, AND THE POINT OF BEGINNING; THENCE, NORTH 88°17’03” WEST, A DISTANCE OF 70.02 FEET TO AN EXISTING IRON PIN ON THE WEST RIGHT-OF-WAY LINE OF SAID BROOKLINE ROAD; THENCE, NORTH 02°03’14” EAST, ALONG AND WITH SAID WEST LINE, A DISTANCE OF 385.65 FEET TO AN EXISTING IRON PIN ON THE SOUTH RIGHT-OF-WAY LINE OF JAMES RIVER FREEWAY; THENCE, SOUTH 68°54’11” EAST, ALONG AND WITH SAID SOUTH LINE, A DISTANCE OF 74.07 FEET TO THE INTERSECTION OF SAID SOUTH LINE WITH THE EAST RIGHT-OF-WAY LINE OF BROOKLINE ROAD; THENCE, SOUTH 02°03’14” WEST, ALONG AND WITH SAID EAST LINE, A DISTANCE OF 361.07 FEET TO THE POINT OF BEGINNING, CONTAINING 0.60 ACRES, MORE OR LESS.

the same being public property located within the city limits of Republic, Missouri; and

WHEREAS, the City submitted the application to vacate to the Planning and Zoning Commission, which set a public hearing on the application for February 7, 2022; and

WHEREAS, a notice of the time and date of the public hearing was given by publication on January 12, 2022, in the *Greene County Commonwealth*, a newspaper of general circulation in the City, at least fifteen (15) days in advance of the public hearing; and

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

WHEREAS, the public hearing on the application was conducted by the Planning and Zoning Commission on February 7, 2022, after which the Commission rendered written findings and submitted the same, together with its recommendations, to the City Council; and

WHEREAS, the Planning and Zoning Commission, by a vote of five (5) Ayes to zero (0) Nays, recommended the approval of the application to vacate; and

WHEREAS, the request to vacate was presented to the City Council for action and vote at a public hearing on February 22, 2022, at which time the Council approved the vacation of the portion of Brookline

Road, as requested in the initial application and recommended for approval by the Planning and Zoning Commission.

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

- Section 1:** The portion of Brookline roadway, fully described in the Legal Description herein above, is hereby vacated, and the same shall revert to the owner(s) of the adjacent lots in the same proportion as it was originally taken.
- Section 2:** The City Clerk is hereby directed to record a certified copy of this Ordinance with the Recorder of Deeds for Greene County, Missouri.
- Section 3:** The whereas clauses are hereby specifically incorporated herein by reference.
- Section 4:** The provisions of this Ordinance are severable, and if any provision hereof is declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this Ordinance.
- Section 5:** 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 _____, 2022.

Attest:

Matt Russell, Mayor

Laura Burbridge, City Clerk

Approved as to Form:

Megan E. McCullough

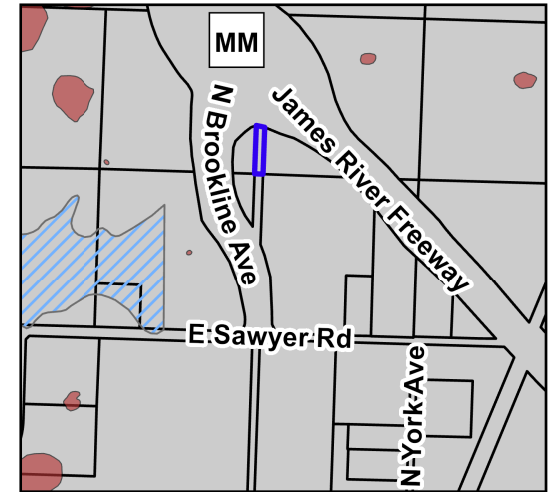
Megan McCullough, City Attorney

Final Passage and Vote:





VACA 22-001: North Brookline Avenue

Item 11.

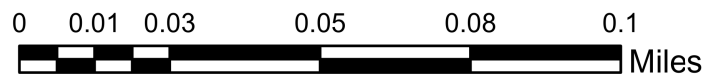
Vicinity Map



Legend

-  VACA 22-001
-  Parcels
-  Sinkhole
-  Floodplain

Applicant: City of Republic
Area: 0.60 Acres
Zoning: None



Findings of Fact

Date of Hearing:

02/07/2022

Time:

6:00

Type of Application:

Vacation

Name of Applicant:

Vacation of old Brookline Ave (VAC 22-001)

Location:

Virtual Meeting

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:

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

Approval Denial

Commissioner Name:

Ransom Ellis III

Commissioner Signature:

Ransom Ellis III

Date:

02/07/22



Findings of Fact

Date of Hearing: Time: Type of Application:

Name of Applicant: Location:

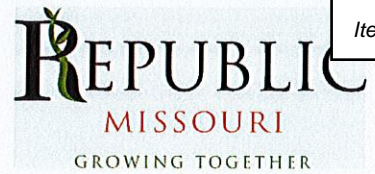
Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- 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:

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:

02/07/2022

Time:

6:00

Type of Application:

Vacation

Name of Applicant:

Vacation of old Brookline Ave (VAC 22-001)

Location:

Virtual Meeting

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:

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

Approval Denial

Commissioner Name:

CYNTHIA HYDER

Commissioner Signature:

C. Hyder

Date:

2/7/2022



Findings of Fact

Date of Hearing:

02/07/2022

Time:

6:00

Type of Application:

Vacation

Name of Applicant:

Vacation of old Brookline Ave (VAC 22-001)

Location:

Virtual Meeting

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:

~~None~~
 No detriment to surrounding land and is in accordance w/ landowner's wishes

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

Commissioner Name:

Brian Dabrowski

Commissioner Signature:

Brian Dabrowski

Date:

2-7-22

Findings of Fact

Date of Hearing: 02/07/2022 Time: 6:00 Type of Application: Vacation

Name of Applicant: Vacation of old Brookline Ave (VAC 22-001) Location: Virtual Meeting

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

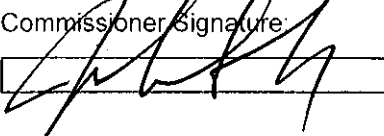
- Conforming to the City's adopted Land Use Plan Yes No
- Conforming to the City's adopted Transportation Plan Yes No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) Yes No
- Compatible with surrounding land uses Yes No
- Able to be adequately served by municipal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

Statement of Relevant Facts Found:

No speakers.

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

Commissioner Name: *John Alexander*

Commissioner Signature: 

Date: *2/7/22*



AGENDA ITEM ANALYSIS

Project/Issue Name: 22-11 An Ordinance of the City Council Approving Amendment of the Zoning Code and Official Map by Changing the Classification of Approximately 29.39 Acres, Located at the 2500 Block of South State Highway MM, from General Commercial (C-2) and Agricultural (AG) to Iron Grain District Planned Development District (PDD).

Submitted By: Karen Haynes, Assistant BUILDS Administrator

Date: February 15, 2022

Issue Statement

Magers Republic No. 3C, LLC and Iron Grain District, LLC have applied to change the Zoning Classification of approximately **(29.39) acres** of property located at the 2500 Block of South State Highway MM from General Commercial (C-2) and Agricultural (AG) to Iron Grain District Planned Development District (PDD).

Discussion and/or Analysis

The property subject to this Rezoning Application is comprised of approximately **(29.39) acres** of land located at the northeast intersection of State Highway MM and East Sawyer Road. The property is currently vacant and utilized as farmland; a residential structure was recently demolished on one parcel of the subject property.

Applicant's Proposal

The Applicant is proposing the Rezoning of this property to a Planned Development District (PDD) to allow for a mixed-use commercial and residential development consisting of (5) main areas of development. The developer intends to Final Plat these areas into separate parcels as the parcels are developed; additional adjustments could be made through the City's Subdivision Review Process. The Development Plan also contains new water, sanitary sewer, and stormwater systems to support the development.

The Planned Development District (PDD) allows for additional flexibility as development occurs; this flexibility includes minor alignment and adjustments in development areas through the Administrative Review Process once the construction of all infrastructure is complete and the Final Plat has been approved. All development will adhere to the specific requirements of the Approved Development Plan; aspects of the zoning code not specifically included in the Approved Development Plan will require compliance with code requirements at the date of actual development.



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

- **General Requirements:**
 - All lots will comply with the setback, density, and permitted use requirements of the effective zoning district, unless specifically addressed in the Approved Development Plan and/or as outlined below:
- **PDD Specifics:**
 - Parking: 85% of required parking, as specified in the Zoning Ordinance at the date of development
 - Residential Density: Multi-Family Residential Density (R-3) up to 25 units/acre
- **Area 1: General Commercial (C-2)/Multi-Family Residential (R-3)**
 - Total Area: 5.9 acres
- **Area 2: Multi-Family Residential (R-3)**
 - Total Area: 8.9 acres
- **Area 3: General Commercial (C-2)**
 - Total Area: 6.4 acres
- **Area 4: General Commercial (C-2)/Multi-Family Residential (R-3)**
 - Total Area: 9 acres
- **Area 5: General Commercial (C-2)**
 - Total Area: 4.2 acres

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.
 - The Iron Grain PDD is a commercial and residential mixed-use development.
- The proposed Development Plan shall involve the provision of all infrastructure deemed necessary to adequately serve the potential development.
 - The Iron Grain PDD Development Plan includes provisions for municipal water and sewer services, a plan for stormwater management, and the construction of internal access to support multiple areas of development within the overall Development 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 Iron Grain 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, sewage, schools, parks, and other public improvements.
 - The Iron Grain Development Plan includes the construction of internal access between multiple uses and connections to Olde Brookline Avenue (City Street), East Sawyer Road (City Street), and State Highway MM (Primary Arterial), utilizing the existing deeded access on the State Highway.

