



**Eric Franklin, Mayor**  
Eric Gerke, Ward I  
Garry Wilson, Ward II  
Christopher Updike, Ward III  
Justin Neal, Ward IV  
  
Justin Shaw, Ward I  
Darran Campbell, Ward II  
Brian Fields, Ward III  
Daniel Harter, Ward IV

**AGENDA**  
**City Council Meeting**  
**Municipal Court Building, 540 Civic Blvd**  
**June 04, 2024 at 6:00 PM**

**Call Meeting to Order**

**Opening Prayer**

**Pledge of Allegiance**

**Citizen Participation**

**Consent Agenda**

1. Approve the May 21, 2024 City Council Minutes.

**Board, Commission, and Committee Schedule**

City Council Workshop	June 5, 2024 10:00 a.m.
Board of Adjustment Meeting	June 6, 2024-Cancelled
Planning & Zoning Meeting	June 10, 2024
City Council Meeting	June 18, 2024
Planning & Zoning Meeting	July 8, 2024

**Old Business and Tabled Items**

2. 24-30 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately 0.23 Acres of Real Property Located at 935-937 North Main Street, from Light Industrial (M-1) to Two-Family Residential (R-2).
3. 24-31 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately 0.23 Acres of Real Property Located at 936-938 North Walnut Avenue, from Light Industrial (M-1) to Two-Family Residential (R-2).
4. 24-32 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately 0.23 Acres of Real Property Located at 918 North Walnut Avenue, from Light Industrial (M-1) to Medium Density Single-Family Residential (R1-M).
5. 24-33 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately 0.23 Acres of Real Property Located at 916 North Walnut Avenue, from Light Industrial (M-1) to Medium Density Single-Family Residential (R1-M).
6. 24-34 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately 0.23 Acres of Real Property Located at 914 North Walnut Avenue, from Light Industrial (M-1) to Medium Density Single-Family Residential (R1-M).
7. 24-35 An Ordinance of the City Council Approving Amendment of the Zoning Classification of 0.24 Acres of Real Property Located at 480 East US Highway 60, from Two-Family Residential (R-2) to Local Commercial (C-1).
8. 24-36 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately 40 Acres of Real Property Located at the Intersection of South Farm Road 101 and West Farm Road 170 from Boyce Mixed-Use Planned Development District (PDD) to Amended Boyce Mixed-Use Planned Development District (PDD).

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 417-732-3101 at least three days prior to the scheduled meeting. **All meetings are recorded for public viewing.**

[9.](#) 24-37 An Ordinance of the City Council Amending Title VIII (“Fees”), Chapter 805 (“Fee Schedule”), Section 805.050 (“Buildings And Zoning”), of the Municipal Code of the City of Republic, Missouri.

[10.](#) 24-38 An Ordinance of the City Council Amending Title VII (“Utilities”), Chapter 715 (“Sewers And Sewage Disposal”), Article 715-II (“Use Of The Publicly-Owned Treatment Works”), Section 715.190 (“Fats, Oils, Grease And Sand”), of the Municipal Code of the City of Republic, Missouri.

#### **New Business (First Reading of Ordinances)-None**

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

[11.](#) 24-R-28 A Resolution of the City Council Authorizing Execution of an Agreement with the Greene County Extension Council for the Services of David Burton to Improve and Increase Community Engagement in Republic.

[12.](#) 24-R-29 A Resolution of the City Council Authorizing the City Administrator to Negotiate a Developer’s Agreement with Republic 63, LLC for the Installation of Infrastructure Improvements and the Purchase of Necessary Materials for Lot 7 of the Hankins Farm Planned Development District.

[13.](#) 24-R-30 A Resolution of the City Council Authorizing the City Administrator to Enter into An Agreement with Burlington Northern Sante Fe Railroad for a Preliminary Engineering Study of Railroad Facilities in the City of Republic.

[14.](#) Presentation from Drury University on the Downtown Revitalization Study.

#### **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. Individually identifiable personnel records, performance ratings or records pertaining to employees or applicants for employment. Closed Session. Closed Vote. Closed Record.

#### **Adjournment**



- Eric Franklin, Mayor**
- Eric Gerke, Ward I
- Garry Wilson, Ward II
- Christopher Updike, Ward III
- Justin Neal, Ward IV
- Justin Shaw, Ward I
- Darran Campbell, Ward II
- Brian Fields, Ward III
- Daniel Harter, Ward IV

**MINUTES**  
**City Council Meeting**  
**Municipal Court Building, 540 Civic Blvd**  
**May 21, 2024 at 6:00 PM**

**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 Eric Franklin at 6:00 p.m. Council Members present included Justin Shaw, Garry Wilson, Brian Fields, Justin Neal, Eric Gerke, Darran Campbell, Chris Updike, and Daniel Harter. Others in attendance were: Chief of Staff Lisa Addington, City Attorney Megan McCullough, Fire Chief Duane Compton, Police Chief Brian Sells, City Clerk Laura Burbridge, Finance Director Bob Ford, Recreation Superintendent Garrett Cline, Principal Planner Chris Tabor, Planning Manager Karen Haynes, Office Manager Steffi Weaver, and IT Director Chris Crosby.

**Opening Prayer**

Opening prayer was led by Mayor Eric Franklin.

**Pledge of Allegiance**

The Pledge of Allegiance was led by Council Member Brian Fields.

**Citizen Participation**

Mayor Franklin opened citizen participation at 6:01 p.m. No one came forward so Mayor Franklin closed citizen participation at 6:01 p.m.

**Consent Agenda**

Motion was made by Council Member Harter and seconded by Council Member Fields to approve the consent agenda. The vote was 8 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, Updike, and Wilson. 0 Nay. Motion Carried.

1. Approve the May 7, 2024 City Council Minutes.
2. 24-R-23 A Resolution of the City Council Authorizing the City Administrator to Enter into an Agreement with Midwest Public Risk for Property and Liability Insurance for Fiscal Year 2024-2025.
3. 24-R-24 A Resolution of the City Council Authorizing the City to Accept \$50,000,000 from the Missouri Department of Natural Resources Via the State Revolving Loan Fund (SRF) Program for Required Capital Improvements to the Wastewater System.

**Board, Commission, and Committee Schedule**

City Council Meeting	June 4, 2024
City Council Workshop	June 5, 2024 10:00 a.m.
Board of Adjustment Meeting	June 6, 2024 (Cancelled)
Planning & Zoning Meeting	June 10, 2024
City Council Meeting	June 18, 2024



## Old Business and Tabled Items

4. **24-25 An Ordinance of the City Council Amending the Municipal Code of the City of Republic, Missouri by Amending Title I (“Government Code”), Chapter 115 (“Mayor And City Council”), Article 115-II (“City Council Meetings”), by Adding New Section 115.070 (“Consent Agenda”).**

Motion was made by Council Member Wilson and seconded by Council Member Fields to have the second reading of Bill 24-25 by title only. The vote was 8 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, Updike, and Wilson. 0 Nay. Motion Carried. Laura Burbridge was available for questions of Council. Council Member Fields motioned for the passage of Bill 24-25. Council Member Updike seconded. A roll call vote was taken digitally. The vote was 8 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, Updike, and Wilson. Motion Carried.

5. **24-26 An Ordinance of the City Council Amending Title I (“Government Code”), Chapter 115 (“Mayor And City Council”), Article 115-II (“City Council Meetings”), Section 115.040 (“Duty To Attend Meetings”), of the Municipal Code of the City of Republic, Missouri.**

Motion was made by Council Member Harter and seconded by Council Member Updike to have the second reading of Bill 24-26 by title only. The vote was 8 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, Updike, and Wilson. 0 Nay. Motion Carried. Laura Burbridge was available for questions of Council. Council Member Harter motioned for the passage of Bill 24-26. Council Member Wilson seconded. A roll call vote was taken digitally. The vote was 8 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, Updike, and Wilson. Motion Carried.

6. **24-27 An Ordinance of the City Council Amending Title II (“Public Health, Safety And Welfare”), Chapter 205 (“Fire Prevention And Protection”), Article 205-III (“Fireworks”), Section 205.070 (“Fireworks”), of the Municipal Code of the City of Republic, Missouri.**

Motion was made by Council Member Updike and seconded by Council Member Harter to have the second reading of Bill 24-27 by title only. The vote was 8 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, Updike, and Wilson. 0 Nay. Motion Carried. Duane Compton was available for questions of Council. Council Member Fields motioned for the passage of Bill 24-27. Council Member Updike seconded. A roll call vote was taken digitally. The vote was 8 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, Updike, and Wilson. Motion Carried.

7. **24-28 An Ordinance of the City Council Approving the Final Plat of Olde Savannah Phase 3C Subdivision.**

Motion was made by Council Member Wilson and seconded by Council Member Campbell to have the second reading of Bill 24-28 by title only. The vote was 8 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, Updike, and Wilson. 0 Nay. Motion Carried. Chris Tabor was available for questions of Council. Council Member Neal motioned for the passage of Bill 24-28. Council Member Updike seconded. A roll call vote was taken digitally. The vote was 8 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, Updike, and Wilson. Motion Carried.

8. **24-29 An Ordinance of the City Council Amending Title I (“Government Code”), Chapter 115 (“Mayor And City Council”), Article 115-I (“Mayor And City Council – Generally”), Section 115.035 (“Introduction And Adoption Procedures For Ordinances”), of the Municipal Code of the City of Republic, Missouri.**

Motion was made by Council Member Neal and seconded by Council Member Updike to have the second reading of Bill 24-29 by title only. The vote was 8 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, Updike, and Wilson. 0 Nay. Motion Carried. Laura Burbridge was available for questions of Council. Council Member Harter motioned for the passage of Bill 24-29. Council Member Updike seconded. A roll call vote was taken digitally. The vote was 8 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, Updike, and Wilson. Motion Carried.

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

9. **24-30 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately 0.23 Acres of Real Property Located at 935-937 North Main Street, from Light Industrial (M-1) to Two-Family Residential (R-2).**

Motion was made by Council Member Fields and seconded by Council Member Updike to have the first reading of Bill 24-30 by title only. The vote was 8 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, Updike, and Wilson. 0 Nay. Motion Carried. Chris Tabor gave an overview of the bill. Mayor Franklin reminded Council this is a first read and to get with staff with questions prior to the next meeting.

10. **24-31 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately 0.23 Acres of Real Property Located at 936-938 North Walnut Avenue, from Light Industrial (M-1) to Two-Family Residential (R-2).**

Motion was made by Council Member Campbell and seconded by Council Member Fields to have the first reading of Bill 24-31 by title only. The vote was 8 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, Updike, and Wilson. 0 Nay. Motion Carried. Chris Tabor gave an overview of the bill. Mayor Franklin reminded Council this is a first read and to get with staff with questions prior to the next meeting.

11. **24-32 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately 0.23 Acres of Real Property Located at 918 North Walnut Avenue, from Light Industrial (M-1) to Medium Density Single-Family Residential (R1-M).**

Motion was made by Council Member Wilson and seconded by Council Member Neal to have the first reading of Bill 24-32 by title only. The vote was 8 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, Updike, and Wilson. 0 Nay. Motion Carried. Chris Tabor gave an overview of the bill. Mayor Franklin reminded Council this is a first read and to get with staff with questions prior to the next meeting.

12. **24-33 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately 0.23 Acres of Real Property Located at 916 North Walnut Avenue, from Light Industrial (M-1) to Medium Density Single-Family Residential (R1-M).**

Motion was made by Council Member Harter and seconded by Council Member Updike to have the first reading of Bill 24-33 by title only. The vote was 8 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, Updike, and Wilson. 0 Nay. Motion Carried. Chris Tabor gave an overview of the bill. Mayor Franklin reminded Council this is a first read and to get with staff with questions prior to the next meeting.

13. **24-34 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately 0.23 Acres of Real Property Located at 914 North Walnut Avenue, from Light Industrial (M-1) to Medium Density Single-Family Residential (R1-M).**

Motion was made by Council Member Campbell and seconded by Council Member Neal to have the first reading of Bill 24-34 by title only. The vote was 8 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, Updike, and Wilson. 0 Nay. Motion Carried. Chris Tabor gave an overview of the bill. Mayor Franklin reminded Council this is a first read and to get with staff with questions prior to the next meeting.

**14.24-35 An Ordinance of the City Council Approving Amendment of the Zoning Classification of 0.24 Acres of Real Property Located at 480 East US Highway 60, from Two-Family Residential (R-2) to Local Commercial (C-1).**

Motion was made by Council Member Fields and seconded by Council Member Updike to have the first reading of Bill 24-35 by title only. The vote was 8 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, Updike, and Wilson. 0 Nay. Motion Carried. Chris Tabor gave an overview of the bill. Mayor Franklin reminded Council this is a first read and to get with staff with questions prior to the next meeting.

**15.24-36 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately 40 Acres of Real Property Located at the Intersection of South Farm Road 101 and West Farm Road 170 from Boyce Mixed-Use Planned Development District (PDD) to Amended Boyce Mixed-Use Planned Development District (PDD).**

Motion was made by Council Member Campbell and seconded by Council Member Updike to have the first reading of Bill 24-36 by title only. The vote was 8 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, Updike, and Wilson. 0 Nay. Motion Carried. Chris Tabor gave an overview of the bill. Mayor Franklin reminded Council this is a first read and to get with staff with questions prior to the next meeting.

**16.24-37 An Ordinance of the City Council Amending Title VIII (“Fees”), Chapter 805 (“Fee Schedule”), Section 805.050 (“Buildings And Zoning”), of the Municipal Code of the City of Republic, Missouri.**

Motion was made by Council Member Fields and seconded by Council Member Shaw to have the first reading of Bill 24-37 by title only. The vote was 8 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, Updike, and Wilson. 0 Nay. Motion Carried. Stefani Fitzpatrick-Duncan gave an overview of the bill. Mayor Franklin reminded Council this is a first read and to get with staff with questions prior to the next meeting.

**17.24-38 An Ordinance of the City Council Amending Title VII (“Utilities”), Chapter 715 (“Sewers And Sewage Disposal”), Article 715-II (“Use Of The Publicly-Owned Treatment Works”), Section 715.190 (“Fats, Oils, Grease And Sand”), of the Municipal Code of the City of Republic, Missouri.**

Motion was made by Council Member Wilson and seconded by Council Member Harter to have the first reading of Bill 24-38 by title only. The vote was 8 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, Updike, and Wilson. 0 Nay. Motion Carried. Stefani Fitzpatrick-Duncan gave an overview of the bill. Mayor Franklin reminded Council this is a first read and to get with staff with questions prior to the next meeting.