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 opportunities to create new destination-style commercial development
 - **Objective:** Support a variety of housing developments and styles to ensure a range of options are available
- **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 development (commercial, residential) at highly visible vacant properties
- **Goal:** Pursue partnerships to support new development
 - **Objective:** Leverage current and planned infrastructure expansions and improvements



Compatibility with Surrounding Land Uses

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

- North: Agricultural (AG), across James River Expressway
 - Farmland
- South: Agricultural (AG), across East Sawyer Road
 - Church
- East: General Commercial (C-2), Agricultural (AG)
 - Farr Better Plumbing Contractor Office & Warehouse, Republic Fire Station #2
- West: Eclipse Event Center Planned Development District, across State Highway MM
 - Property is vacant, under consideration for Rezoning (commercial & 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 proposed development can be served by City of Republic sanitary sewer and water service. A (15) inch gravity sanitary sewer line currently runs through the property from east to west, parallel to the floodplain, to an existing Lift Station (Brookline South Lift Station) on the west side of State Highway MM. An existing (12) inch City of Republic water main is located on the north side of East Sawyer Road that connects and loops a water main on East Sawyer to a water main running parallel to State Highway MM. The development of the subject property will require the addition of new water and gravity sewer main extensions to serve the identified areas within the development; dedications of the new water and sewer infrastructure will be completed during the Final Platting Process.

The wastewater generated by the development will flow to the relocated Brookline South Lift Station, McElhaney Lift Station, and the Shuyler Creek Lift Station before being pumped through a series of force mains to the Wastewater Treatment Facility. The City is currently working on the additional infrastructure 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 and west of US Highway 60, to accommodate present and future development in the area.

The Water System, Lift Stations, and the Wastewater Treatment Facility have sufficient capacity to serve the proposed development at full build-out.

Transportation: The Development Plan includes the construction and upgraded commercial access point on State Highway MM, at the location of an existing deeded access point, north of Sawyer Road. Additionally, the development will access Old Brookline Avenue (City Street) and East Sawyer Road (City Street) in multiple locations. The Development Plan does not include the construction or dedication of any new City Streets.



The City is requesting vacation of a portion of Old Brookline Avenue at the north end of the proposed development. The proposed vacation will eliminate approximately (385) feet of City Street; the vacated portion of the street will be vacated to the two properties on either side, which are now under the control of two property owners whom are parties to the proposed development.

MODOT will review the upgraded commercial access drives for compliance with their design standards during the Infrastructure Review Process, which includes engineering design for streets, stormwater, water, and sewer infrastructure. MODOT will be the authority to review the final plans for the commercial drive and acceleration and deceleration lanes for the accesses on South State Highway MM.

The PDD Application included a Transportation Impact Study (TIS), stamped by an Engineer, evaluating the existing transportation impact of the development in relation to multiple existing Traffic Impact Studies (TIS) that were performed for adjacent developments and their associated improvements. The TIS, as well as the Development Plan, includes the construction of the referenced improvements required to accommodate the increase in traffic generated by this development.

Stormwater: The Development Plan contains one area designated for stormwater detention, designed to accommodate stormwater generated by the development. The stormwater detention area will be contained within the area of Floodplain; the design of the stormwater area and any improvements or construction within the limits of the Floodplain and/or Floodway will be reviewed during the Infrastructure Review Process. The detention area will be maintained by the developer.

Floodplain: The subject parcel **does** contain a **Special Flood Hazard Area (SFHA/Floodplain)**; development of the parcels will require compliance with the City’s Floodplain Regulations and associated ancillary permits from the Corps of Engineers for the identified blue line stream.

Sinkholes: The subject parcel **does** contain one identified sinkhole. Development of the property will require adherence to the City’s Sinkhole Ordinance.

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.

AN ORDINANCE OF THE CITY COUNCIL APPROVING AMENDMENT OF THE ZONING CODE AND OFFICIAL MAP BY CHANGING THE CLASSIFICATION OF APPROXIMATELY 29.39 ACRES, LOCATED AT THE 2500 BLOCK OF SOUTH STATE HIGHWAY MM, FROM GENERAL COMMERCIAL (C-2) AND AGRICULTURAL (AG) TO IRON GRAIN DISTRICT PLANNED DEVELOPMENT DISTRICT (PDD)

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, Magers Republic No. 3C, LLC and Iron Grain District, LLC (together, “Applicants”) submitted an application to the City’s BUILDS Department to rezone certain real property consisting of approximately 29.39 acres, located at the 2500 block of South State Highway MM in Republic, Missouri, from General Commercial (C-2) and Agricultural (AG) to Iron Grain District Planned Development District (PDD”); and

WHEREAS, Applicants additionally sought approval of a development plan for the Iron Grain District Planned Development District, identified as PDD 21-002 (“Development Plan”); and

WHEREAS, the City submitted said application and Development Plan to the Planning and Zoning Commission and set a public hearing on the application for February 7, 2022; and

WHEREAS, a notice of the time and date of the public hearing on the application was given by publication on January 12, 2022, in the *Greene County Commonwealth*, a newspaper of general circulation in the City, such notice being at least fifteen (15) days before the date set for the public hearing; and

WHEREAS, the City gave notice of the public hearing on the application 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, the public hearing on the application and Development Plan was conducted by the Planning and Zoning Commission on February 7, 2022, 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 five (5) Ayes to zero (0) Nays, recommended the approval of such application and Development Plan for rezoning; and

WHEREAS, the application for rezoning, the Development Plan, and the request to amend the Zoning Code and Official Zoning Map was submitted to the City Council at its regular meeting on February 22, 2022, after which the City Council voted 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:

Section 1. The Zoning Code and Official Zoning Map are hereby amended to reflect the rezoning of the real property tract consisting approximately 29.39 acres, located at the 2500 block of

South State Highway MM in Republic, Missouri, more fully described in the legal description herein below, from General Commercial (C-2) and Agricultural (AG) to Iron Grain District Planned Development District (PDD).

ALL THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 29 NORTH, RANGE 23 WEST OF THE FIFTH PRINCIPAL MERIDIAN, GREENE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35; THENCE, NORTH 88°11'38" WEST, A DISTANCE OF 619.73 FEET TO AN EXISTING IRON PIN ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 360 (JAMES RIVER EXPRESSWAY) AND THE POINT OF BEGINNING; THENCE, SOUTH 48°28'01" EAST, ALONG AND WITH SAID SOUTHERLY LINE, A DISTANCE OF 160.34 FEET TO AN EXISTING RIGHT-OF-WAY MARKER; THENCE, SOUTH 37°54'07" EAST, ALONG AND WITH SAID SOUTHERLY LINE, A DISTANCE OF 212.40 FEET TO AN EXISTING IRON PIN; THENCE, SOUTH 02°03'15" WEST, LEAVING SAID SOUTHERLY LINE, A DISTANCE OF 552.57 FEET TO AN EXISTING IRON PIN; THENCE, NORTH 87°36'08" WEST, A DISTANCE OF 220.05 FEET TO AN EXISTING IRON PIN ;THENCE, SOUTH 02°06'44" WEST, A DISTANCE OF 499.99 FEET TO AN EXISTING IRON PIN ON THE NORTH RIGHT-OF-WAY LINE OF FARM ROAD 156; THENCE, NORTH 88°31'54" WEST, ALONG AND WITH SAID NORTH LINE, A DISTANCE OF 282.66 FEET; THENCE, NORTH 53°55'46" WEST, ALONG AND WITH SAID NORTH LINE, A DISTANCE OF 49.52 FEET TO AN EXISTING IRON PIN; THENCE, NORTH 88°08'36" WEST, ALONG AND WITH SAID NORTH LINE, A DISTANCE OF 254.62 FEET TO AN EXISTING IRON PIN ON THE EAST RIGHT-OF-WAY LINE OF STATE ROUTE "MM"; THENCE, NORTHERLY, ALONG AND WITH SAID EAST LINE, THE FOLLOWING FIVE (5) COURSES:

NORTH 28°18'38" WEST, A DISTANCE OF 58.71 FEET TO AN EXISTING IRON PIN; THENCE, NORTH 01°27'26" EAST, A DISTANCE OF 109.11 FEET TO AN EXISTING IRON PIN; THENCE, NORTH 03°22'12" WEST, A DISTANCE OF 288.92 FEET TO AN EXISTING IRON PIN; THENCE, NORTH 13°43'27" WEST, A DISTANCE OF 180.50 FEET TO AN EXISTING IRON PIN; THENCE, NORTH 11°17'23" WEST, A DISTANCE OF 63.25 FEET; THENCE, NORTH 21°41'01" WEST, A DISTANCE OF 32.97 FEET TO AN EXISTING IRON PIN AT THE INTERSECTION OF SAID NORTHERLY LINE WITH THE EAST RIGHT-OF-WAY LINE OF OLD ROUTE "MM"; THENCE, NORTH 02°02'14" EAST, ALONG AND WITH SAID EAST LINE, A DISTANCE OF 576.09 FEET TO AN EXISTING IRON PIN ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35; THENCE, SOUTH 88°12'54" EAST, ALONG AND WITH THE NORTH LINE OF SAID QUARTER-QUARTER SECTION, A DISTANCE OF 673.95 FEET TO THE POINT OF BEGINNING.

ALONG AND WITH
ALL THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 29 NORTH, RANGE 23 WEST LYING SOUTH AND WEST OF U.S. HIGHWAY 360.

ALSO ALONG AND WITH
ALL THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 29 NORTH, RANGE 23 WEST LYING EAST OF STATE ROUTE "MM" AND SOUTH OF U.S. HIGHWAY 360.

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 _____, 2022.

Attest:

Matt Russell, Mayor

Laura Burbridge, City Clerk

Approved as to Form:

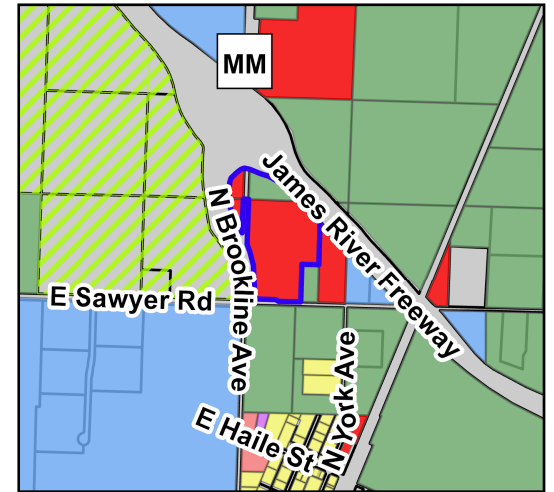
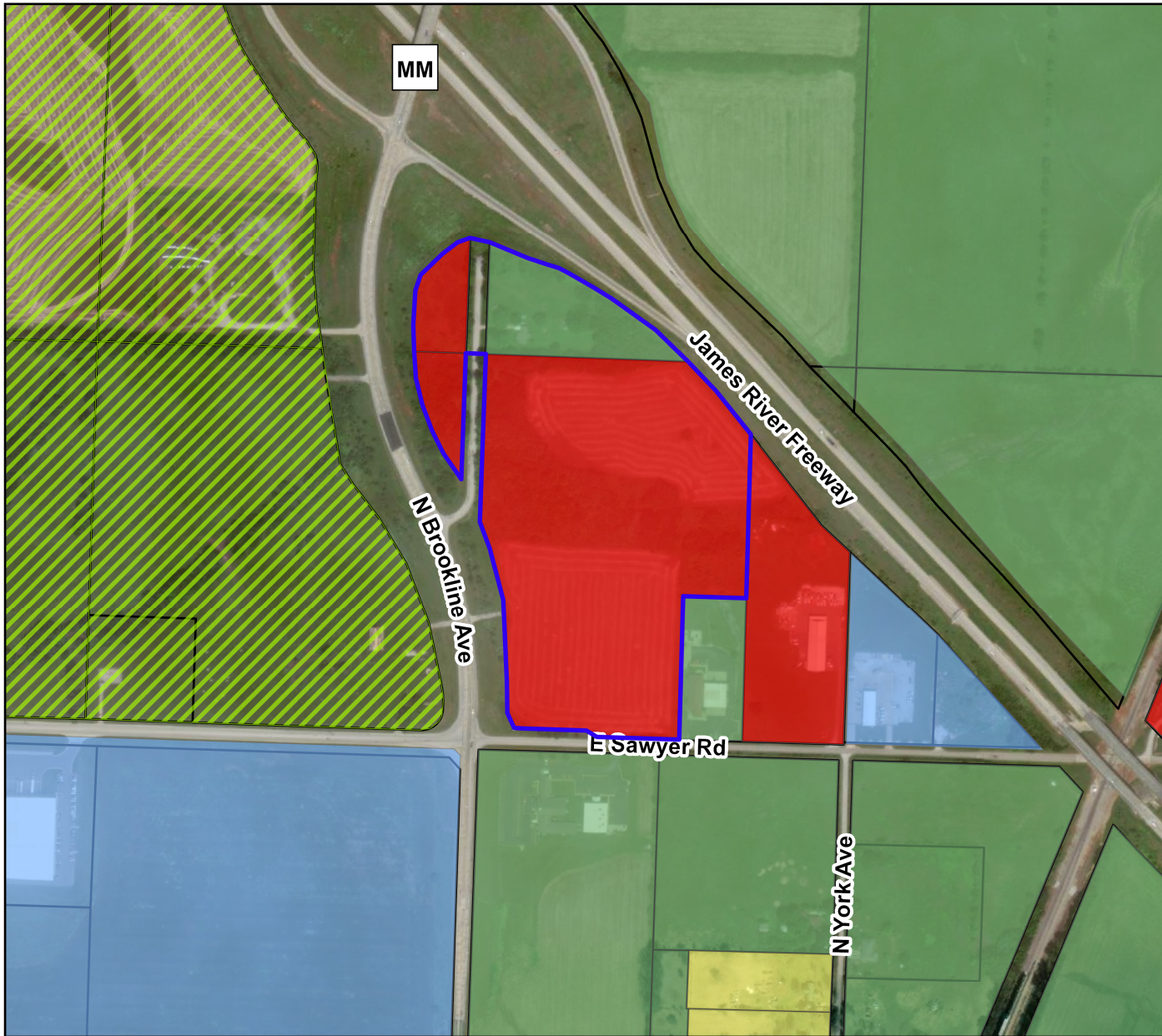
Megan E. McCullough

Megan McCullough, City Attorney

Final Passage and Vote:

PDD 22-002: Iron Grain District

Zoning Map



Legend

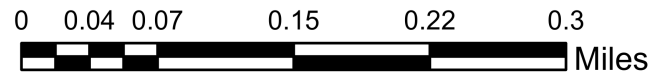
 PDD 22-002 Iron Grain District

 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

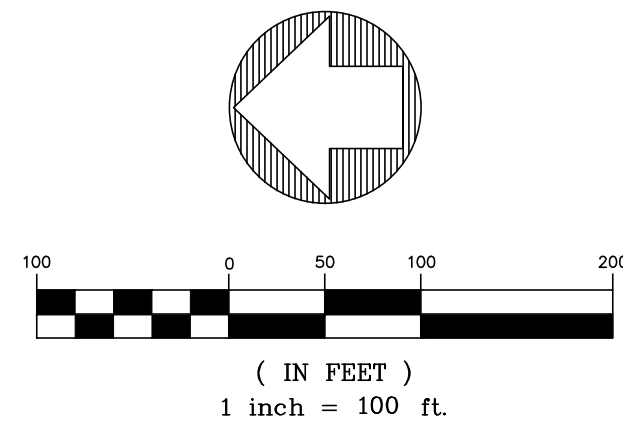
Parcel Owner: Magers Republic No 3C LLC
 Area: 30.19 Acres
 Existing Zoning: C-2 and AG
 Requested Zoning: PDD (Iron Grain District)



OWNER/DEVELOPER:
MAGERS REPUBLIC NO 3C, LLC
2776 S CAMPBELL, A100
SPRINGFIELD, MO 65807

IRON GRAIN DISTRICT, LLC
2776 S CAMPBELL, A100
SPRINGFIELD, MO 65807

IRON GRAIN PDD EXHIBIT



PDD GENERAL NOTES:

AREA 1:
APPROXIMATELY 5.9 ACRES OF COMMERCIAL OR RESIDENTIAL USE SITE - RESIDENTIAL USES TO COMPLY WITH CITY OF REPUBLIC R-3 MULTI-FAMILY RESIDENTIAL DISTRICT REGULATIONS AND COMMERCIAL USES TO COMPLY WITH C-2 GENERAL COMMERCIAL DISTRICT REGULATIONS.

AREA 2:
APPROXIMATELY 8.9 ACRES RESIDENTIAL USE SITE - RESIDENTIAL USES TO COMPLY WITH CITY OF REPUBLIC R-3 MULTI-FAMILY RESIDENTIAL DISTRICT REGULATIONS.

AREA 3:
APPROXIMATELY 6.4 ACRES COMMERCIAL USE SITE - COMMERCIAL USES TO COMPLY WITH CITY OF REPUBLIC C-2 GENERAL COMMERCIAL DISTRICT REGULATIONS.

AREA 4:
APPROXIMATELY 9.0 ACRES COMMERCIAL USE, RESIDENTIAL USE, OR STORAGE, PERSONAL, OR SELF STORAGE USE SITE - RESIDENTIAL USES TO COMPLY WITH CITY OF REPUBLIC R-3 MULTI-FAMILY RESIDENTIAL DISTRICT REGULATIONS AND COMMERCIAL USES TO COMPLY WITH C-2 GENERAL COMMERCIAL DISTRICT REGULATIONS.

AREA 5:
APPROXIMATELY 4.2 ACRES COMMERCIAL USE SITE - COMMERCIAL USES TO COMPLY WITH CITY OF REPUBLIC C-2 GENERAL COMMERCIAL DISTRICT REGULATIONS.