**Other Business (Resolutions)**

**18.24-R-25 A Resolution of the City Council Authorizing the City Administrator to Enter into an Agreement with Loomis Armored US, LLC for the Purpose of Safekeeping its Currency and Increasing the Level of Safety for City Employees.**

Motion was made by Council Member Wilson and seconded by Council Member Updike to take up Resolution 24-R-25. Bob Ford presented the Resolution and answered questions of Council. The vote was 7 Aye-Campbell, Fields, Harter, Neal, Shaw, Updike, and Wilson. 1 Nay-Gerke. Motion Carried.

**19. 24-R-26 A Resolution of the City Council Approving the Independent Audit Report for the Fiscal Year Ending December 31, 2023.**

Motion was made by Council Member Updike and seconded by Council Member Fields to take up Resolution 24-R-26. Jon Cummings from KPM presented the Resolution and answered questions of Council. The vote was 8 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, Updike, and Wilson. 0 Nay. Motion Carried.

**20. 24-R-27 A Resolution of the City Council Authorizing the Issuance of a Full Notice to Proceed Pursuant to Amendment 1 to the Phase 2 Contract Price Amendment for the Wastewater Treatment Facility Expansion Project.**

Motion was made by Council Member Shaw and seconded by Council Member Updike to take up Resolution 24-R-27. Alison White with Burns & McDonnell presented the Resolution and answered questions of Council. The vote was 8 Aye-Campbell, Fields, Gerke, Harter, Neal, Shaw, Updike, and Wilson. 0 Nay. Motion Carried.

**Reports from Staff**

Chief of Staff Lisa Addington sent David Cameron well wishes, noting he will return next week. Mrs. Addington added that The Rush opens this weekend.

Chief of Staff Lisa Addington announced the fourth annual Wellness Fair was scheduled for Thursday and encouraged everyone to attend.

Chief of Staff Lisa Addington encouraged everyone to review the Administrator's Report, commending Laura for the work on it as it is packed full with information and projects, the 2024 overlay listing, and downtown revitalization report is linked for review.

Chief of Staff Lisa Addington reminded everyone of the workshop coming up, noting there are several projects being shared at the workshop.

Chief of Staff Lisa Addington noted Memorial day weekend is coming up and encouraged everyone to take a moment to think of the sacrifices made by our military personnel.

Council Member Gerke congratulated staff on the great work leading to a successful audit, adding Bob and his crew did a lot of work.

Mayor Franklin shared he looked forward to Thursday at The Rush. Mayor Franklin noted David's Administrator's Report has so much information with links, OTO information, etc. Mayor Franklin reminded Council that David's evaluation must be completed by June 5th. Mayor Franklin thanked staff for the P & Z 101 on non-conforming uses. Mayor Franklin reminded everyone to have a safe Memorial Day weekend.

**Adjournment**

Mayor Franklin adjourned the meeting at 7:11 p.m.

ATTEST:

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

\_\_\_\_\_  
Eric Franklin, Mayor

DRAFT





## AGENDA ITEM ANALYSIS

Project/Issue Name: 24-30 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately 0.23 Acres of Real Property Located at 935-937 North Main Street, from Light Industrial (M-1) to Two-Family Residential (R-2).

Submitted By: Chris Tabor, BUILDS Department Principal Planner

Date: June 4, 2024

### Issue Statement

Chastain Rentals, LLC has applied to change the Zoning Classification of approximately 0.23 acres of property located at 935 & 937 North Main Street from Light Industrial (M-1) to Two-Family Residential (R-2).

### Discussion and/or Analysis

The property subject to this Rezoning Application consists of approximately 0.23 acres of land located at 935 & 937 N. Main St.; the property is currently the site of a two-family dwelling structure.

As regulated by Article 405-IX Non-Conforming Uses of the Republic Municipal Code, the use of the structure within the existing zoning of Light Industrial (M-1) is deemed Non-Conforming. The applicable regulations of the Light Industrial (M-1) District do not permit the use of a two-family dwelling. If approved, the application to rezone the property to Two-Family Residential (R-2) would make it a conforming lot of record and use.

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 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**.

In the case of this application, the rezone would encourage preserving the existing use of the residential development through an appropriate reactive measure.

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



**Compatibility with Surrounding Land Uses**

The subject property is adjacent to Light Industrial (M-1) zoned parcels bordering the west, north, and south property lines. It is also adjacent to Medium Density Single-Family Residential (R1-M) zoned parcels to the east across North Main Street.

The Two-Family Residential (R-2) Zoning District is intended to permit and establish regulations for two-family residential dwellings. The land uses along the western side of Main Street and the abutting block of Walnut Avenue are residential.

Such rezoning would be compatible with the surrounding area.

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

**Municipal Water and Sewer Service:**

City Water and Sewer systems have capacity to serve this property if the application is approved.

The property has access to sewer through an 8” gravity sewer main across Main Street. Effluent would travel through gravity lines to the Evergreen Lift Station before being pumped to the Wastewater Treatment Facility.

Water is currently available onsite through a 4” main along Main Street.

The water system, named Lift Stations, and Wastewater Treatment Facility currently have capacity to serve the intended use.

**Transportation:**

The property has access off Main Street, an arterial class road.

A Traffic Impact Study (TIS) was not required for the Rezoning Application, due to the fact that the size of the developable area is under the one (1) acre threshold of requiring such study. The waiving of the TIS is in line with City policy.

**Floodplain:** The subject parcel **does not** contain areas of Special Flood Hazard Area (Floodplain).

**Sinkholes:** The subject property **does not** contain an identified sinkhole.

**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 CLASSIFICATION OF APPROXIMATELY 0.23 ACRES OF REAL PROPERTY LOCATED AT 935-937 NORTH MAIN STREET, FROM LIGHT INDUSTRIAL (M-1) TO TWO-FAMILY RESIDENTIAL (R-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**, Chastain Rentals, LLC (“Applicant”) submitted an application (“Application”) to the City’s BUILDS Department for an amendment to the Zoning Code and Official Zoning Map to rezone certain real property consisting of approximately 0.23 acres, located at 935-937 North Main Street (“the Property”), from Light Industrial (M-1) to Two-Family Residential (R-2), and

**WHEREAS**, the City submitted the Application to the Planning and Zoning Commission (“PZ Commission”) and set a public hearing on the application for May 13, 2024; and

**WHEREAS**, on April 24, 2024, pursuant to Republic Municipal Code § 405.980, the City published notice of the time and date for the public hearing on the Application in the *Greene County Commonwealth*, a newspaper of general circulation in the City, such notice being at least fifteen (15) days before the public hearing; and

**WHEREAS**, pursuant to Republic Municipal Code § 405.980, the City gave notice of the public hearing on the Application to the record owners of all properties located within 185 feet of the Property, consistent with the information shown by the Greene County Assessor’s Office; and

**WHEREAS**, the PZ Commission conducted the public hearing on May 13, 2024, at which all interested persons and entities were afforded the opportunity to present evidence or statement, and after which the PZ Commission rendered written findings of fact and submitted those along with its recommendations to the Council; and

**WHEREAS**, the PZ Commission, by a vote of 7 Ayes to 0 Nays, recommended approval of the Application; and

**WHEREAS**, the Application was submitted to the City Council for first read at its regular meeting on May 21, 2024, and for second read at its regular meeting on June 4, 2024, after which the Council voted to approve the Application 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 consisting of approximately 0.23 acres, located at 935-937 North Main Street in Republic, Missouri, more fully described in the legal description herein below, from Light Industrial (M-1) to Two-Family Residential (R-2):

ALL OF LOT TWO (2), IN COHICK’S NORTHSIDE FIRST ADDITION, REPUBLIC, 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 above are 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 \_\_\_\_\_, 2024.

**Attest:**

\_\_\_\_\_  
Eric Franklin, Mayor

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

**Approved as to Form:**

  
\_\_\_\_\_  
Megan McCullough, City Attorney

**Final Passage and Vote:**

**Owner/Applicant**  
**CHASTAIN RENTALS LLC**

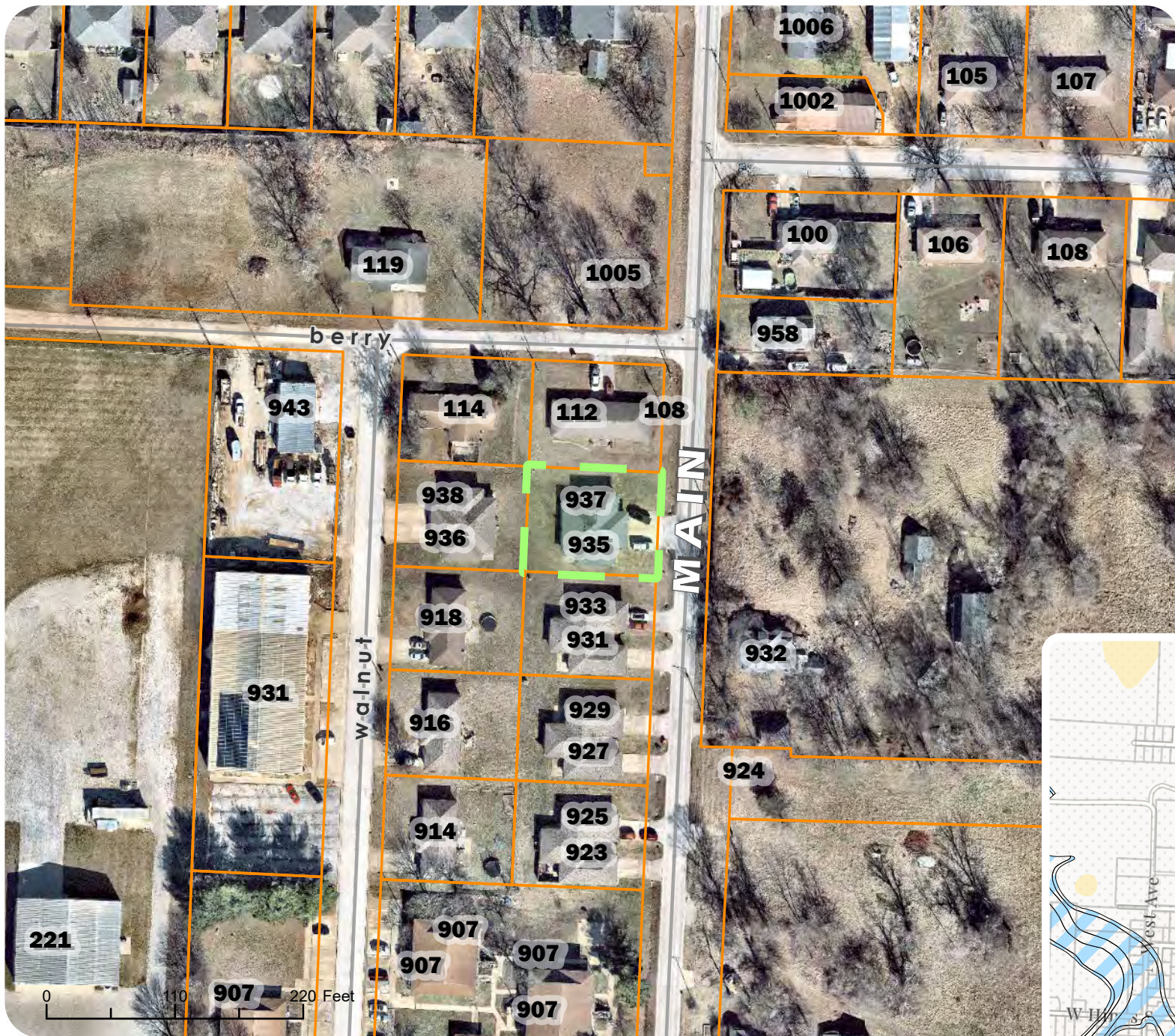
**ADDRESS**  
 935 - 937 N. Main St.