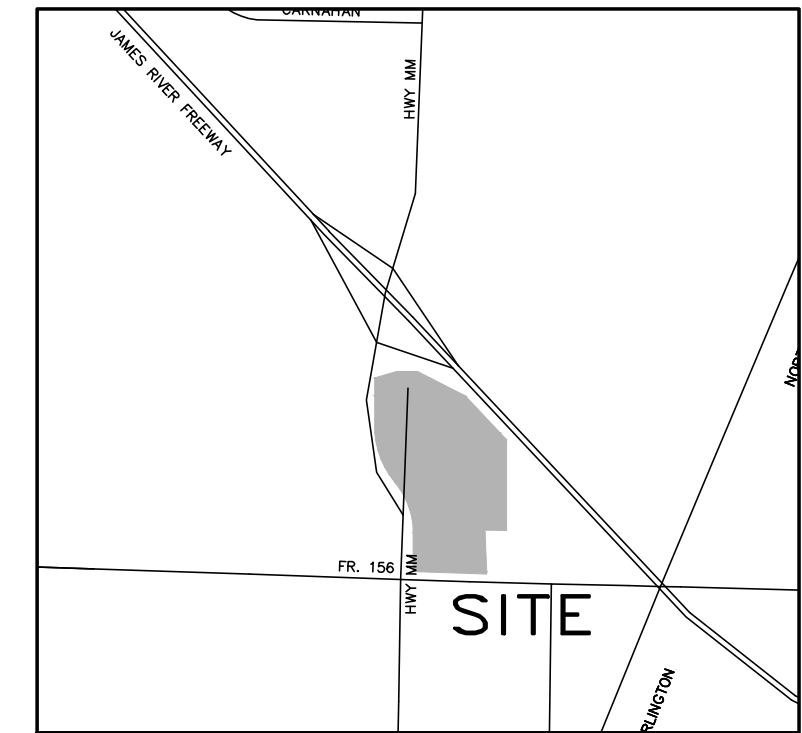
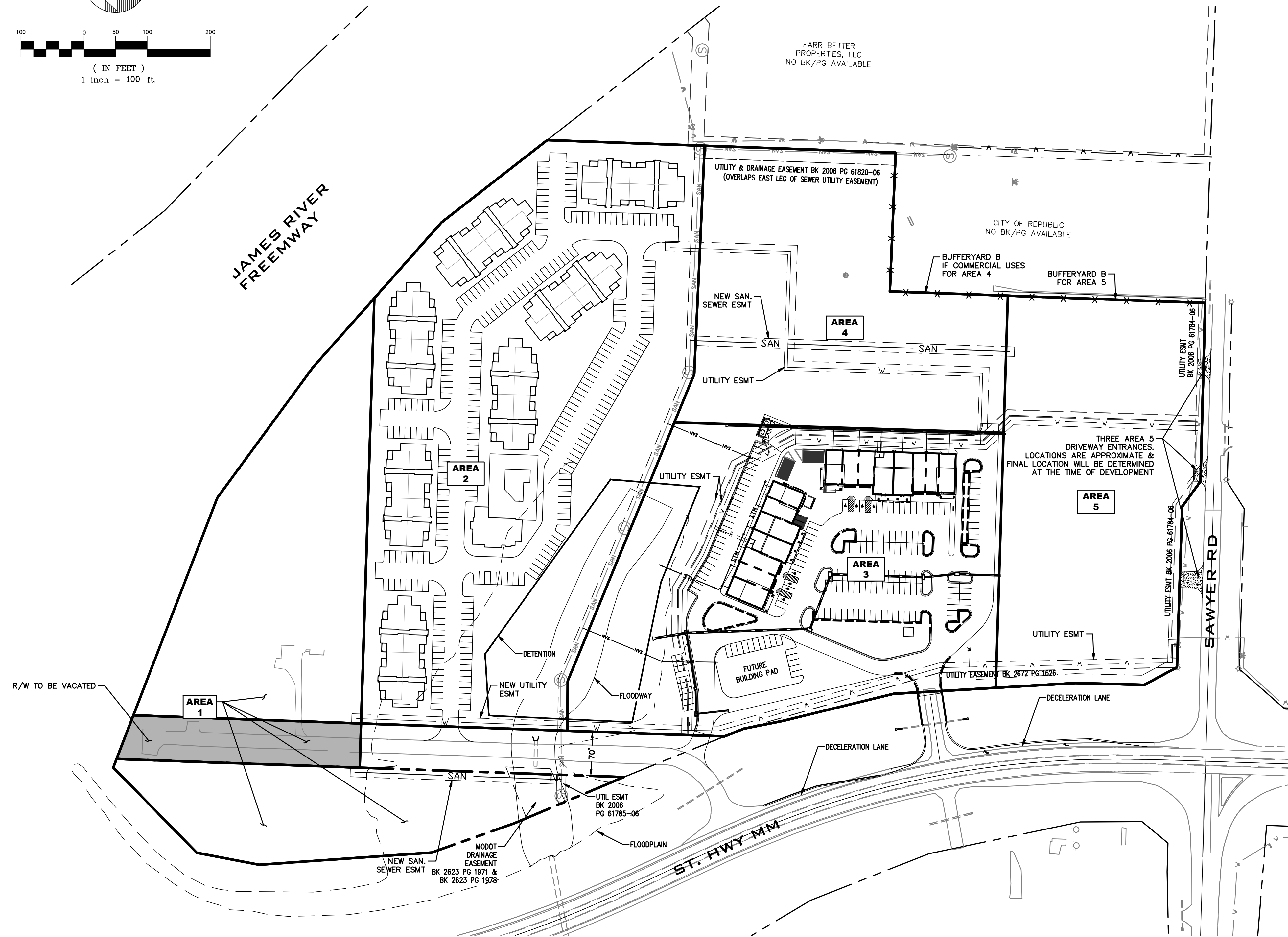
*ACTUAL AREA OF LOTS AND NUMBER OF LOTS IS SUBJECT TO CHANGE BASED ON DEVELOPMENT NEEDS THROUGH THE ADMINISTRATIVE REPLATING PROCESS AFTER APPROVAL OF THE FINAL PLAT.

ZONING REGULATION EXCEPTIONS:
PARKING REQUIREMENTS: 85% OF WHAT IS REQUIRED BY THE ZONING ORDINANCE.

BULK PLANE: ALL USES ARE EXEMPT FROM BULK PLANE REQUIREMENTS.

RESIDENTIAL DENSITY: R-3 USES MAY HAVE UP TO 25 DWELLING UNITS PER ACRE.

SCREENING & BUFFERYARDS:
ALL USES WILL HAVE NO SCREENING OR BUFFERYARD REQUIREMENT BETWEEN ANY OTHER USE, INTERNALLY OR WITH ADJACENT ZONING/OWNERS EXCEPT BUFFERYARD B FOR AREA 5 ABUTTING THE NORTHERN PROPERTY AND BUFFERYARD B IF COMMERCIAL USE FOR AREA 4 ABUTTING THE NORTHERN PROPERTY.



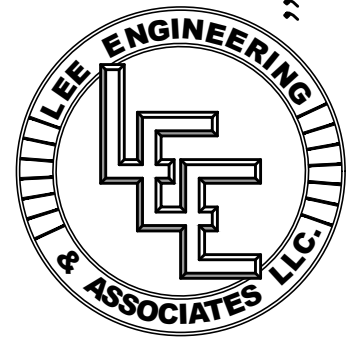
VICINITY MAP
NOT TO SCALE

REVISIONS:									
SCALE: 1" = 100'	DATE:								
FIELD BY: JS, AL									
DRAWN BY: ACW									
CHECKED BY: LEE									

PDD EXHIBIT
IRON GRAIN
SAWYER RD & STATE HWY MM, REPUBLIC, GREENE COUNTY, MISSOURI

Missouri State Certificate of Authority
Engineering #2005015504
Land Surveying #2009028050

LEE Engineering & Associates, L.L.C.
1200 E. Woodhurst Dr., Suite D200
Springfield, Missouri 65804
417-886-9100 (phone)
417-886-9336 (fax)
dlc@leeengineering.biz

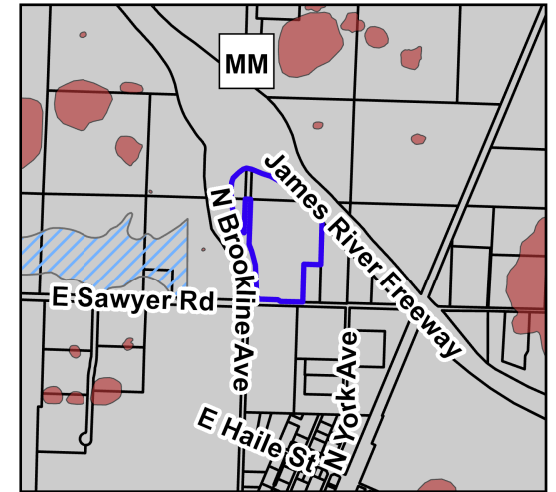
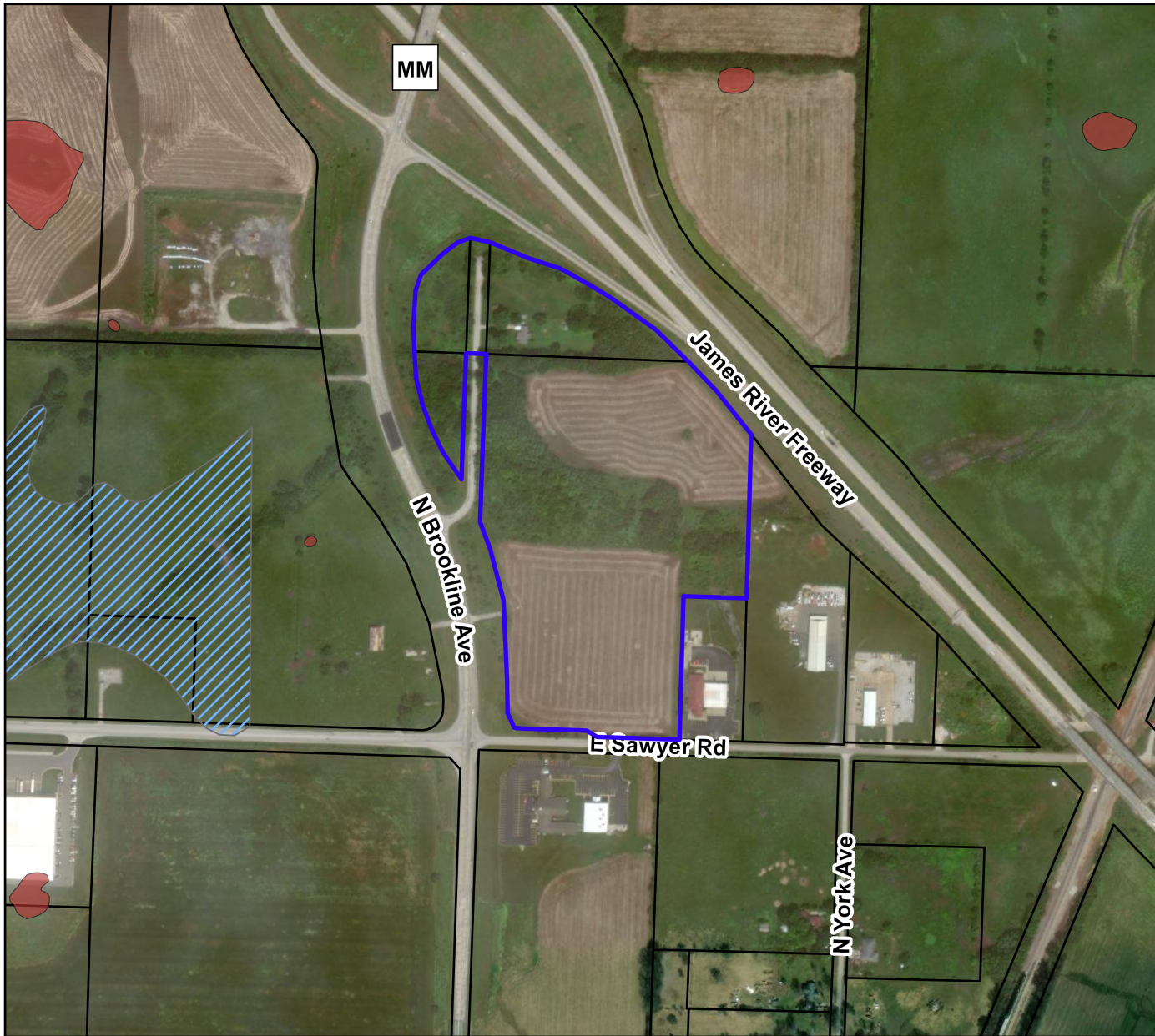


DATE: 2022-01-26
SHEET: 1 OF 1
PROJECT: 2123
FILE: Iron_Grain_PDD_Exhibit.dwg





PDD 22-002: Iron Grain District

Item 12.