**ZONING**  
 M-1 | REQUESTED: R-2

**PIN**  
 1718401014

**WARD**  
 2

**ACREAGE**  
 0.23



**935 - 937 N. MAIN. ST.**  
**REZN 24-006 | REZONE**

**Site Extent**
 **Sinkholes**  
 **Out of City**
 **Floodplain**

**Owner/Applicant**  
CHASTAIN RENTALS LLC

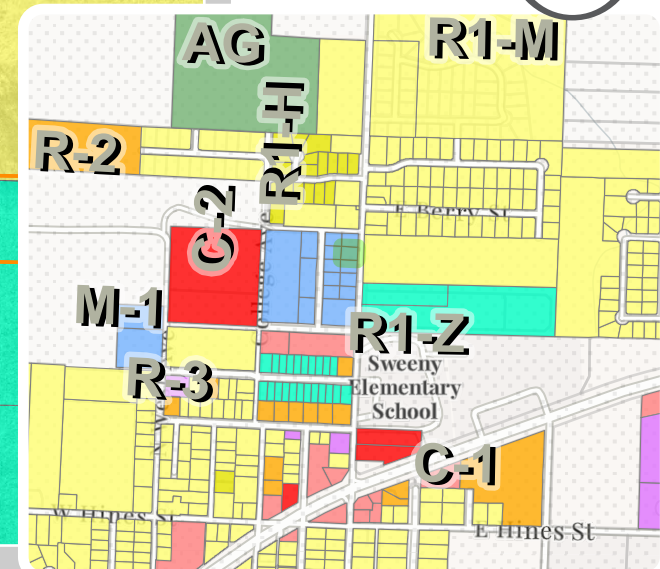
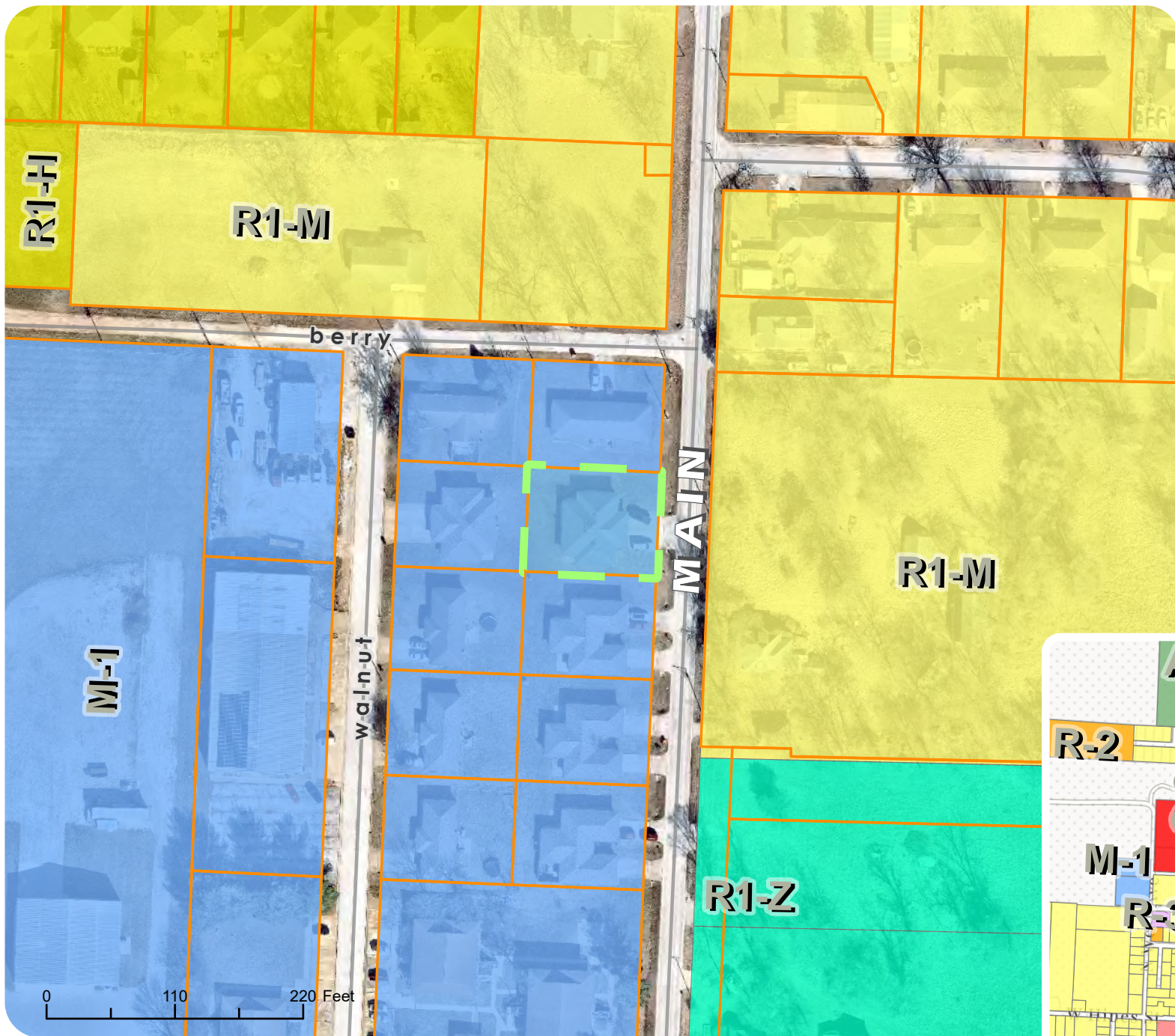
**ADDRESS**  
935 - 937 N. Main St.

**ZONING**  
M-1 | REQUESTED: R-2

**PIN**  
1718401014

**WARD**  
2

**ACREAGE**  
0.23



 **Site Extent**

 **Out of City**

**935 - 937 N. MAIN. ST.**  
**REZN 24-006 | REZONE**

# 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:

Time:

Type of Application:

05/13/2024

6:00

Rezone

Name of Applicant:

Location:

935-937 N Main (REZN 24-006)

City Council Chambers

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

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

## Statement of Relevant Facts Found:

• Currently a two family dwelling on property

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

Approval  Denial

Commissioner Name:

Commissioner Signature:

Date:

Michael Mann

*Michael Mann*

5/13/24

# 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:

Already in use as 2-Family dwelling. R-2

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:
<input type="text" value="05/13/2024"/>	<input type="text" value="6:00"/>	<input type="text" value="Rezone"/>
Name of Applicant:	Location:	
<input type="text" value="935-937 N Main (REZN 24-006)"/>	<input type="text" value="City Council Chambers"/>	

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

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

**Statement of Relevant Facts Found:**

*23 acres M1 → R-2  
 Built in 80s and requesting change to conform w/ current zoning regulations*

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

Commissioner Name:	Commissioner Signature:	Date:
<input type="text" value="Brian Debrauc"/>	<input type="text" value="[Signature]"/>	<input type="text" value="5-13-24"/>

# 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:

No concerns.

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: 24-31 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately 0.23 Acres of Real Property Located at 936-938 North Walnut Avenue, from Light Industrial (M-1) to Two-Family Residential (R-2).

Submitted By: Chris Tabor, BUILDS Department Principal Planner

Date: June 4, 2024

### Issue Statement

Chastain Rentals, LLC has applied to change the Zoning Classification of approximately 0.23 acres of property located at 936 & 938 North Walnut Avenue from Light Industrial (M-1) to Two-Family Residential (R-2).

### Discussion and/or Analysis

The property subject to this Rezoning Application consists of approximately 0.23 acres of land located at 936 & 938 N. Walnut Ave.; the property is currently the site of a two-family dwelling structure.

As regulated by Article 405-IX Non-Conforming Uses of the Republic Municipal Code, the use of the structure within the existing zoning of Light Industrial (M-1) is deemed Non-Conforming. The applicable regulations of the Light Industrial (M-1) District do not permit the use of a two-family dwelling. If approved, the application to rezone the property to Two-Family Residential (R-2) would make it a conforming lot of record and use.

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 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**.

In the case of this application, the rezone would encourage preserving the existing use of the residential development through an appropriate reactive measure.

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

#### Compatibility with Surrounding Land Uses

The subject property is adjacent to Light Industrial (M-1) zoned parcels bordering the east, north, and south property lines and west across North Walnut Avenue.

The Two-Family Residential (R-2) Zoning District is intended to permit and establish regulations for two-family residential dwellings. The land uses along the eastern side of Walnut Avenue and the abutting block of Main Street are residential.

Such rezoning would be compatible with the surrounding area.

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

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

City Water and Sewer systems have capacity to serve this property if the application is approved.

The property has access to sewer through an 8" gravity sewer main across Walnut Avenue. Effluent would travel through gravity lines to the Evergreen Lift Station before being pumped to the Wastewater Treatment Facility.

Water is currently available onsite through a 4" main along Walnut Ave.

The water system, named Lift Stations, and Wastewater Treatment Facility currently have capacity to serve the intended use.

##### **Transportation:**

The property will have access off Walnut Avenue, a local class road.

A Traffic Impact Study (TIS) was not required for the Rezoning Application, due to the fact that the size of the developable area is under the one (1) acre threshold of requiring such study. The waiving of the TIS is in line with City policy.

**Floodplain:** The subject parcel **does not** contain areas of Special Flood Hazard Area (Floodplain).

**Sinkholes:** The subject property **does not** contain an identified sinkhole.

#### **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 CLASSIFICATION OF APPROXIMATELY 0.23 ACRES OF REAL PROPERTY LOCATED AT 936-938 NORTH WALNUT AVENUE, FROM LIGHT INDUSTRIAL (M-1) TO TWO-FAMILY RESIDENTIAL (R-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**, Chastain Rentals, LLC (“Applicant”) submitted an application (“Application”) to the City’s BUILDS Department for an amendment to the Zoning Code and Official Zoning Map to rezone certain real property consisting of approximately 0.23 acres, located at 936-938 North Walnut Avenue (“the Property”), from Light Industrial (M-1) to Two-Family Residential (R-2), and

**WHEREAS**, the City submitted the Application to the Planning and Zoning Commission (“PZ Commission”) and set a public hearing on the application for May 13, 2024; and

**WHEREAS**, on April 24, 2024, pursuant to Republic Municipal Code § 405.980, the City published notice of the time and date for the public hearing on the Application in the *Greene County Commonwealth*, a newspaper of general circulation in the City, such notice being at least fifteen (15) days before the public hearing; and

**WHEREAS**, pursuant to Republic Municipal Code § 405.980, the City gave notice of the public hearing on the Application to the record owners of all properties located within 185 feet of the Property, consistent with the information shown by the Greene County Assessor’s Office; and

**WHEREAS**, the PZ Commission conducted the public hearing on May 13, 2024, at which all interested persons and entities were afforded the opportunity to present evidence or statement, and after which the PZ Commission rendered written findings of fact and submitted those along with its recommendations to the Council; and

**WHEREAS**, the PZ Commission, by a vote of 7 Ayes to 0 Nays, recommended approval of the Application; and

**WHEREAS**, the Application was submitted to the City Council for first read at its regular meeting on May 21, 2024, and for second read at its regular meeting on June 4, 2024, after which the Council voted to approve the Application 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 consisting of approximately 0.23 acres, located at 936-938 North Walnut Avenue in Republic, Missouri, more fully described in the legal description herein below, from Light Industrial (M-1) to Two-Family Residential (R-2):

ALL OF LOT THIRTEEN (13), IN COHICK’S NORTHSIDE FIRST ADDITION, IN REPUBLIC, 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 above are 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 \_\_\_\_\_, 2024.

**Attest:**

\_\_\_\_\_  
Eric Franklin, Mayor

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

**Approved as to Form:**

  
\_\_\_\_\_  
Megan McCullough, City Attorney

**Final Passage and Vote:**

**Owner/Applicant**  
**CHASTAIN RENTALS LLC**

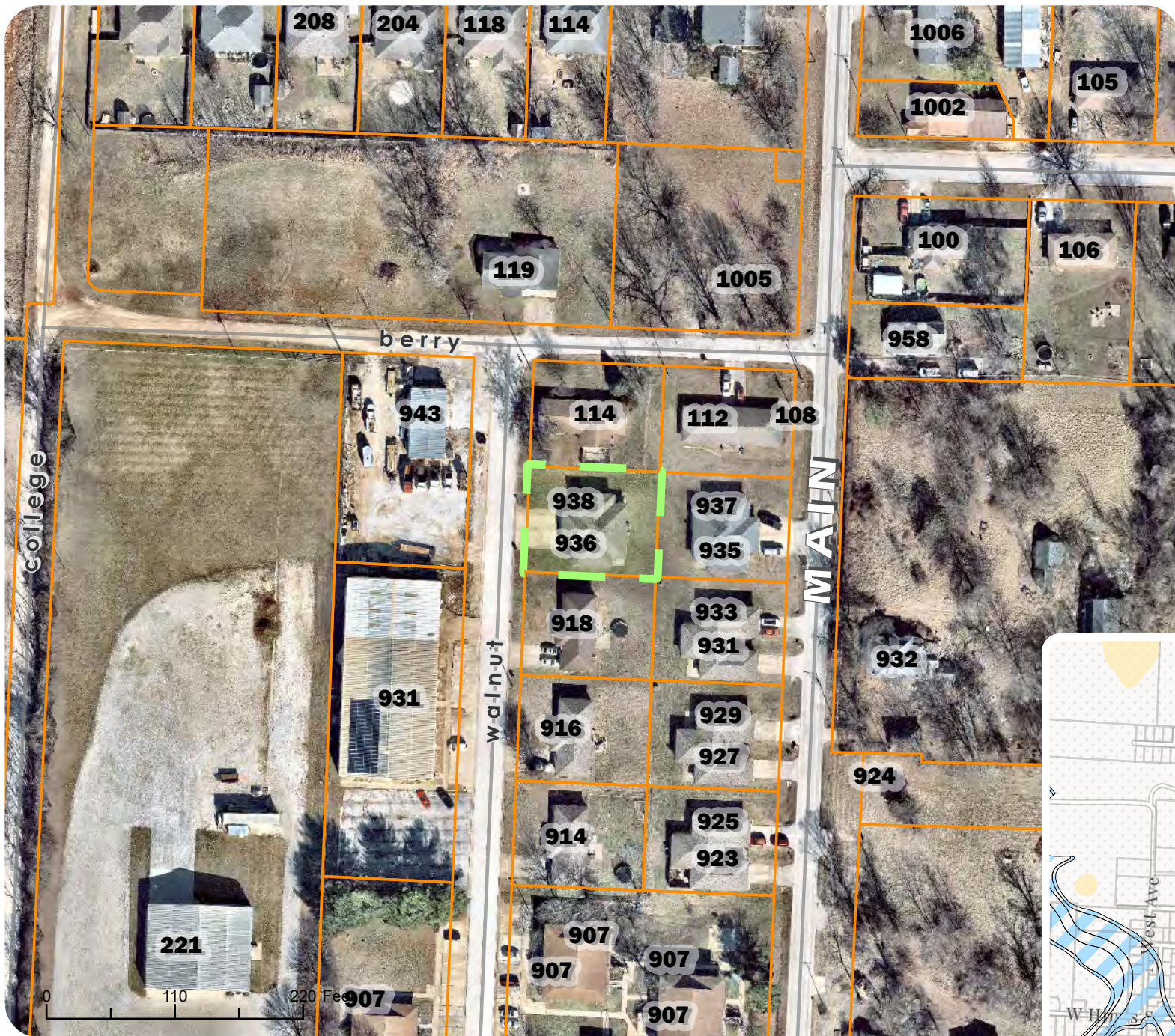
**ADDRESS**  
 936 - 938 N. Walnut Ave.

**ZONING**  
 M-1 | REQUESTED: R-2

**PIN**  
 1718401003

**WARD**  
 2

**ACREAGE**  
 0.23



**936 - 938 N. WALNUT AVE.**  
**REZN 24-007 | REZONE**

**Site Extent**
 **Sinkholes**  
 **Out of City**
 **Floodplain**

**Owner/Applicant**  
**CHASTAIN RENTALS LLC**

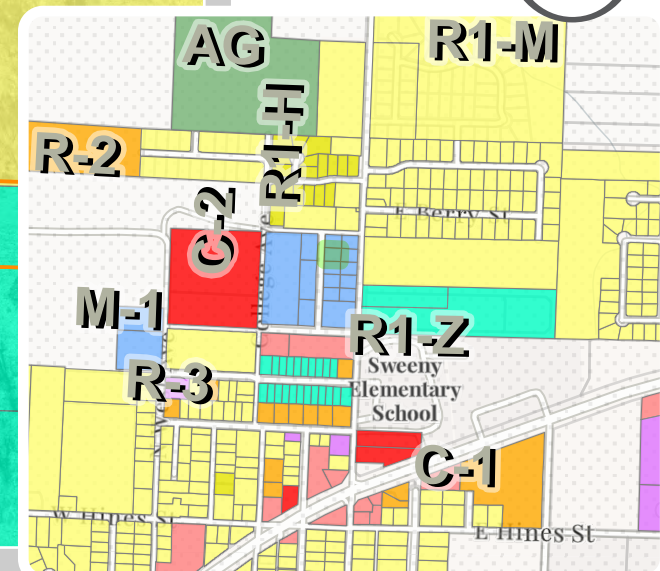
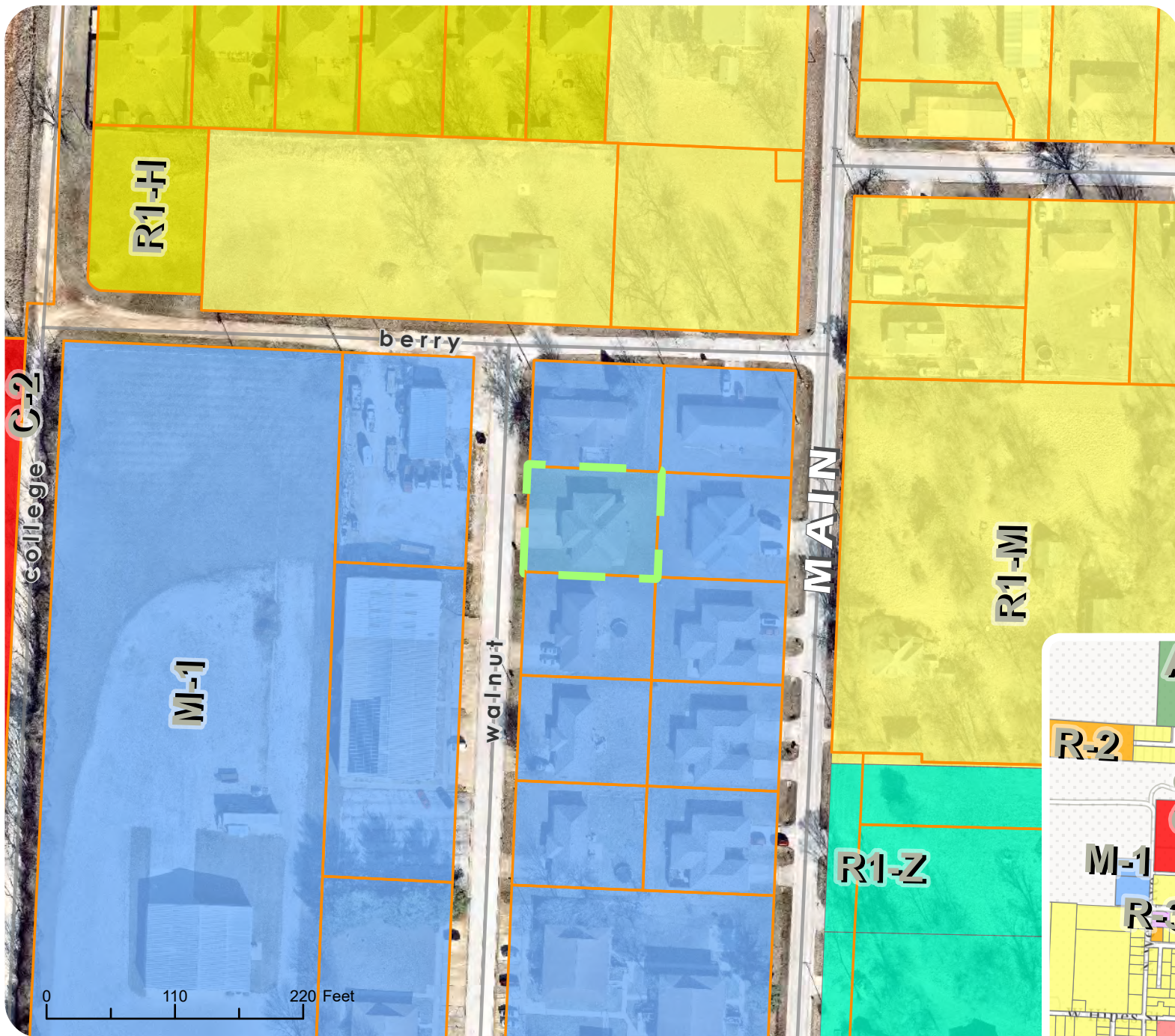
**ADDRESS**  
 936 - 938 N. Walnut Ave.

**ZONING**  
 M-1 | REQUESTED: R-2

**PIN**  
 1718401003

**WARD**  
 2

**ACREAGE**  
 0.23



-  **Site Extent**
-  **Out of City**

**936 - 938 N. WALNUT AVE.**  
**REZN 24-007 | REZONE**

# Findings of Fact

Date of Hearing:

05/13/2024

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

936-938 N Walnut Ave (REZN 24-007)

Location:

City Council Chambers

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

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

Statement of Relevant Facts Found:

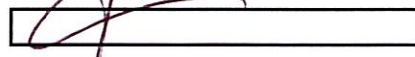
Based on these findings, I have concluded to recommend the application to the City Council for:

Approval  Denial

Commissioner Name:

BRAD GIBSON

Commissioner Signature:



Date:

5/13/24

# 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:

05/13/2024

Time:

6:00

Type of Application:

Rezoning

Name of Applicant:

936-938 N Walnut Ave (REZN 24-007)

Location:

City Council Chambers

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

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

### Statement of Relevant Facts Found:

Current site of two family dwelling and has been for many years

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

- Approval  Denial

Commissioner Name:

Michael Mann

Commissioner Signature:

Michael Mann

Date:

5/13/24

# Findings of Fact

Date of Hearing:

05/13/2024

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

936-938 N Walnut Ave (REZN 24-007)

Location:

City Council Chambers

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

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

### Statement of Relevant Facts Found:

Already in use as 2 family dwelling. R-2

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

Approval  Denial

Commissioner Name:

Hami Means

Commissioner Signature:

Hami Means

Date:

5/13/24

# Findings of Fact

Date of Hearing:

05/13/2024

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

936-938 N Walnut Ave (REZN 24-007)

Location:

City Council Chambers

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

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

### Statement of Relevant Facts Found:

.23 acres M-1 → R-2  
Built in 80s and requesting change to conform w/ current zoning regulations  
Some staff report as Rezn 24-007

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

Approval  Denial

Commissioner Name:

Brian Dawbrava

Commissioner Signature:



Date:

5-13-24



# Findings of Fact

Date of Hearing:

05/13/2024

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

936-938 N Walnut Ave (REZN 24-007)

Location:

City Council Chambers

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

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

Statement of Relevant Facts Found:

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:

5/13/24

# Findings of Fact

Date of Hearing:

05/13/2024

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

936-938 N Walnut Ave (REZN 24-007)

Location:

City Council Chambers

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

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

Statement of Relevant Facts Found:

No concerns.

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:

5/13/24



## AGENDA ITEM ANALYSIS

Project/Issue Name: 24-32 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately 0.23 Acres of Real Property Located at 918 North Walnut Avenue, from Light Industrial (M-1) to Medium Density Single-Family Residential (R1-M).

Submitted By: Chris Tabor, BUILDS Department Principal Planner

Date: June 4, 2024

### Issue Statement

Chastain Rentals, LLC has applied to change the Zoning Classification of approximately 0.23 acres of property located at 918 North Walnut Avenue from Light Industrial (M-1) to Medium Density Single-Family Residential (R1-M).

### Discussion and/or Analysis

The property subject to this Rezoning Application consists of approximately 0.23 acres of land located at 918 N. Walnut Ave.; the property is currently the site of a single-family dwelling structure.

As regulated by Article 405-IX Non-Conforming Uses of the Republic Municipal Code, the use of the structure within the existing zoning of Light Industrial (M-1) is deemed Non-Conforming. The applicable regulations of the Light Industrial (M-1) District do not permit the use of a single-family dwelling. If approved, the application to rezone the property to Medium Density Single-Family Residential (R1-M) would make it a conforming lot of record and use.

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 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**.

In the case of this application, the rezone would encourage preserving the existing use of the residential development through an appropriate reactive measure.

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

**Compatibility with Surrounding Land Uses**

The subject property is adjacent to Light Industrial (M-1) zoned parcels bordering the east, north, and south property lines and west across North Walnut Avenue.

The Medium Density Single-Family Residential (R1-M) Zoning District is intended to permit and establish regulations for single-family detached residential uses at a moderate density. The land uses along the eastern side of Walnut Avenue and the abutting block of Main Street are residential.

Such rezoning would be compatible with the surrounding area.

**Capacity to Serve Potential Development and Land Use****Municipal Water and Sewer Service:**

City Water and Sewer systems have capacity to serve this property if the application is approved.

The property has access to sewer through an 8" gravity sewer main across Walnut Avenue. Effluent would travel through gravity lines to the Evergreen Lift Station before being pumped to the Wastewater Treatment Facility.

Water is currently available onsite through a 4" main along Walnut Ave.

The water system, named Lift Stations, and Wastewater Treatment Facility currently have capacity to serve the intended use.

**Transportation:**

The property will have access off Walnut Avenue, a local class road.

A Traffic Impact Study (TIS) was not required for the Rezoning Application, due to the fact that the size of the developable area is under the one (1) acre threshold of requiring such study. The waiving of the TIS is in line with City policy.

**Floodplain:** The subject parcel **does not** contain areas of Special Flood Hazard Area (Floodplain).

**Sinkholes:** The subject property **does not** contain an identified sinkhole.

**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 CLASSIFICATION OF APPROXIMATELY 0.23 ACRES OF REAL PROPERTY LOCATED AT 918 NORTH WALNUT AVENUE, FROM LIGHT INDUSTRIAL (M-1) TO MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL (R1-M)**

**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**, Chastain Rentals, LLC (“Applicant”) submitted an application (“Application”) to the City’s BUILDS Department for an amendment to the Zoning Code and Official Zoning Map to rezone certain real property consisting of approximately 0.23 acres, located at 918 North Walnut Avenue (“the Property”), from Light Industrial (M-1) to Medium Density Single-Family Residential (R1-M), and

**WHEREAS**, the City submitted the Application to the Planning and Zoning Commission (“PZ Commission”) and set a public hearing on the application for May 13, 2024; and

**WHEREAS**, on April 24, 2024, pursuant to Republic Municipal Code § 405.980, the City published notice of the time and date for the public hearing on the Application in the *Greene County Commonwealth*, a newspaper of general circulation in the City, such notice being at least fifteen (15) days before the public hearing; and

**WHEREAS**, pursuant to Republic Municipal Code § 405.980, the City gave notice of the public hearing on the Application to the record owners of all properties located within 185 feet of the Property, consistent with the information shown by the Greene County Assessor’s Office; and

**WHEREAS**, the PZ Commission conducted the public hearing on May 13, 2024, at which all interested persons and entities were afforded the opportunity to present evidence or statement, and after which the PZ Commission rendered written findings of fact and submitted those along with its recommendations to the Council; and

**WHEREAS**, the PZ Commission, by a vote of 7 Ayes to 0 Nays, recommended approval of the Application; and

**WHEREAS**, the Application was submitted to the City Council for first read at its regular meeting on May 21, 2024, and for second read at its regular meeting on June 4, 2024, after which the Council voted to approve the Application 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 consisting of approximately 0.23 acres, located at 918 North Walnut Avenue in Republic, Missouri, more fully described in the legal description herein below, from Light Industrial (M-1) to Medium Density Single-Family Residential (R1-M):

ALL OF LOT TWELVE (12) IN COHICK'S NORTHSIDE FIRST ADDITION IN REPUBLIC, 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 above are 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 \_\_\_\_\_, 2024.

**Attest:**

\_\_\_\_\_  
Eric Franklin, Mayor

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

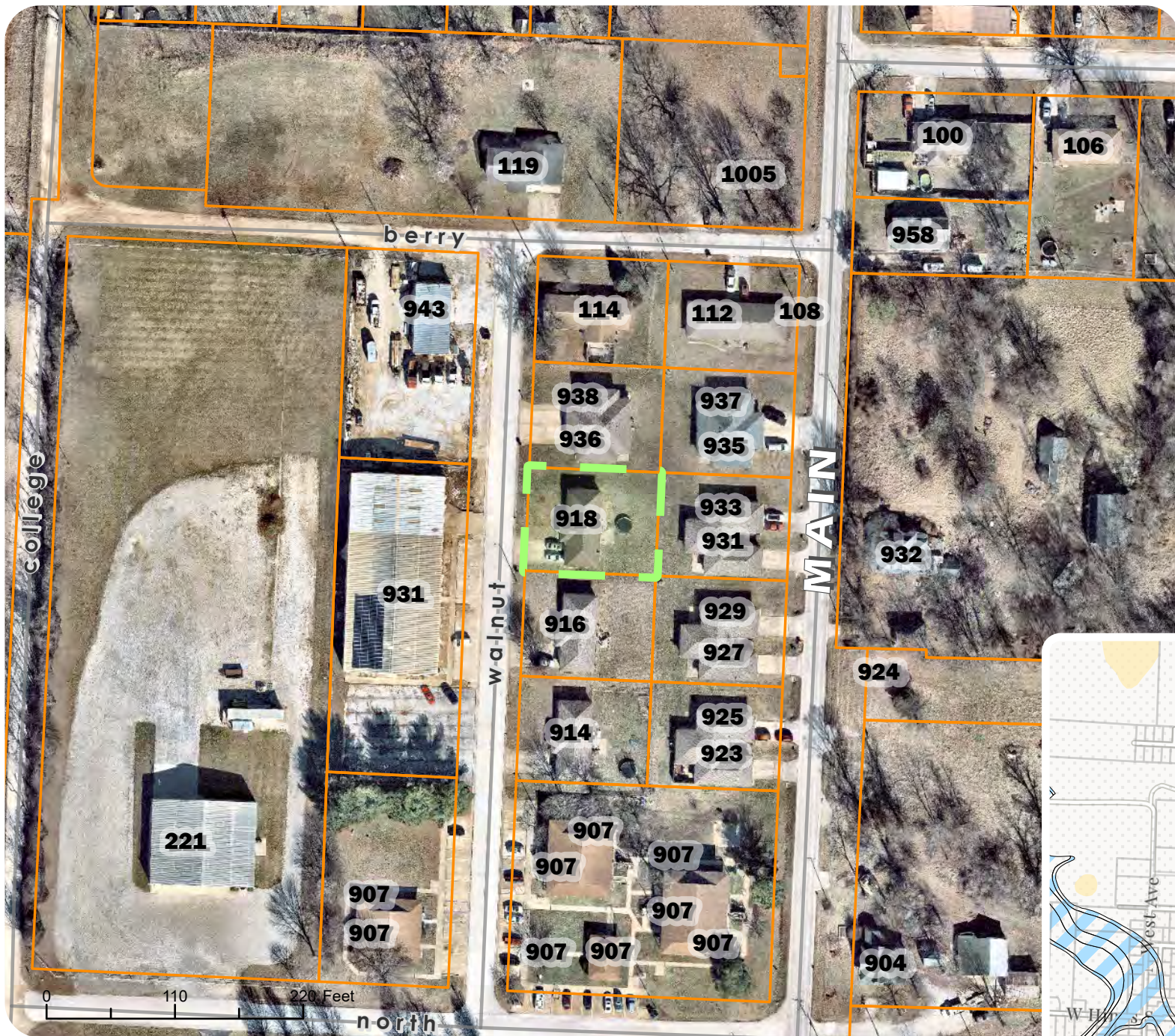
**Approved as to Form:**

  
\_\_\_\_\_  
Megan McCullough, City Attorney

**Final Passage and Vote:**

**Owner/Applicant**  
**CHASTAIN RENTALS LLC**

**ADDRESS**  
 918 N. Walnut Ave.  
**ZONING**  
 M-1 | REQUESTED: R1-M  
**PIN**  
 1718401004  
**WARD**  
 2  
**ACREAGE**  
 0.23