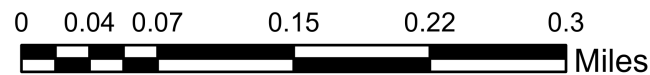
Vicinity Map

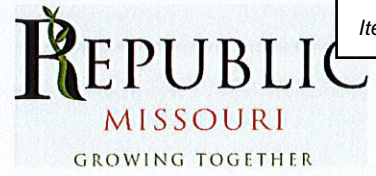


Legend

-  PDD 22-002 Iron Grain District
-  Parcels
-  Sinkhole
-  Floodplain

Parcel Owner: Magers Republic No 3C LLC
Area: 30.19 Acres
Existing Zoning: C-2 and AG
Requested Zoning: PDD (Iron Grain District)





Findings of Fact

Date of Hearing:

02/07/2022

Time:

6:00

Type of Application:

Planned Development District

Name of Applicant:

Iron Grain District PDD (PDD 22-002)

Location:

Virtual Meeting

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:

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

Approval Denial

Commissioner Name:

RAMSDELL III

Commissioner Signature:

[Handwritten Signature]

Date:

02/07/22

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:

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:

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:

02/07/2022

Time:

6:00

Type of Application:

Planned Development District

Name of Applicant:

Iron Grain District PDD (PDD 22-002)

Location:

Virtual Meeting

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:

Mixed use comm + res
C-2 R-3 across 5 areas
↳ 25 units/acre
Compatible w/ surrounding AG, C-2, + M-1
Adequate city facilities

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

Approval Denial

Commissioner Name:

Brian Debraun

Commissioner Signature:

Brian Debraun

Date:

2-7-22

Findings of Fact

Date of Hearing: 02/07/2022 Time: 6:00 Type of Application: Planned Development District

Name of Applicant: Iron Grain District PDD (PDD 22-002) Location: Virtual Meeting

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 speakers.

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

Commissioner Name: *John Alexander*

Commissioner Signature: *[Signature]*

Date: 2/7/22



AGENDA ITEM ANALYSIS

Project/Issue Name: 22-R-07 A Resolution of the City Council Approving a Preliminary Plat for Republic Industrial Subdivision, a Subdivision Consisting of Approximately 37.98 Acres Located at South State Highway MM and West Farm Road 144.

Submitted By: Chris Tabor, BUILDS Department Principal Planner

Date: February 15, 2022

Issue Statement

Asset Holdings Group, LLC has requested review and approval of a Preliminary Plat of approximately Thirty-Seven Point Nine Eight (37.98) acres, Republic Industrial Subdivision, consisting of eight (8) industrial lots zoned Heavy Manufacturing (M-2), streets, and infrastructure.

Conformity with Preliminary Plat Review Criteria: Preliminary Plats are reviewed for their conformance with the following review criteria to ensure the development, in the proposed location:

- (1) Will not endanger the public health or safety;
- (2) Will not injure the value of adjoining property or abutting property;
- (3) Will be in conformity with the Comprehensive Plan, Transportation Plan, Zoning Code, Water System Master Plan, Wastewater System Facility Plan, or other plans officially adopted by the City Council; and
- (4) Will be in harmony with the area in which it is located

Preliminary Plats are reviewed by the City Planner and the City Engineer in conformance with the requirements of Chapter 410 of Republic's Municipal Code, the Comprehensive Plan, and all applicable City adopted codes and regulations.

Discussion and/or Analysis

The property subject to this Preliminary Plat Application is comprised of approximately Thirty-Seven Point Nine Eight (37.98) acres of land located at the NW corner of the intersection of South State Highway MM and West Farm Road 144. The property is zoned appropriately for the proposed plat, Heavy Manufacturing (M-2).

The following paragraphs contain brief analyses of the application's conformity with the Preliminary Plat Review Criteria identified above.

Consistency with the Comprehensive Plan

The referenced Preliminary Plat contains eight (8) lots. The Preliminary Plat also consists of streets, open space, and detention area.

Transportation Plan

The Preliminary Plat proposes a new Local Street with access on Farm Road 144 and State Highway MM. This new public street will be dedicated to the City during the Final Platting Process.

The Applicant submitted a Traffic Impact Study (TIS). The TIS took into account full buildout of the subdivision in its analyses.

The following recommendations resulted from the TIS:

- Intersection of State Highway MM and new public road;
 - Designated northbound left and southbound right turn lane at State Highway MM and the new road.
 - Eastbound left and right turning movements are separated out into individual lanes.
- Intersection of State Highway MM and Farm Road 144;
 - Designated northbound left turn lane.

Water and Wastewater Master Plan

The parcel is in proximity to a 12" water main serving Murphy Tractor on the south side of Farm Road 144. Development of the property will require the looping of water from its current location to serve the subject parcel.

Due to topography, the property is unable to gravity to an existing lift station. Instead, a new lift station will be constructed by the developer to serve the site, as depicted on the plat. Sanitary sewer will then flow from the new lift station to the Brookline North Lift Station, Brookline South Lift Station, McElhaney Lift Station, and Shuyler Creek Lift Station; it will then be pumped from Shuyler Creek to the Wastewater Treatment Facility. The water system, named Lift Stations, and Wastewater Treatment Facility currently have capacity to serve the Applicant's intended use.

Zoning Code

The Preliminary Plat of Republic Industrial Subdivision has been platted for the construction of eight heavy manufacturing zoned lots and associated infrastructure, including public streets and sidewalks, public water and sanitary sewer mains, and stormwater detention.

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

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

Stormwater: The Preliminary Plat contains a Stormwater Detention Area in the middle-western portion of the subdivision just south of Lot 2. This basin is designed to control the release of



stormwater attributable from the development. The Plat contains a conceptual layout of the Detention Area; the area will be designed to mitigate existing conditions to reduce the amount of post-development flows to less than pre-development flows. The Stormwater Detention Area's outflow will flow to Farm Road 144. A Stormwater Report will be reviewed by the TRT during Infrastructure Design review. The Stormwater Detention Area and all open space/common area will be maintained by a Property Owner's Association.

Infrastructure Design: The design of the streets, sidewalks, water and sanitary sewer systems, and stormwater detention will be reviewed and permitted during the Infrastructure Permitting Process.

Recommended Action

Staff considers the **proposed Preliminary Plat in general conformity with the requirements for Preliminary Plats and is recommending approval of the application.**

A RESOLUTION OF THE CITY COUNCIL APPROVING A PRELIMINARY PLAT FOR REPUBLIC INDUSTRIAL SUBDIVISION, A SUBDIVISION CONSISTING OF APPROXIMATELY 37.98 ACRES LOCATED AT SOUTH STATE HIGHWAY MM AND WEST FARM ROAD 144

WHEREAS, the City of Republic, Missouri, (herein called the “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 Planning and Zoning Commission and the City Council have adopted Subdivision Regulations governing the subdivision of land within the City; and

WHEREAS, the Planning and Zoning Commission and City Council have passed a Resolution adopting a Comprehensive Land Use Plan for the City; and

WHEREAS, the Planning and Zoning Commission and City Council have passed a Resolution adopting a Transportation Plan; and

WHEREAS, Asset Holdings Group, LLC (“Applicant”) submitted a Preliminary Plat Application requesting review and approval of a preliminary plat of the Republic Industrial Subdivision consisting of approximately 37.98 acres located at South State Highway MM and West Farm Road 144 (herein called “Subdivision”); and

WHEREAS, the preliminary plat for the Subdivision meets the requirements of the Ordinances of the City of Republic, the Subdivision Regulations, conforms to the Land Use Plan, and the Transportation Plan of the City; and

WHEREAS, the Planning and Zoning Commission, at its regular meeting on February 7, 2022, recommended the approval of the Preliminary Plat Application to the City Council by a vote of five (5) Ayes to zero (0) Nays.

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

Section 1: The preliminary plat for the Republic Industrial subdivision, attached hereto as Exhibit A, shall serve as the guide to the development of the subdivision.

Section 2: The preliminary plat substantially conforms with Chapter 410 of the City of Republic’s Municipal Code of Ordinances.

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

Section 4: This Resolution shall become effective on and after the date of passage and approval as provided by law.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri, this _____ day of _____, 2022.

Matt Russell, Mayor

Attest:

Laura Burbridge, City Clerk

Approved as to Form:

Megan E. McCullough

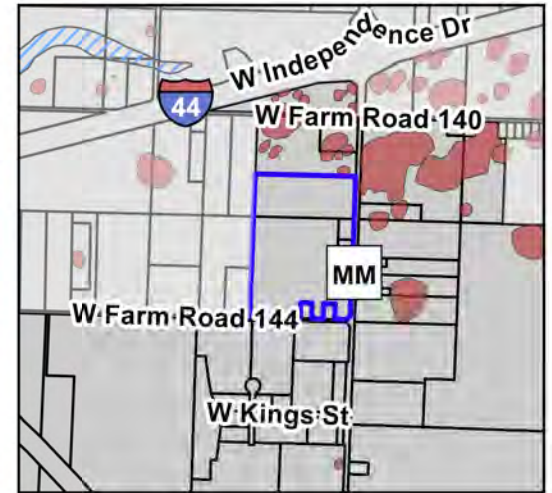
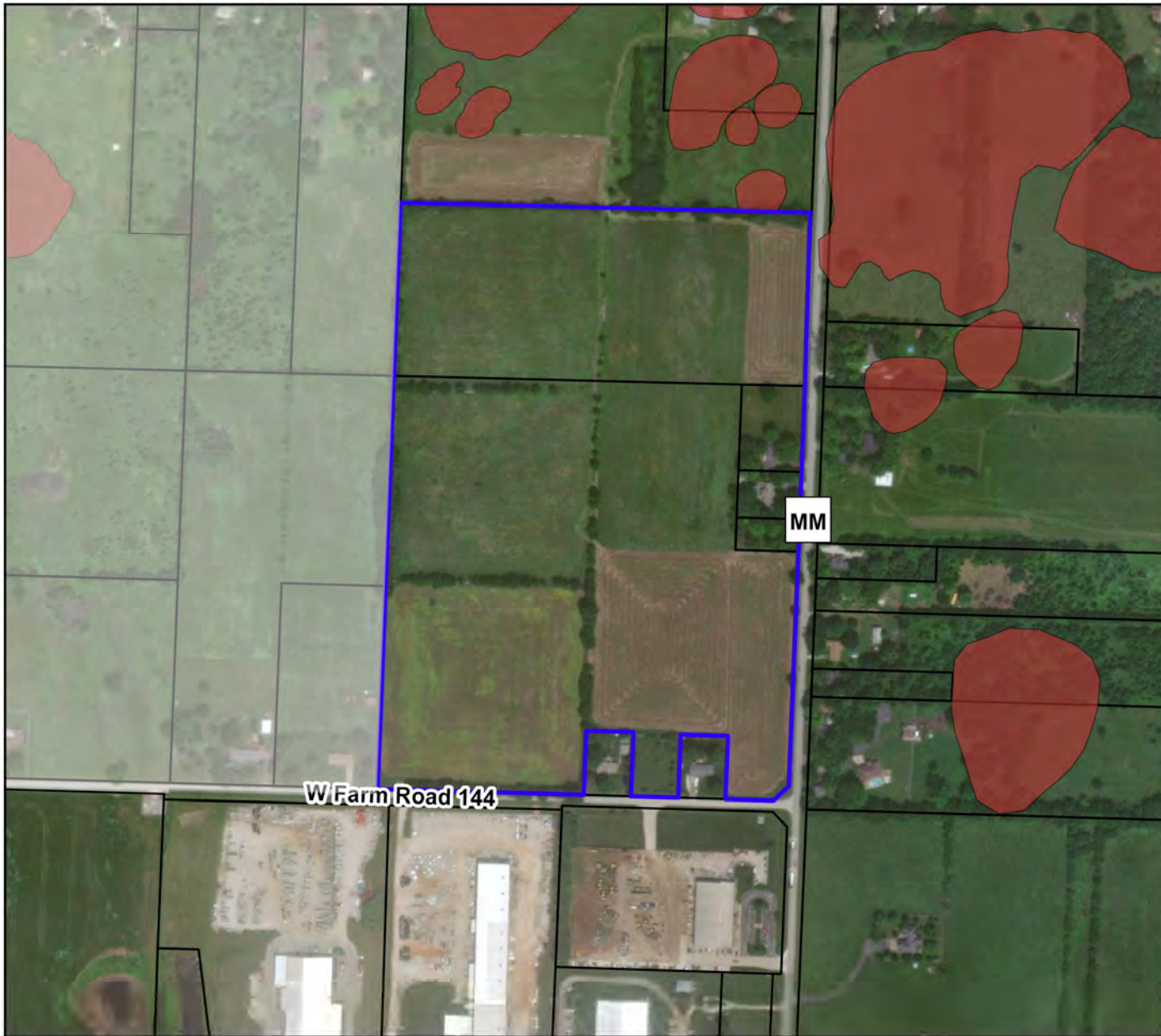
Megan McCullough, City Attorney

Final Passage and Vote:





SUBD-PRE 21-006: Republic Industrial Subdivision

Item 13.

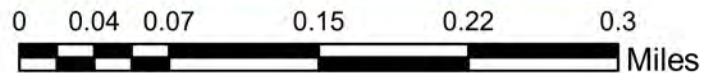
Vicinity Map



Legend

-  Republic Industrial Subdivision
-  Parcels
-  Sinkhole
-  Floodplain

Parcel Owner: Asset Holdings, LLC
Area: 37.98 Acres
Zoning: Heavy Manufacturing (M-2)



PRELIMINARY PLAT REPUBLIC INDUSTRIAL SUBDIVISION

A TRACT OF LAND BEING PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 29 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF REPUBLIC, GREENE COUNTY, MISSOURI

JANUARY, 2022

LEGEND

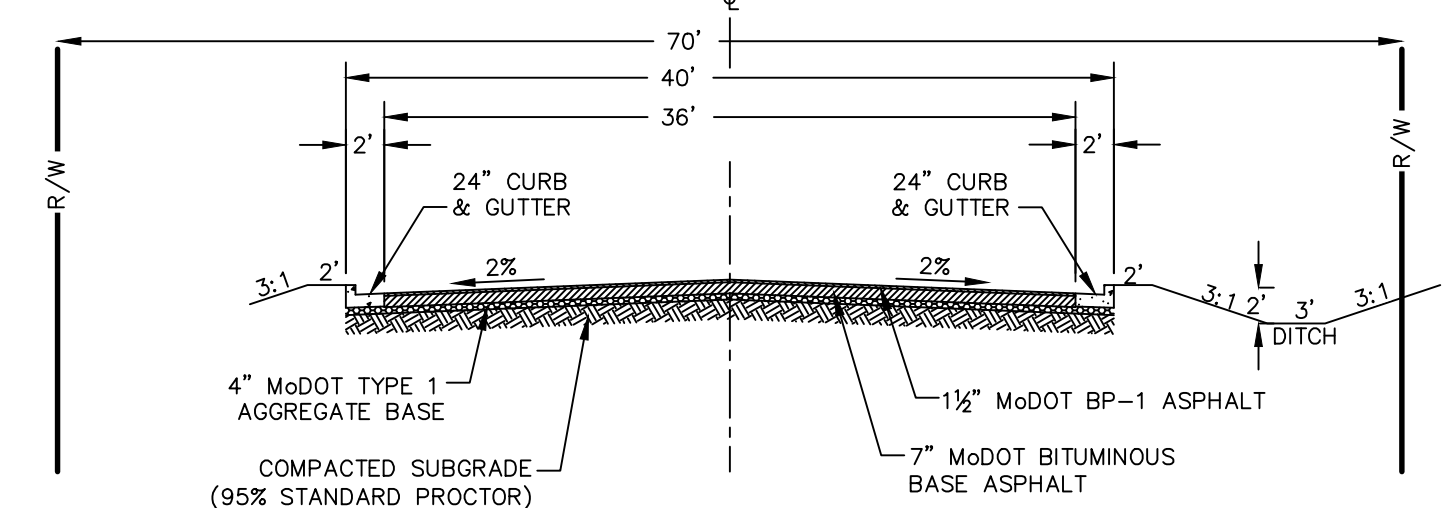
EXISTING	PROPOSED
--- 500 ---	INDEX CONTOUR
--- 498 ---	INTERMEDIATE CONTOUR
---	PROPERTY LINE
---	RIGHT-OF-WAY
---	LOT LINE
---	FLOODPLAIN
---	AERIAL ELECTRIC
---	UTILITY POLE / GUY WIRE
---	UNDERGROUND ELECTRIC
---	UNDERGROUND CABLE TV
---	UNDERGROUND TELEPHONE
---	UNDERGROUND FIBER OPTIC
---	SANITARY SEWER
---	SANITARY MANHOLE
---	SANITARY FORCE MAIN
---	STORM SEWER
---	FLARED END SECTIONS
---	GAS LINE
---	WATER LINE
---	WATER METER
---	CONCRETE PAVEMENT
---	ASPHALT PAVEMENT

NORTH TRACT SITE DATA

LOT #1	5.20 AC.
LOT #2	10.08 AC.
R.O.W. (INDUSTRIAL DR.)	0.82 AC.
R.O.W. ("MM" WIDENING)	0.32 AC.
TOTAL	16.42 AC.

SOUTH TRACT SITE DATA

LOT #3	7.04 AC.
LOT #4	1.38 AC.
LOT #5	6.44 AC.
LOT #6	5.16 AC.
LOT #7	9.87 AC.
LOT #8	4.46 AC.
R.O.W. (INDUSTRIAL DR.)	2.28 AC.
R.O.W. (144 & "MM" WIDENING)	1.35 AC.
TOTAL	37.98 AC.



EXISTING ZONING	M-2 HEAVY INDUSTRIAL	51.71 AC.±
APPLICANT	ENGINEER/SURVEYOR	
ASSET HOLDINGS GROUP, LLC/ MM FARM LLC	COCHRAN 530A EAST INDEPENDENCE DR. UNION, MO. 63084	
DEVELOPER		
MIKE SEITZ 3800 S. FREMONT AVENUE SPRINGFIELD, MO 65804		

OVERALL PARCEL DESCRIPTION:
A TRACT OF LAND BEING PART PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 29 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF REPUBLIC, GREENE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- NOTES:
- INDUSTRIAL DRIVE SHALL BE PUBLIC.
 - STORM WATER DETENTION BASIN WILL BE CONSTRUCTED IN LOT #8 TO SERVE LOTS #1 THRU #8.
 - BEARING SYSTEM - GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE GPS OBSERVATIONS UTILIZING THE MODOT VRS RTK NETWORK AND MONUMENTS FOR STATION GR-45.
 - THIS SURVEY MEETS THE ACCURACY REQUIREMENTS FOR "URBAN" PROPERTY AS DEFINED BY THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.
 - NO INVESTIGATION HAS BEEN PERFORMED BY COCHRAN REGARDING HAZARDOUS WASTE, UNDERGROUND CONDITIONS OR UTILITIES AFFECTING THE TRACT SHOWN HEREIN.
 - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE LAND SURVEYOR.
 - THIS PROPERTY LIES WITHIN "ZONE X"(UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PER FLOOD INSURANCE RATE MAP FOR GREENE COUNTY, MISSOURI, PANEL 508 OF 505, COMMUNITY PANEL NUMBER 2907700308E, EFFECTIVE DATE DECEMBER 17, 2010.
 - UNDERGROUND STRUCTURES, FACILITIES, AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE PLANS AND OBSERVED EVIDENCE, ALONG WITH LOCATES FROM LOCAL UTILITY COMPANIES, AND MISSOURI ONE CALL. THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY AND MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN.
 - MISSOURI ONE CALL TICKET NO.: 202813171
 - NO WETLAND DELINEATION MARKERS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE FIELD WORK WAS PERFORMED.
 - PER THE GREENE COUNTY ASSESSOR'S WEBSITE, SITE ADDRESS IS W FARM ROAD 144 & S STATE HIGHWAY MM.
 - THIS PROPERTY IS CURRENTLY ZONED "M-2" HEAVY INDUSTRIAL PER THE CITY OF REPUBLIC. REFER TO THE ZONING ORDINANCES FOR SETBACKS AND RESTRICTIONS.
 - PROJECT BENCHMARK: MISSOURI GEOGRAPHIC REFERENCE SYSTEM MONUMENT GR-45 ELEVATION = 1276.57 NAVD 88
 - SITE BENCHMARK IS A FOUND IRON ROD NEAR THE SOUTHEAST CORNER OF THE SUBJECT PARCEL ELEVATION = 1255.47 NAVD 88

CERTIFICATE OF OWNERSHIP:
INDUSTRIAL DRIVE AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF REPUBLIC FOR PUBLIC USE.

STORMWATER DETENTION FOR LOTS 1-8 AND INDUSTRIAL DRIVE RIGHT-OF-WAY IS PROVIDED FOR BY THE DETENTION BASIN ON LOT 8.

A NON-EXCLUSIVE EASEMENT FOR STORMWATER DETENTION OVER, ACROSS AND WITHIN LOT 8 IS GRANTED TO THE OWNERS OF LOTS 1-8 TO ALLOW STORM WATER FROM SAID LOTS TO ACCESS AND BE RETAINED IN THE STORM WATER DETENTION BASIN LOCATED ON LOT 8. MAINTENANCE OF THE DETENTION BASIN SHALL BE THE RESPONSIBILITY OF THE OWNERS OF LOTS 1-8 OF THIS PLAT SO AS TO REMAIN COMPLIANT WITH CONDITIONS OF SUBDIVISION OR DEVELOPMENT APPROVAL, STORM WATER MANAGEMENT PLAN ACCEPTANCE, AND CITY OF REPUBLIC ORDINANCES AND POLICES. THE EASEMENT SHALL INCLUDE THE RIGHT OF INGRESS AND EGRESS OVER SUCH PORTIONS OF LOT 8 AS ARE REASONABLY NECESSARY FOR SAID LOT OWNERS TO OPERATE, MAINTAIN, MONITOR AND REPAIR THE DETENTION BASIN.

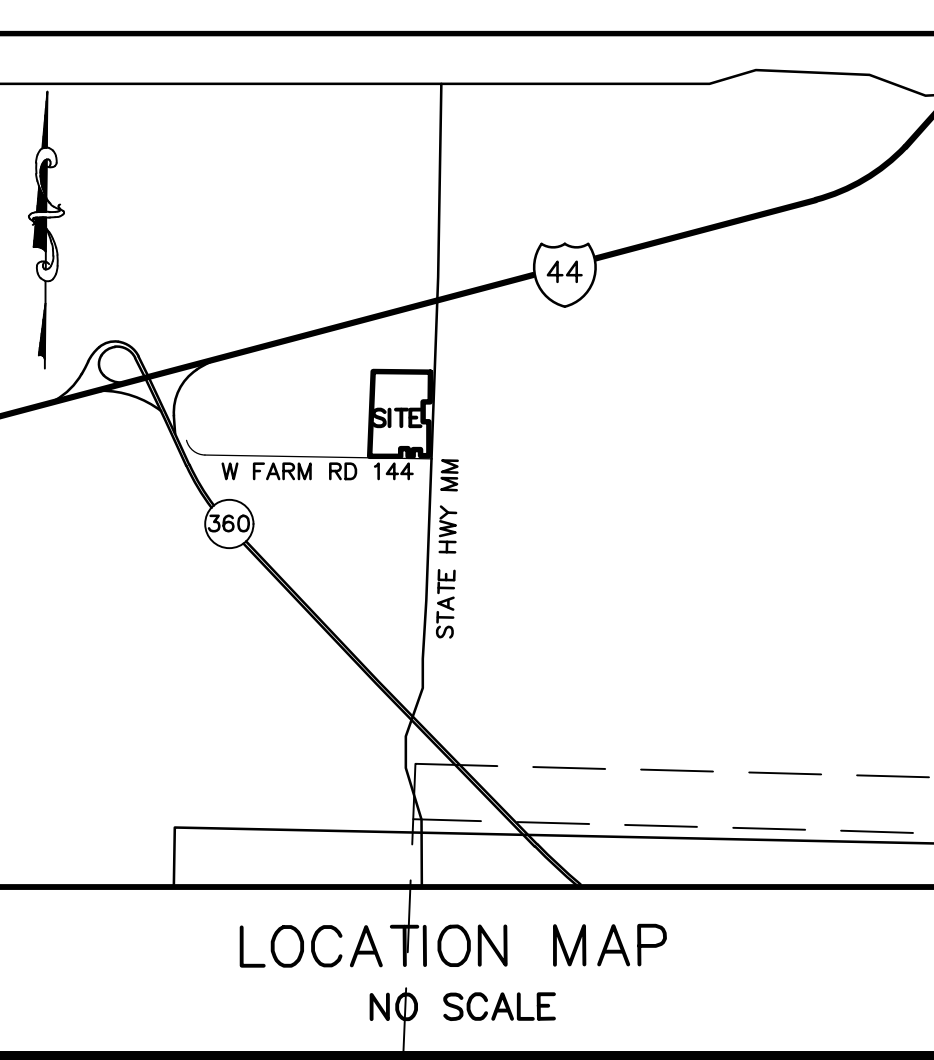
UTILITY EASEMENTS AS SHOWN ON THIS PLAT ARE HEREBY GRANTED TO THE CITY OF REPUBLIC AND ALL PUBLIC SERVICE COMMISSION REGULATED UTILITIES AND THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE AND REPAIR OF PUBLIC UTILITIES, WITH A RIGHT OF TEMPORARY USAGE OF ADJACENT GROUND NOT OCCUPIED BY IMPROVEMENTS FOR THE EXCAVATION REASONABLY NECESSARY DURING INSTALLATION, REPAIR, OR REPLACEMENT OF SAID UNDERGROUND UTILITIES.

IN WITNESS WHEREOF, WE HAVE EXECUTED THIS PLAT AS OF THIS ____ DAY OF _____, 2021.

ASSET HOLDINGS GROUP, LLC/MM FARM LLC

(TITLE)

(TITLE)



COCHRAN
Civil Engineering
Land Surveying
Architecture
Site Development
General Consulting
Master Planning

Missouri State Certificate of Authority Numbers:
Survey 000380
Engineering 001655
Architecture 2002014240

WEST FARM ROAD 144 & STATE HWY MM
REPUBLIC, MISSOURI

DATE:	DATE:	DATE:	DATE:
DESIGNED BY:	APPVED BY:	DATE:	DATE:
DATE:	DATE:	DATE:	DATE:
DATE:	DATE:	DATE:	DATE:

1" = 100'
20-8380
1 OF 2



Findings of Fact

Date of Hearing:

02/07/2022

Time:

6:00

Type of Application:

~~Vacation~~ Preliminary Plat

Name of Applicant:

Republic Industrial Subdivison (SUBD 21-006)

Location:

Virtual Meeting

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:

[Empty box for Statement of Relevant Facts Found]

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

Approval Denial

Commissioner Name:

Ransom Ellis III

Commissioner Signature:

Ransom Ellis III

Date:

02/07/22

Findings of Fact



Item 13.

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:

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:

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:

*New light station to join w/ current city infrastructure
Turn lanes added to MM to accommodate traffic
In conformance w/ city requirements*

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: 02/07/2022 Time: 6:00 Type of Application: Vacation

Name of Applicant: Republic Industrial Subdivison (SUBD 21-006) Location: Virtual Meeting

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:

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

Commissioner Name: *John Alexander*

Commissioner Signature: *[Signature]*

Date: 2/9/22



AGENDA ITEM ANALYSIS

Project/Issue Name: 22-R-08 A Resolution of the City Council to Amend Resolution 21-R-40 and to Adopt the Affidavit of Scrivener’s Error in Resolution 21-R-40.

Submitted By: Karen Haynes, BUILDS Assistant Administrator

Date: February 15, 2022

Issue Statement

The City Council approved the dedication of approximately zero point two-nine (0.29) acres of property located at 2860 North Brookline Avenue to the City of Republic as Right-of-Way (ROW) on September 21, 2021; this rededication addresses a Scrivener’s Error in the legal description of the property, which was discovered after recording.

Discussion and/or Analysis

The property subject to the ROW dedication is comprised of (0.29) acres of land located at 2860 North Brookline Avenue. The City of Republic acquired the property, formerly the Village of Brookline’s City Hall, during the consolidation of Brookline. The property was approved for a Rezoning in January 2021 from No Zoning designation to Local Commercial (C-1).

The size of the property has been further reduced with Right-of-Way Dedication along State Highway MM frontage to MODOT for the new signalized intersection of Haile Street; the remainder of the property is approximately (0.27) acres.

The relative size of the property and the property’s proximity to a signalized intersection, with no direct access to State Highway MM, combined with the required zoning setbacks, results in a property unable to be developed commercially.

The City of Republic is proposing the property be dedicated as Right-of-Way in order to better utilize the existing square footage of the property.

Recommended Action

Staff recommends the approval of the Right-of-Way Dedication.