**918 N. WALNUT AVE.**  
**REZN 24-008 | REZONE**

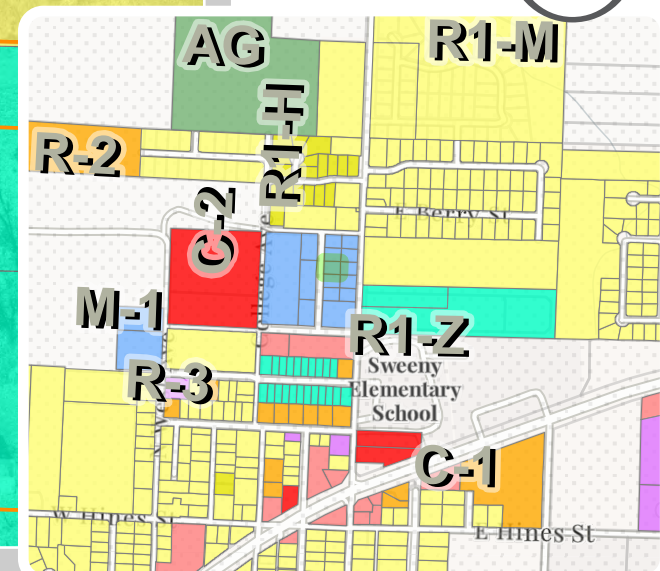
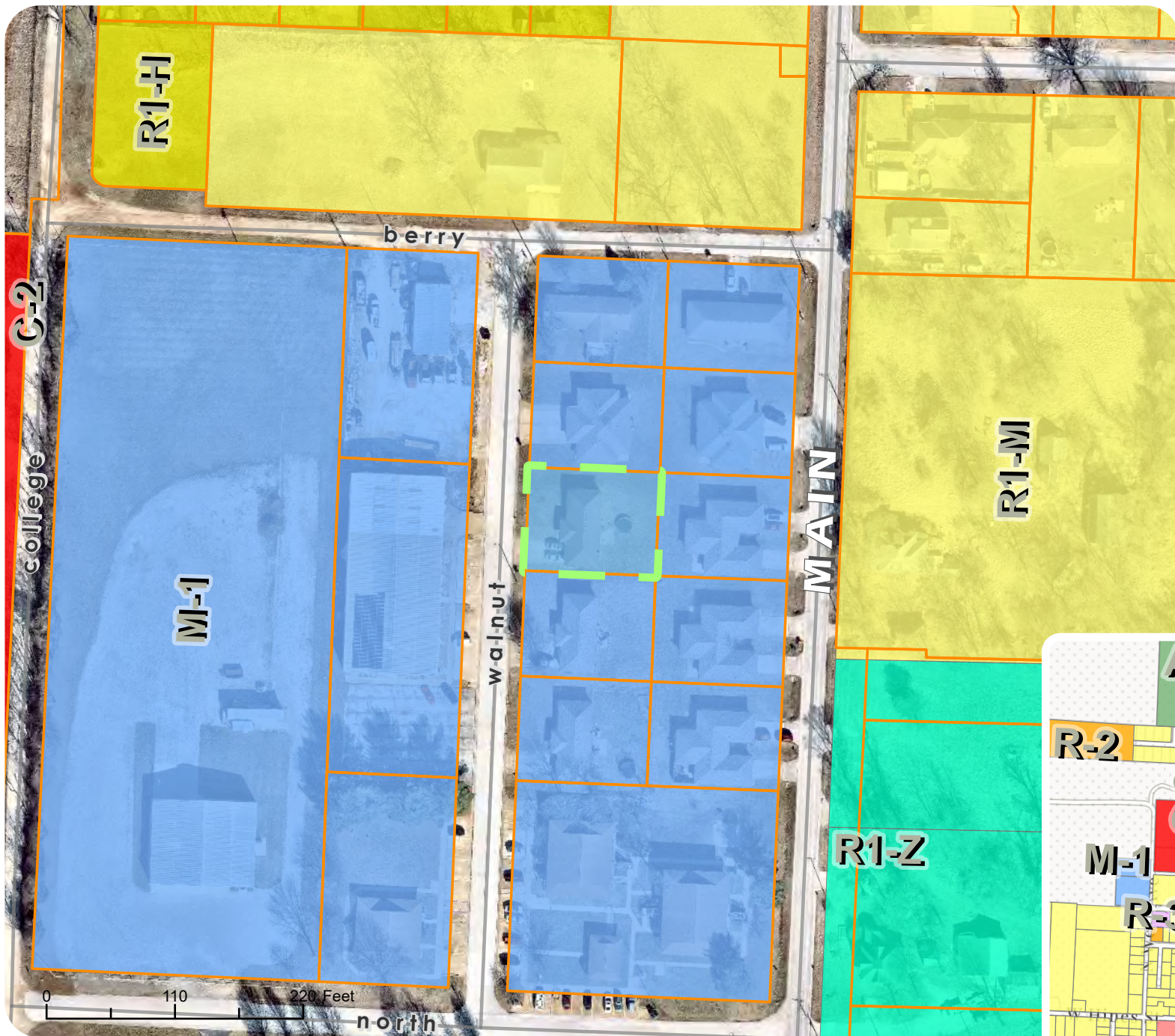
**Site Extent**
 **Sinkholes**  
 **Out of City**
 **Floodplain**

**Owner/Applicant**  
CHASTAIN RENTALS LLC

**ADDRESS**  
918 N. Walnut Ave.  
**ZONING**  
M-1 | REQUESTED: R1-M  
**PIN**  
1718401004

**WARD**  
2

**ACREAGE**  
0.23



-  **Site Extent**
-  **Out of City**

**918 N. WALNUT AVE.**  
**REZN 24-008 | REZONE**



# Findings of Fact

Date of Hearing:

05/13/2024

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

918 N Walnut Ave (REZN 24-008)

Location:

City Council Chambers

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

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

Statement of Relevant Facts Found:

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

Approval  Denial

Commissioner Name:

BREDDICKS

Commissioner Signature:

Date:

5/13/24

# Findings of Fact

Date of Hearing:

05/13/2024

Time:

6:00

Type of Application:

Rezoning

Name of Applicant:

918 N Walnut Ave (REZN 24-008)

Location:

City Council Chambers

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

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

### Statement of Relevant Facts Found:

Currently site of single family dwelling.  
Changing zoning to be appropriate

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

Approval  Denial

Commissioner Name:

Michael Mann

Commissioner Signature:

Michael Mann

Date:

5/13/24

# Findings of Fact

Date of Hearing:

05/13/2024

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

918 N Walnut Ave (REZN 24-008)

Location:

City Council Chambers

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

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

Statement of Relevant Facts Found:

Already in use as 1 Family Dwelling, ~~REZ-1 M~~

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

- Approval  Denial

Commissioner Name:

Hami means

Commissioner Signature:

Hami means

Date:

5/13/24

# Findings of Fact

Date of Hearing:

05/13/2024

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

918 N Walnut Ave (REZN 24-008)

Location:

City Council Chambers

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

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

### Statement of Relevant Facts Found:

.23 acres M-1 → R1-M  
Built in 80s and requesting change to conform w/ current zoning regulations

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

Approval  Denial

Commissioner Name:

Brian Debrava

Commissioner Signature:

*[Signature]*

Date:

5-13-24

# Findings of Fact

Date of Hearing:

05/13/2024

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

918 N Walnut Ave (REZN 24-008)

Location:

City Council Chambers

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

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

Statement of Relevant Facts Found:

[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:

R. W. [Signature]

Commissioner Signature:

RAUSON ELLIS III

Date:

5/13/2024

# Findings of Fact

Date of Hearing:

05/13/2024

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

918 N Walnut Ave (REZN 24-008)

Location:

City Council Chambers

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

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

Statement of Relevant Facts Found:

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:

5/13/24

# Findings of Fact

Date of Hearing:

05/13/2024

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

918 N Walnut Ave (REZN 24-008)

Location:

City Council Chambers

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

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

Statement of Relevant Facts Found:

No concern.

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

Approval  Denial

Commissioner Name:

John Alexander

Commissioner Signature:

*[Handwritten Signature]*

Date:

5/13/24



## AGENDA ITEM ANALYSIS

Project/Issue Name: 24-33 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately 0.23 Acres of Real Property Located at 916 North Walnut Avenue, from Light Industrial (M-1) to Medium Density Single-Family Residential (R1-M).

Submitted By: Chris Tabor, BUILDS Department Principal Planner

Date: June 4, 2024

### Issue Statement

Chastain Rentals, LLC has applied to change the Zoning Classification of approximately 0.23 acres of property located at 916 North Walnut Avenue from Light Industrial (M-1) to Medium Density Single-Family Residential (R1-M).

### Discussion and/or Analysis

The property subject to this Rezoning Application consists of approximately 0.23 acres of land located at 916 N. Walnut Ave.; the property is currently the site of a single-family dwelling structure.

As regulated by Article 405-IX Non-Conforming Uses of the Republic Municipal Code, the use of the structure within the existing zoning of Light Industrial (M-1) is deemed Non-Conforming. The applicable regulations of the Light Industrial (M-1) District do not permit the use of a single-family dwelling. If approved, the application to rezone the property to Medium Density Single-Family Residential (R1-M) would make it a conforming lot of record and use.

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 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**.

In the case of this application, the rezone would encourage preserving the existing use of the residential development through an appropriate reactive measure.

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



**Compatibility with Surrounding Land Uses**

The subject property is adjacent to Light Industrial (M-1) zoned parcels bordering the east, north, and south property lines and west across North Walnut Avenue.

The Medium Density Single-Family Residential (R1-M) Zoning District is intended to permit and establish regulations for single-family detached residential uses at a moderate density. The land uses along the eastern side of Walnut Avenue and the abutting block of Main Street are residential.

Such rezoning would be compatible with the surrounding area.

**Capacity to Serve Potential Development and Land Use****Municipal Water and Sewer Service:**

City Water and Sewer systems have capacity to serve this property if the application is approved.

The property has access to sewer through an 8" gravity sewer main across Walnut Avenue. Effluent would travel through gravity lines to the Evergreen Lift Station before being pumped to the Wastewater Treatment Facility.

Water is currently available onsite through a 4" main along Walnut Ave.

The water system, named Lift Stations, and Wastewater Treatment Facility currently have capacity to serve the intended use.

**Transportation:**

The property will have access off Walnut Avenue, a local class road.

A Traffic Impact Study (TIS) was not required for the Rezoning Application, due to the fact that the size of the developable area is under the one (1) acre threshold of requiring such study. The waiving of the TIS is in line with City policy.

**Floodplain:** The subject parcel **does not** contain areas of Special Flood Hazard Area (Floodplain).

**Sinkholes:** The subject property **does not** contain an identified sinkhole.

**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 CLASSIFICATION OF APPROXIMATELY 0.23 ACRES OF REAL PROPERTY LOCATED AT 916 NORTH WALNUT AVENUE, FROM LIGHT INDUSTRIAL (M-1) TO MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL (R1-M)**

**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**, Chastain Rentals, LLC (“Applicant”) submitted an application (“Application”) to the City’s BUILDS Department for an amendment to the Zoning Code and Official Zoning Map to rezone certain real property consisting of approximately 0.23 acres, located at 916 North Walnut Avenue (“the Property”), from Light Industrial (M-1) to Medium Density Single-Family Residential (R1-M), and

**WHEREAS**, the City submitted the Application to the Planning and Zoning Commission (“PZ Commission”) and set a public hearing on the application for May 13, 2024; and

**WHEREAS**, on April 24, 2024, pursuant to Republic Municipal Code § 405.980, the City published notice of the time and date for the public hearing on the Application in the *Greene County Commonwealth*, a newspaper of general circulation in the City, such notice being at least fifteen (15) days before the public hearing; and

**WHEREAS**, pursuant to Republic Municipal Code § 405.980, the City gave notice of the public hearing on the Application to the record owners of all properties located within 185 feet of the Property, consistent with the information shown by the Greene County Assessor’s Office; and

**WHEREAS**, the PZ Commission conducted the public hearing on May 13, 2024, at which all interested persons and entities were afforded the opportunity to present evidence or statement, and after which the PZ Commission rendered written findings of fact and submitted those along with its recommendations to the Council; and

**WHEREAS**, the PZ Commission, by a vote of 7 Ayes to 0 Nays, recommended approval of the Application; and

**WHEREAS**, the Application was submitted to the City Council for first read at its regular meeting on May 21, 2024, and for second read at its regular meeting on June 4, 2024, after which the Council voted to approve the Application 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 consisting of approximately 0.23 acres, located at 916 North Walnut Avenue in Republic, Missouri, more fully described in the legal description herein below, from Light Industrial (M-1) to Medium Density Single-Family Residential (R1-M):

ALL OF LOT ELEVEN (11) IN COHICK'S NORTHSIDE FIRST ADDITION IN REPUBLIC, 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 above are 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 \_\_\_\_\_, 2024.

**Attest:**

\_\_\_\_\_  
Eric Franklin, Mayor

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

**Approved as to Form:**

  
\_\_\_\_\_  
Megan McCullough, City Attorney

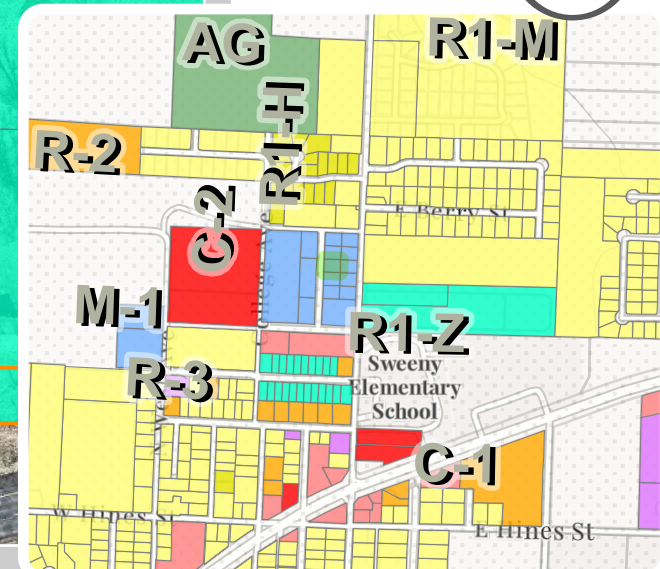
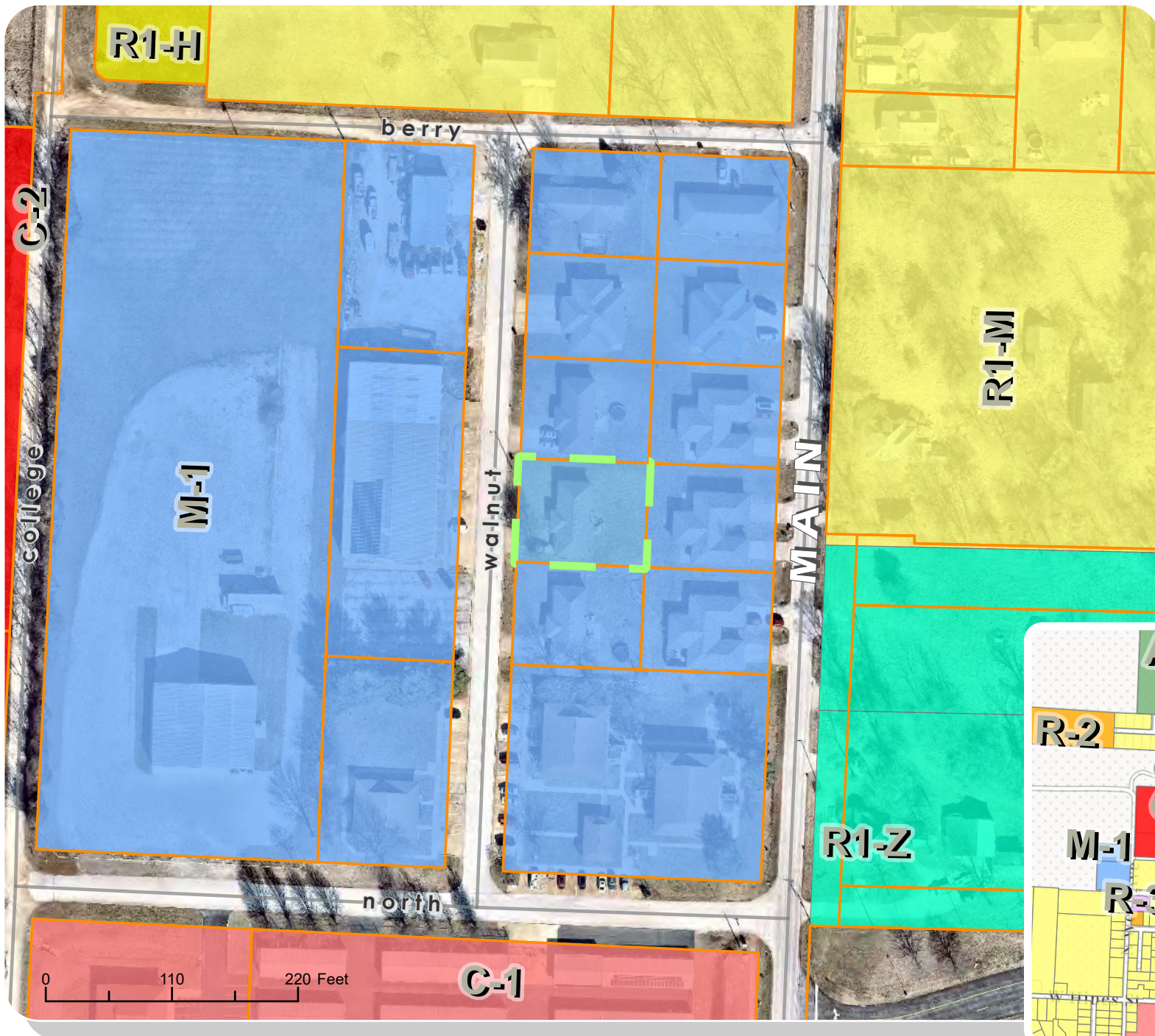
**Final Passage and Vote:**

**Owner/Applicant**  
CHASTAIN RENTALS LLC

**ADDRESS**  
916 N. Walnut Ave.  
**ZONING**  
M-1 | REQUESTED: R1-M  
**PIN**  
1718401005

**WARD**  
2

**ACREAGE**  
0.23



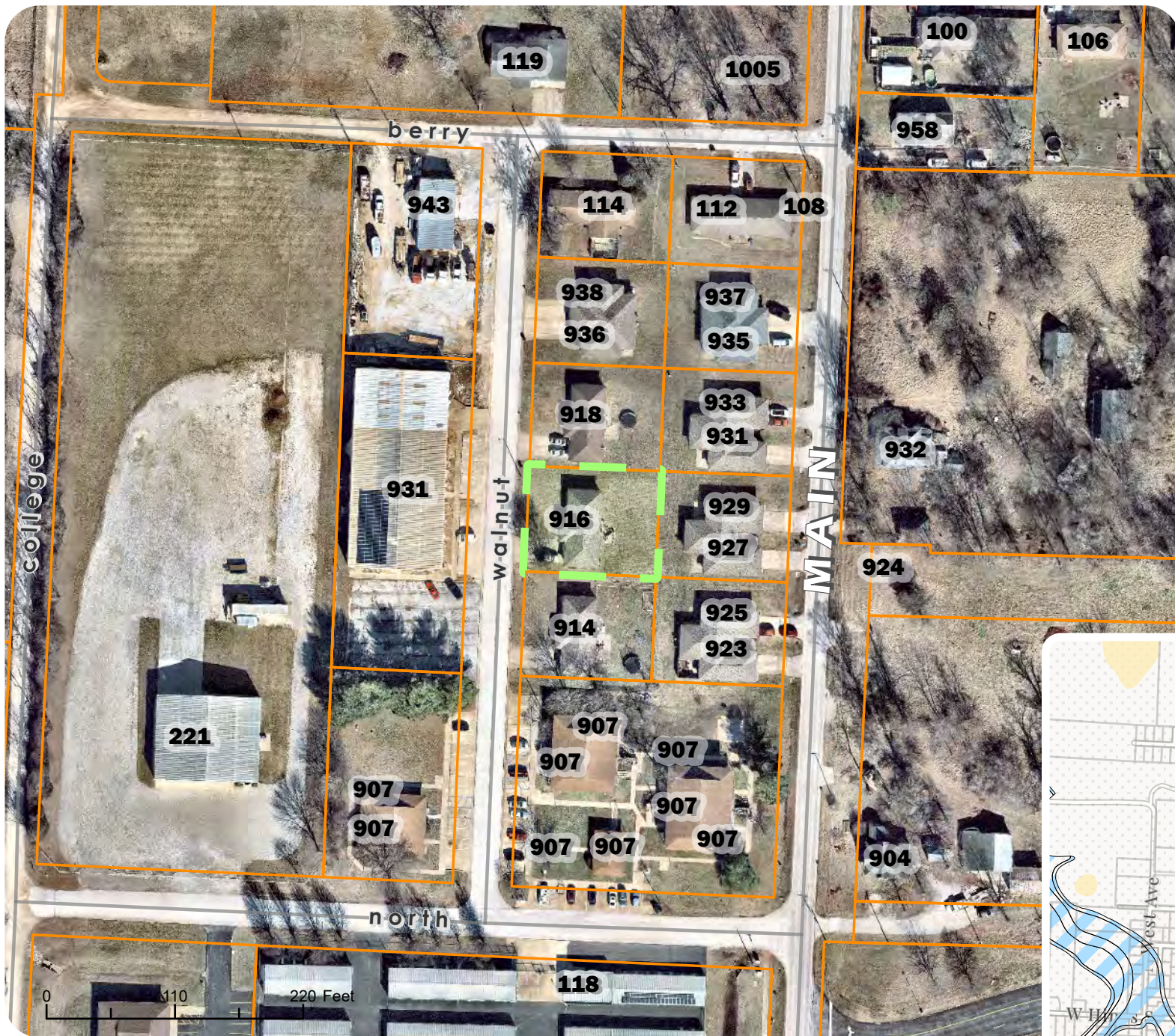
 **Site Extent**

 **Out of City**

**916 N. WALNUT AVE.**  
**REZN 24-009 | REZONE**

**Owner/Applicant**  
CHASTAIN RENTALS LLC

**ADDRESS**  
916 N. Walnut Ave.  
**ZONING**  
M-1 | REQUESTED: R1-M  
**PIN**  
1718401005  
**WARD**  
2  
**ACREAGE**  
0.23



**916 N. WALNUT AVE.**  
**REZN 24-009 | REZONE**

**Site Extent**
 **Sinkholes**  
 **Out of City**
 **Floodplain**

# Findings of Fact

Date of Hearing:

05/13/2024

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

916 N Walnut Ave (REZN 24-009)

Location:

City Council Chambers

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

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

Statement of Relevant Facts Found:

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

- Approval  Denial

Commissioner Name:

Bresler

Commissioner Signature:

*[Signature]*

Date:

5/13/24

# Findings of Fact

Date of Hearing:

05/13/2024

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

916 N Walnut Ave (REZN 24-009)

Location:

City Council Chambers

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

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

Statement of Relevant Facts Found:

Currently site of single dwelling  
Changing zoning to be appropriate

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

Approval  Denial

Commissioner Name:

Michael Mann

Commissioner Signature:

*Michael Mann*

Date:

5/13/24

# Findings of Fact

Date of Hearing:

05/13/2024

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

916 N Walnut Ave (REZN 24-009)

Location:

City Council Chambers

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

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

Statement of Relevant Facts Found:

Already in use as 1-Family Dwelling R-1 m

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

- Approval  Denial

Commissioner Name:

Hami Means

Commissioner Signature:

Hami Means

Date:

5/13/24



# 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:

.23 acres M1 -> R1-M  
Built in 80s and requesting change to conform w/ current zoning regulations  
Used staff report from Rezn 24-008

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:

05/13/2024

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

916 N Walnut Ave (REZN 24-009)

Location:

City Council Chambers

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

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

Statement of Relevant Facts Found:

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

Approval  Denial

Commissioner Name:

RANSOME LLIS III

Commissioner Signature:

R. M. O'NEILL

Date:

5/13/2024

# Findings of Fact

Date of Hearing:

Time:

Type of Application:

05/13/2024

6:00

Rezoning

Name of Applicant:

Location:

916 N Walnut Ave (REZN 24-009)

City Council Chambers

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

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

Statement of Relevant Facts Found:

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

Approval  Denial

Commissioner Name:

Commissioner Signature:

Date:

LYNTHIA HYDER

*C. Hyder*

5/13/24

# 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 concerns.*

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: 24-34 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately 0.23 Acres of Real Property Located at 914 North Walnut Avenue, from Light Industrial (M-1) to Medium Density Single-Family Residential (R1-M).

Submitted By: Chris Tabor, BUILDS Department Principal Planner

Date: June 4, 2024

### Issue Statement

VL Properties, LLC has applied to change the Zoning Classification of approximately 0.23 acres of property located at 914 North Walnut Avenue from Light Industrial (M-1) to Medium Density Single-Family Residential (R1-M).

### Discussion and/or Analysis

The property subject to this Rezoning Application consists of approximately 0.23 acres of land located at 914 N. Walnut Ave.; the property is currently the site of a single-family dwelling structure.

As regulated by Article 405-IX Non-Conforming Uses of the Republic Municipal Code, the use of the structure within the existing zoning of Light Industrial (M-1) is deemed Non-Conforming. The applicable regulations of the Light Industrial (M-1) District do not permit the use of a single-family dwelling. If approved, the application to rezone the property to Medium Density Single-Family Residential (R1-M) would make it a conforming lot of record and use.

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 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**.

In the case of this application, the rezone would encourage preserving the existing use of the residential development through an appropriate reactive measure.

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

**Compatibility with Surrounding Land Uses**

The subject property is adjacent to Light Industrial (M-1) zoned parcels bordering the east, north, and south property lines and west across North Walnut Avenue.

The Medium Density Single-Family Residential (R1-M) Zoning District is intended to permit and establish regulations for single-family detached residential uses at a moderate density. The land uses along the eastern side of Walnut Avenue and the abutting block of Main Street are residential.

Such rezoning would be compatible with the surrounding area.

**Capacity to Serve Potential Development and Land Use****Municipal Water and Sewer Service:**

City Water and Sewer systems have capacity to serve this property if the application is approved.

The property has access to sewer through an 8" gravity sewer main across Walnut Avenue. Effluent would travel through gravity lines to the Evergreen Lift Station before being pumped to the Wastewater Treatment Facility.

Water is currently available onsite through a 4" main along Walnut Ave.

The water system, named Lift Stations, and Wastewater Treatment Facility currently have capacity to serve the intended use.

**Transportation:**

The property will have access off Walnut Avenue, a local class road.

A Traffic Impact Study (TIS) was not required for the Rezoning Application, due to the fact that the size of the developable area is under the one (1) acre threshold of requiring such study. The waiving of the TIS is in line with City policy.

**Floodplain:** The subject parcel **does not** contain areas of Special Flood Hazard Area (Floodplain).

**Sinkholes:** The subject property **does not** contain an identified sinkhole

**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 CLASSIFICATION OF APPROXIMATELY 0.23 ACRES OF REAL PROPERTY LOCATED AT 914 NORTH WALNUT AVENUE, FROM LIGHT INDUSTRIAL (M-1) TO MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL (R1-M)**

**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**, VL Properties, LLC (“Applicant”) submitted an application (“Application”) to the City’s BUILDS Department for an amendment to the Zoning Code and Official Zoning Map to rezone certain real property consisting of approximately 0.23 acres, located at 914 North Walnut Avenue (“the Property”), from Light Industrial (M-1) to Medium Density Single-Family Residential (R1-M), and

**WHEREAS**, the City submitted the Application to the Planning and Zoning Commission (“PZ Commission”) and set a public hearing on the application for May 13, 2024; and

**WHEREAS**, on April 24, 2024, pursuant to Republic Municipal Code § 405.980, the City published notice of the time and date for the public hearing on the Application in the *Greene County Commonwealth*, a newspaper of general circulation in the City, such notice being at least fifteen (15) days before the public hearing; and

**WHEREAS**, pursuant to Republic Municipal Code § 405.980, the City gave notice of the public hearing on the Application to the record owners of all properties located within 185 feet of the Property, consistent with the information shown by the Greene County Assessor’s Office; and

**WHEREAS**, the PZ Commission conducted the public hearing on May 13, 2024, at which all interested persons and entities were afforded the opportunity to present evidence or statement, and after which the PZ Commission rendered written findings of fact and submitted those along with its recommendations to the Council; and

**WHEREAS**, the PZ Commission, by a vote of 7 Ayes to 0 Nays, recommended approval of the Application; and

**WHEREAS**, the Application was submitted to the City Council for first read at its regular meeting on May 21, 2024, and for second read at its regular meeting on June 4, 2024, after which the Council voted to approve the Application 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 consisting of approximately 0.23 acres, located at 914 North Walnut Avenue in Republic, Missouri, more fully described in the legal description herein below, from Light Industrial (M-1) to Medium Density Single-Family Residential (R1-M):

ALL OF LOT TEN (10) IN COHICK’S NORTHSIDE FIRST ADDITION IN REPUBLIC, 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 above are 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 \_\_\_\_\_, 2024.

**Attest:**

\_\_\_\_\_  
Eric Franklin, Mayor

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

**Approved as to Form:**

  
\_\_\_\_\_  
Megan McCullough, City Attorney

**Final Passage and Vote:**

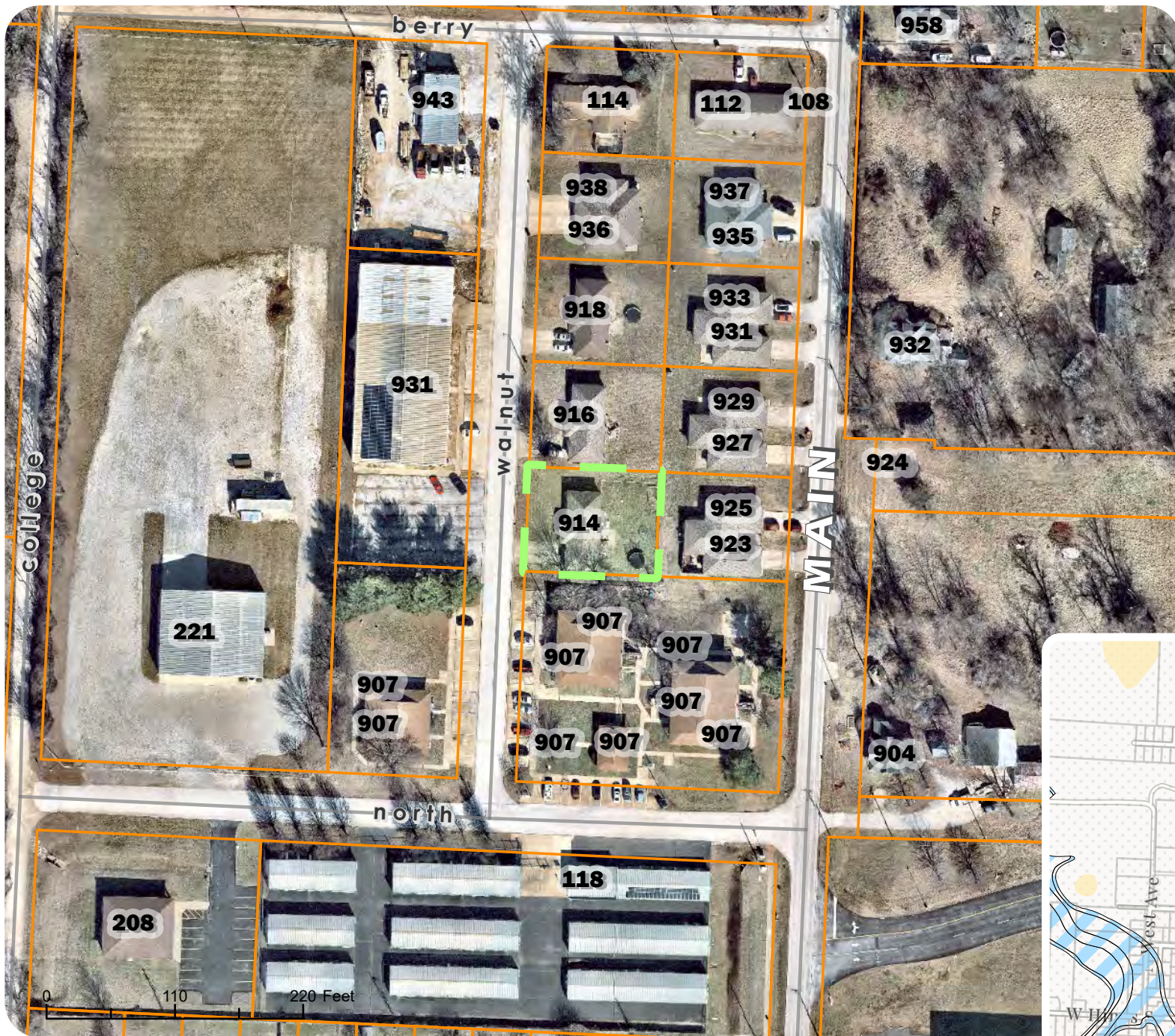


**Owner/Applicant**  
VL PROPERTIES LLC

**ADDRESS**  
914 N. Walnut Ave.  
**ZONING**  
M-1 | REQUESTED: R1-M  
**PIN**  
1718401006

**WARD**  
2

**ACREAGE**  
0.23



**914 N. WALNUT AVE.**  
**REZN 24-010 | REZONE**

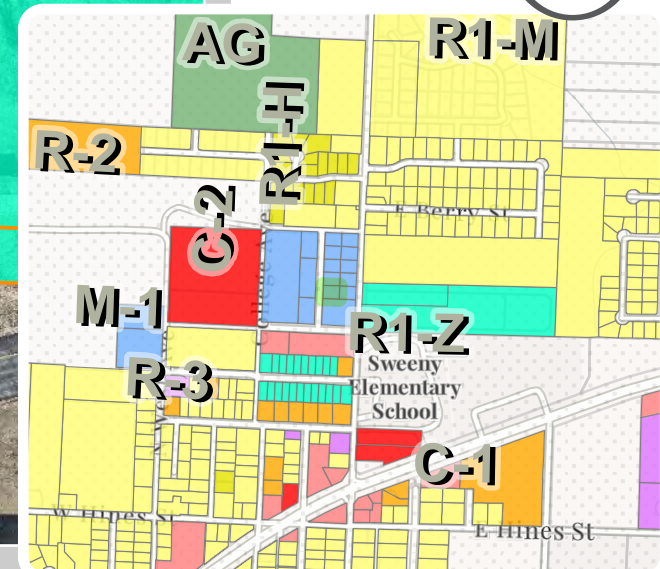
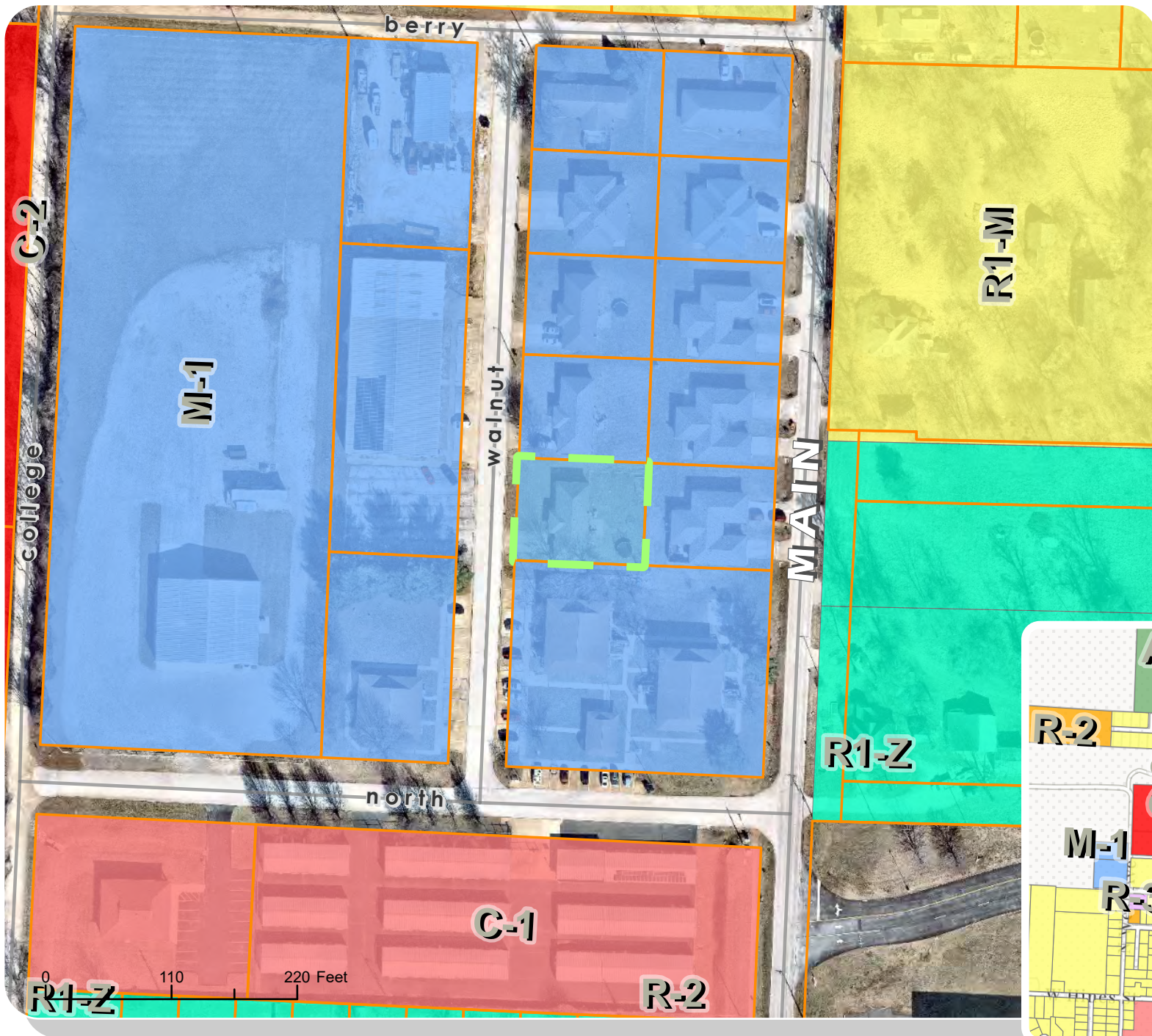
  **Site Extent**
  **Sinkholes**  
  **Out of City**
  **Floodplain**

**Owner/Applicant**  
VL PROPERTIES LLC

**ADDRESS**  
914 N. Walnut Ave.  
**ZONING**  
M-1 | REQUESTED: R1-M  
**PIN**  
1718401006

**WARD**  
2

**ACREAGE**  
0.23



 **Site Extent**

 **Out of City**

**914 N. WALNUT AVE.**  
**REZN 24-010 | REZONE**

# Findings of Fact

Date of Hearing:

Time:

Type of Application:

05/13/2024

6:00

Rezone

Name of Applicant:

Location:

914 N Walnut Ave (REZN 24-010)

City Council Chambers

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

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

Statement of Relevant Facts Found:

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

Approval  Denial

Commissioner Name:

Commissioner Signature:

Date:

BPS DUES



5/13/24

# Findings of Fact

Date of Hearing:

Time:

Type of Application:

05/13/2024

6:00

Rezoning

Name of Applicant:

Location:

914 N Walnut Ave (REZN 24-010)

City Council Chambers

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

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

Statement of Relevant Facts Found:

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*

5/13/24

# Findings of Fact

Date of Hearing:

05/13/2024

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

914 N Walnut Ave (REZN 24-010)

Location:

City Council Chambers

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

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

### Statement of Relevant Facts Found:

.23 acres M-1 -> R1-M  
Built in 80s and requesting change to conform w/ current zoning regulations  
Use staff report from Rezn 24-010

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

Approval  Denial

Commissioner Name:

Brian Debrau

Commissioner Signature:



Date:

5-13-24

# Findings of Fact

Date of Hearing:

05/13/2024

Time:

6:00

Type of Application:

Rezoning

Name of Applicant:

914 N Walnut Ave (REZN 24-010)

Location:

City Council Chambers

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

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

### Statement of Relevant Facts Found:

Already in use as 1-family dwelling R1-M

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

- Approval  Denial

Commissioner Name:

hamir means

Commissioner Signature:

hamir means

Date:

5/13/24

# Findings of Fact

Date of Hearing:

Time:

Type of Application:

05/13/2024

6:00

Rezone

Name of Applicant:

Location:

914 N Walnut Ave (REZN 24-010)

City Council Chambers

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

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

### Statement of Relevant Facts Found:

Current site of single family dwelling.  
Rezone to R1-M to be appropriate

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

Approval  Denial

Commissioner Name:

Commissioner Signature:

Date:

Michael Mann

Michael Mann

5/13/24

# Findings of Fact

Date of Hearing:

Time:

Type of Application:

05/13/2024

6:00

Rezone

Name of Applicant:

Location:

914 N Walnut Ave (REZN 24-010)

City Council Chambers

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

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

## Statement of Relevant Facts Found:

No concerns.

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

Approval  Denial

Commissioner Name:

Commissioner Signature:

Date:

John Alexander

[Signature]

5/13/24



# 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:



## AGENDA ITEM ANALYSIS

Project/Issue Name: 24-35 An Ordinance of the City Council Approving Amendment of the Zoning Classification of 0.24 Acres of Real Property Located at 480 East US Highway 60, from Two-Family Residential (R-2) to Local Commercial (C-1).

Submitted By: Chris Tabor, BUILDS Department Principal Planner

Date: June 4, 2024

### Issue Statement

Chastain Investments, LLC has applied to change the Zoning Classification of approximately 0.24 acres of property located at 480 East US Highway 60 from Two-Family Residential (R-2) to Local Commercial (C-1).

### Discussion and/or Analysis

The property subject to this Rezoning Application consists of approximately 0.24 acres of land located at 480 E. US Hwy 60; the property is currently the site of a commercial structure.

As regulated by Article 405-IX Non-Conforming Uses of the Republic Municipal Code, the use of the structure within the existing zoning of Two-Family Residential (R-2) is deemed Non-Conforming. The applicable regulations of the Two-Family Residential District (R-2) do not permit the use of commercial activities. If approved, the application to rezone the property to Local Commercial (C-1) would make it a conforming lot of record and use.

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 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**.

In the case of this application, the rezone would encourage preserving the existing use of the commercial development through an appropriate reactive measure.

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

#### Compatibility with Surrounding Land Uses



The subject property is adjacent to Local Commercial (C-1) zoned parcels bordering to the east. To the south and west across Morningside Ave the adjacent properties are zoned Medium Density Single-Family Residential.

The Local Commercial (C-1) Zoning District is intended to permit and establish regulations for retail and service-related businesses with a compatible location adjacent to similar uses.

The property is in close proximity to the US Highway 60 corridor and the existing land uses of the neighboring properties to the east are commercial in nature. Due to these facts, the rezone application is compatible with the general area.

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

**Municipal Water and Sewer Service:**

City Water and Sewer systems have capacity to serve this property if the application is approved.

The property has access to sewer through an 8” gravity sewer main along Morningside Avenue. Effluent would travel through gravity lines to the Schuyler Creek Lift Station before being pumped to the Wastewater Treatment Facility.

Water is currently available onsite through a 6” main along US Highway 60.

The water system, named Lift Stations, and Wastewater Treatment Facility currently have capacity to serve the intended use.

**Transportation:**

The property will have access off US Highway 60, an arterial road.

A Traffic Impact Study (TIS) was not required for the Rezoning Application, due to the fact that the size of the developable area is under the one (1) acre threshold of requiring such study. The waiving of the TIS is in line with City policy.

**Floodplain:** The subject parcel **does not** contain areas of Special Flood Hazard Area (Floodplain).

**Sinkholes:** The subject property **does not** contain an identified sinkhole.

**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 CLASSIFICATION OF APPROXIMATELY 0.24 ACRES OF REAL PROPERTY LOCATED AT 480 EAST US HIGHWAY 60, FROM TWO-FAMILY RESIDENTIAL (R-2) TO LOCAL COMMERCIAL (C-1)**

**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**, Chastain Investments, LLC (“Applicant”) submitted an application (“Application”) to the City’s BUILDS Department for an amendment to the Zoning Code and Official Zoning Map to rezone certain real property consisting of approximately 0.24 acres, located at 480 East US Highway 60 (“the Property”), from Two-Family Residential (R-2) to Local Commercial (C-1), and

**WHEREAS**, the City submitted the Application to the Planning and Zoning Commission (“PZ Commission”) and set a public hearing on the application for May 13, 2024; and

**WHEREAS**, on April 24, 2024, pursuant to Republic Municipal Code § 405.980, the City published notice of the time and date for the public hearing on the Application in the *Greene County Commonwealth*, a newspaper of general circulation in the City, such notice being at least fifteen (15) days before the public hearing; and

**WHEREAS**, pursuant to Republic Municipal Code § 405.980, the City gave notice of the public hearing on the Application to the record owners of all properties located within 185 feet of the Property, consistent with the information shown by the Greene County Assessor’s Office; and

**WHEREAS**, the PZ Commission conducted the public hearing on May 13, 2024, at which all interested persons and entities were afforded the opportunity to present evidence or statement, and after which the PZ Commission rendered written findings of fact and submitted those along with its recommendations to the Council; and

**WHEREAS**, the PZ Commission, by a vote of 7 Ayes to 0 Nays, recommended approval of the Application; and

**WHEREAS**, the Application was submitted to the City Council for first read at its regular meeting on May 21, 2024, and for second read at its regular meeting on June 4, 2024, after which the Council voted to approve the Application 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 consisting of approximately 0.24 acres, located at 480 East US Highway 60 in Republic, Missouri, more fully described in the legal description herein below, from Two-Family Residential (R-2) to Local Commercial (C-1):

ALL OF LOT FORTY-SIX (46) IN THE AMENDED PLAT OF MORNING SIDE HEIGHTS FIRST ADDITION, A SUBDIVISION IN REPUBLIC, 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 above are 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 \_\_\_\_\_, 2024.

**Attest:**

\_\_\_\_\_  
Eric Franklin, Mayor

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

**Approved as to Form:**

  
\_\_\_\_\_  
Megan McCullough, City Attorney

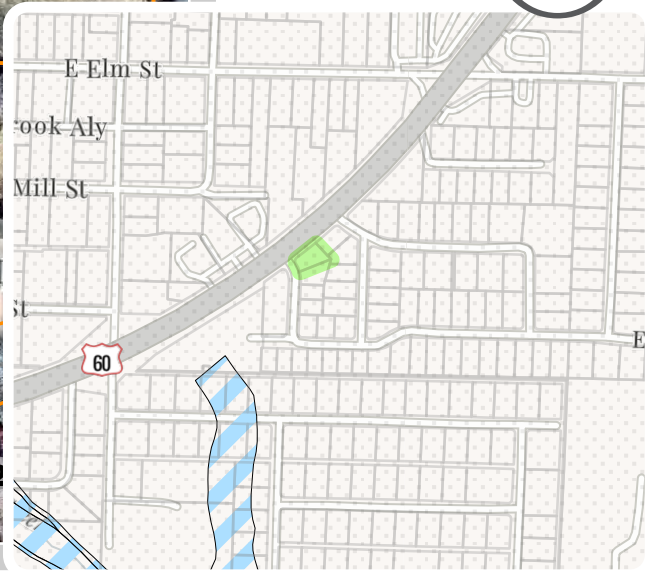
**Final Passage and Vote:**



**Owner/Applicant**  
CHASTAIN INV LLC

**ADDRESS**  
480 E US Hwy 60  
**ZONING**  
R-2 | REQUESTED: C-1

**PIN**  
1720315001  
**WARD**  
3  
**ACREAGE**  
40



0 110 220 Feet

# 480 E US HWY 60

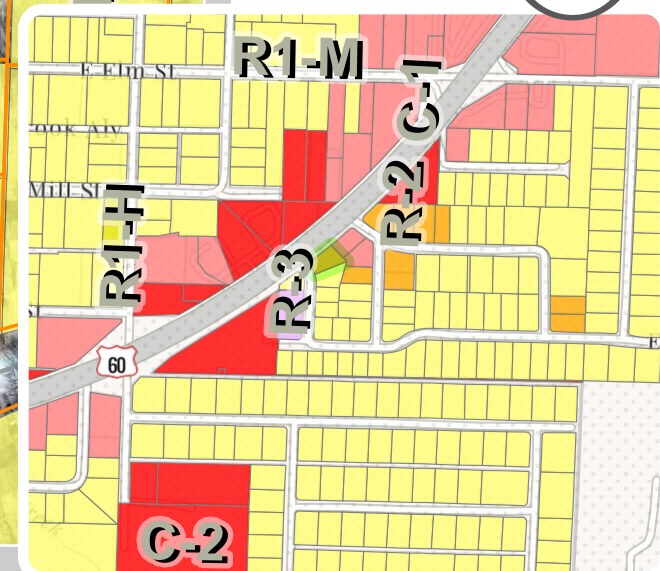
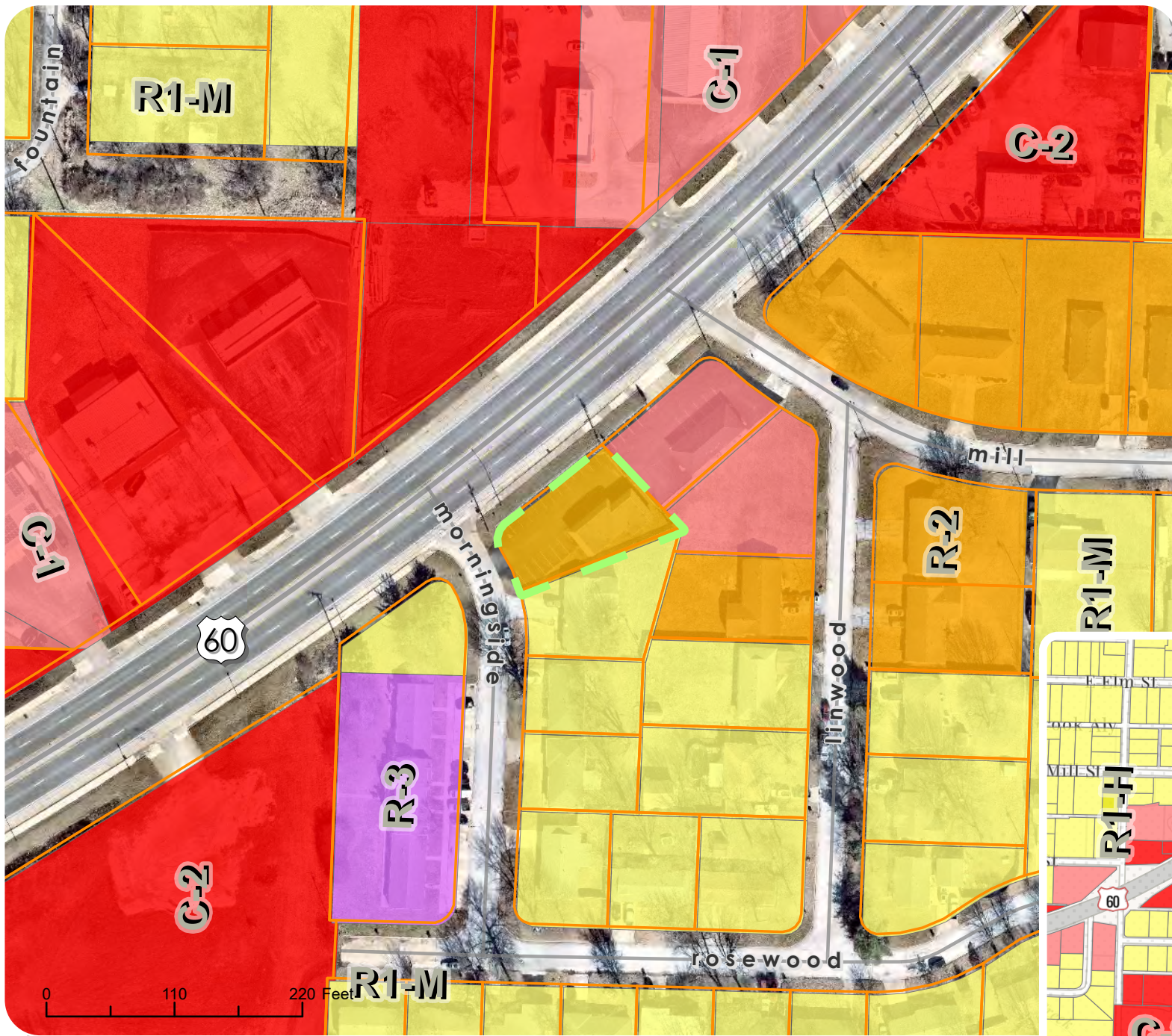
**REZN 24-011 | REZONE**

	<b>Site Extent</b>		<b>Sinkholes</b>
	<b>Out of City</b>		<b>Floodplain</b>

**Owner/Applicant**  
CHASTAIN INV LLC

**ADDRESS**  
480 E US Hwy 60  
**ZONING**  
R-2 | REQUESTED: C-1

**PIN**  
1720315001  
**WARD**  
3  
**ACREAGE**  
40



**480 E US HWY 60**  
**REZN 24-011 | REZONE**

 **Site Extent**

 **Out of City**

# Findings of Fact

Date of Hearing:

05/13/2024

Time:

6:00

Type of Application:

Rezoning

Name of Applicant:

480 US Hwy 60 (REZN 24-011)

Location:

City Council Chambers

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

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

Statement of Relevant Facts Found:

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

Approval  Denial

Commissioner Name:

B. Resnick

Commissioner Signature:

*[Signature]*

Date:

5/13/24



# 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:

05/13/2024

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

480 US Hwy 60 (REZN 24-011)

Location:

City Council Chambers

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

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

Statement of Relevant Facts Found:

.24 acres R-Z → C1  
Current property houses a commercial structure. Change requested to conform w/ current zoning regulations


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

- Approval  Denial

Commissioner Name:

Brian Debraun

Commissioner Signature:



Date:

5-13-24

# 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:

*Already in use as C1*

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:

- Current site of a commercial structure and has been. Rezone from R-2 to C-1 to be appropriate

- Compatible with the general area

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:

05/13/2024

6:00

Rezone

Name of Applicant:

Location:

480 US Hwy 60 (REZN 24-011)

City Council Chambers

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

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

Statement of Relevant Facts Found:

No concerns.

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

- Approval  Denial

Commissioner Name:

Commissioner Signature:

Date:

John Alexander

[Signature]

5/13/24

# 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:



## AGENDA ITEM ANALYSIS

Project/Issue Name: 24-36 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately 40 Acres of Real Property Located at the Intersection of South Farm Road 101 and West Farm Road 170 from Boyce Mixed-Use Planned Development District (PDD) to Amended Boyce Mixed-Use Planned Development District (PDD).

Submitted By: Chris Tabor, Principal Planner

Date: June 4, 2024

### Issue Statement

Jeffrey Boyce Enterprises, LLC applied to change the Zoning Classification of approximately forty (40) acres of property located northwest of the intersection of West Farm Road 170 and South Farm Road 101 from Boyce Mixed-Use Planned Development District (PDD) to Amended Boyce Mixed-Use Planned Development District (PDD).

### Discussion and/or Analysis

The property subject to this Rezoning Application is comprised of approximately 40 acres of land located Northwest of the intersection of West Farm Road 170 and South Farm Road 101. The property is currently undergoing infrastructure construction through a City-issued permit.

### Applicant's Proposal

The single request being made in this application is to allow Lot 9 to change from a Multi-Family Residential (R-3) use to a General Commercial (C-2) use, which would be in line with all other developable lots in the subdivision.

The Applicant is proposing the Rezoning of this property to a Planned Development District (PDD) to allow for 8 General Commercial (C-2) Lots and 2 Regional Detention Basin Lots. The Development Plan also contains new water, sanitary sewer, and stormwater systems to support the development and a required Collector class road connecting US Hwy 60 with West Republic Road.

### ***Design Elements of Development Plan***

*Commercial Use (Lots 1 – 6 and Lots 8 – 9) – 31.88 Acres*

Lot 1 – 1.68 Acres

Lot 2 – 1.94 Acres

Lot 3 – 4.35 Acres

Lot 4 – 4.40 Acres