RESOLUTION 22-R-08

**A RESOLUTION OF THE CITY COUNCIL TO AMEND RESOLUTION 21-R-40
AND TO ADOPT THE AFFIDAVIT OF SCRIVENER’S ERROR IN RESOLUTION
21-R-40**

WHEREAS, the City of Republic, Missouri, (herein called the “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, on September 21st, 2021, the City Council for the City of Republic, Missouri adopted Resolution 21-R-40 to approve the dedication of right-of-way of approximately 0.29 acres located at 2860 North Brookline Avenue (“the Land”); and

WHEREAS, as required by law, Resolution 21-R-40 contained a legal description of the Land, as well as detailed vicinity maps showing the exact location of the Land and the Greene County PIN; and

WHEREAS, upon approval of Resolution 21-R-40, on or about October 18, 2021, a Deed of Dedication for the Land was prepared and duly recorded with the Greene County Recorder of Deeds in Book 2021, Page 051658-21 and

WHEREAS, after the Land was dedicated and the Deed of Dedication was recorded, the City discovered two scrivener’s errors within the legal description of the recorded Deed of Dedication and included in Resolution 21-R-40; and

WHEREAS, in adopting Resolution 21-R-40, the City Council intended to approve the dedication of the particular parcel of land consisting of approximately 0.29 acres located at 2860 North Brookline Avenue as shown in detail on the vicinity maps and identified by Greene County PIN, despite the scrivener’s errors in the legal description of the Land.

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

Section 1. Resolution 21-R-40 is hereby amended to reflect the record of the proceedings accurately before the City Council in that the legal description set forth below reflects the accurate description of the portion of land to be dedicated, and this description should be incorporated into and be a part of the documentation for Resolution 21-R-40 as the correct description of the property dedicated.

Section 2. Resolution 21-R-40 is hereby amended to effectively delete the incorrect legal description in Section 1 of Resolution 21-R-40, and adding the following **corrected** legal description:

RESOLUTION 22-R-08

Exhibit A.

BEGINNING 30' EAST AND 283.08' SOUTH OF THE NW CORNER OF THE SW1/4 OF THE NW1/4, OF SECTION TWO (2), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-THREE (23), ON THE SOUTH OF R/W OF WASHINGTON AVENUE; THENCE SOUTHEASTERLY ALONG SAID R/W ON AN INTERIOR ANGLE OF 67 DEG. 31 MIN. 141.39' THENCE SOUTHWESTERLY ON AN INTERIOR ANGLE OF 90 DEG. 00 MIN. 100'; THENCE NORTHWESTERLY ON AN INTERIOR ANGLE OF 90 DEG. 00 MIN. 100'; THENCE NORTH 108.23' TO THE POINT OF BEGINNING. ALL IN THE VILLAGE OF BROOKLINE, MISSOURI.

Section 3. In all other respects, Resolution 21-R-40 shall remain unchanged and in full force and effect.

Section 4. The City Administrator or designee, on behalf of the City, is authorized to take the necessary steps to execute this Ordinance.

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

Section 6. The provisions of this Ordinance are severable, and if any provision hereof is declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this Ordinance.

Section 7. This Ordinance shall be in full force and effect from and after the date of passage as provided by law.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri, this 15th day of February, 2022.

Matt Russell, Mayor

Attest: _____
Laura Burbridge, City Clerk

Approved as to Form: *Megan E. McCullough*
Megan McCullough, City Attorney

Final Passage and Vote:

AFFIDAVIT OF SCRIVENER’S ERROR

DATED: _____

For indexing purposes only:

GRANTOR: THE CITY OF REPUBLIC

DATED: September 21, 2021

GRANTEE: The City of Republic

MAILING ADDRESS: 204 N. Main Street, Republic, Missouri 65738

I, _____, having been duly sworn, hereby state the following, all of which I believe to be true and correct to the best of my knowledge:

1. There are two Scrivener’s Errors contained in the Legal Description of “Exhibit A” to the **DEED OF DEDICATION**, recorded on September 21, 2021 with the Recorder of Deeds of Greene County, Missouri containing three pages beginning at Book 2021, Page 051658-21 (herein, the “Deed”).

2. The Legal Description is as follows:

BEGINNING 30' EAST AND 283.08' SOUTH OF THE NEW CORNER OF THE SW1/4 OF THE NW1/4, OF SECTION TWO (2), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-THREE (23), ON THE SOUTH OF R/W OF WASHINGTON AVENUE; THENCE SEEARLY ALONG SAID R/W ON AN INTERIOR ANGLE OF 67 DEG. 31 MIN. 141.39' THENCE SOUTHWESTERLY ON AN INTERIOR ANGLE OF 90 DEG. 00 MIN. 100'; THENCE NORTH 108.23' TO THE POINT OF BEGINNING. ALL IN THE VILLAGE OF BROOKLINE, MISSOURI.

3. The first Scrivener’s Error, appearing on line 1 of “Exhibit A” to the Deed, contains the word “NEW” though the drafter intended the word “NW.”

4. The second Scrivener’s Error, appearing on line 3 of “Exhibit A” to the Deed, contains the word “SEEARLY” though the drafter intended the word “SOUTHEASTERLY.”

5. The Affiant requests **entry of the error** at line 1 of “Exhibit A” to the Deed as follows:

“BEGINNING 30’ EAST AND 283.08’ SOUTH OF THE NEW CORNER”

6. The Affiant requests **entry of correction at** line 1 of “Exhibit A” to the Deed as follows:

“BEGINNING 30’ EAST AND 283.08’ SOUTH OF THE NW CORNER”

7. The Affiant requests **entry of the error** at line 3 of “Exhibit A” to the Deed as follows:

“THENCE SEEARLY ALONG”

8. The Affiant requests **entry of correction** at line 3 of “Exhibit A” to the Deed as follows:

“THENCE SOUTHEASTERLY ALONG”

9. The Affiant requests **entry of correction at** lines 4 and 5 of “Exhibit A” to the Deed as follows:

“MISSING THE 3rd COURSE FROM THE POINT OF BEGINNING IN THE DESRIPTION”

10. The Affiant requests **entry of the error** at lines 4 AND 5 of “Exhibit A” to the Deed as follows:

“THENCE NORTHWESTERLY ON AN INTERIOR ANGLE OF 90 DEG. 00 MIN. 100’;

The Affiant further sayeth not.

Subscribed and sworn to before the undersigned this ____ day of _____, 2022

AFFIANT Signature

AFFIANT Printed Name

STATE OF MISSOURI)
) ss.
COUNTY OF GREENE)

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

Notary Public

My commission expires:

Former Brookline City Hall

Vicinity Map

Item 14.



Legend

- Parcels
- Former Brookline City Hall

Parcel Address: 2860 North Brookline Avenue
Area: 0.29 acres
Zoning District: Local Commercial (C-1)





AGENDA ITEM ANALYSIS

Project/Issue Name: 22-R-09 A Resolution of the City Council Authorizing the City Administrator to Engage Burns & McDonnell for Services to Perform Wastewater Treatment System Improvement Projects Not to Exceed a Total Amount of \$42,824,000.

Submitted By: Andrew Nelson, BUILDS Administrator

Date: February 15, 2022

Issue Statement

An resolution to authorize the City Administrator to engage with Burns & McDonnell for Phase 1 improvements to the Wastewater Treatment system up to the amount of \$10,300,000.00.

Discussion and/or Analysis

During Phase 1 of the Wastewater Treatment system improvement project, Burns & McDonnell (Design-Builder) will provide initial design renderings to the City of Republic that will portray:

- Lift Station #4 (CIP 3) – A targeted capacity of 1.80 million gallons per day (MGD) and an 8-inch forcemain to convey adequate sanitary flow. **(\$267,000)**
- Lower Brookline Linear System (CIP 6) – A targeted design quantity of 11,000 feet of nominal 12-inch, 18-inch, and 30-inch gravity sewer mains to convey adequate sanitary flow. **(\$616,800)**
- McElhaney Lift Station (CIP 7) – A targeted design capacity of 1.5 million gallon per day (MGD) for McElhaney Lift Station with an 8-inch forcemain to convey adequate sanitary flow. **(\$507,100)**
- Wastewater Treatment Facility Blending – A targeted blending capacity of 12 million gallons per day (MGD) during peak conditions. **(\$1,449,600)**
- Wastewater Treatment Facility Expansion – Necessary improvements to the major ancillary systems and structures to the system to allow for proper functioning. **(\$7,389,800)**

Services from the Design-Builder will also include regular status update meetings to The City and they will serve as project lead throughout the duration of the project.

Recommended Action

Staff recommends approval.

A RESOLUTION OF THE CITY COUNCIL AUTHORIZING THE CITY ADMINISTRATOR TO ENGAGE BURNS & MCDONNELL FOR SERVICES TO PERFORM WASTEWATER TREATMENT SYSTEM IMPROVEMENT PROJECTS NOT TO EXCEED A TOTAL AMOUNT OF \$42,824,000

WHEREAS, the City of Republic, Missouri, (herein called the "City") 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 previously secured bond funds for the purpose of making various improvements to the City’s wastewater system including the design and construction of a public works building;

WHEREAS, the City’s 2022 budget will be amended to show the receipt and expenditure of said bond funds;

WHEREAS, the City previously obtained Council’s authorization to engage the services of Ross Construction for the public works building, which is separate and distinct from the projects to be performed by Burns & McDonnell addressed in this Resolution;

WHEREAS, the City now seeks Council’s authorization to engage Burns & McDonnell on five projects for the design and construction of the various wastewater improvements (also known as “Phase 1”), as detailed in the BUILDS Administrator’s Agenda Item Analysis;

WHEREAS, the City intends to engage Burns & McDonnell on five (5) additional projects (also known as “Phase 2”) to be performed subsequent to Phase 1, the expenditures for which will be reported to the Council prior to the execution of any related agreement obligating City to such expenditures and will be brought before the Council for consent and approval in the event such expenditures cause the City to exceed the bond proceeds of \$42,824,000.

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

- Section 1.** That the City Administrator is authorized to engage Burns & McDonnell to provide design and construction services for the five (5) wastewater treatment system improvements known as Phase 1 and as detailed in the BUILDS Administrator’s Agenda Item Analysis (attached hereto), and to provide future design and construction services on Phase 2 of the wastewater treatment system improvements, the total expenditures for which shall not exceed \$42,824,000.
- Section 2.** This Resolution shall become effective on and after the date of passage and approval.
- Section 3.** The whereas clauses are hereby incorporated as though fully set forth at length herein.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri, this 15th day of February, 2022.

Matt Russell, Mayor

Attest:

Laura Burbridge, City Clerk

Approved as to Form:

Megan E. McCullough

Megan McCullough, City Attorney

Final Passage and Vote: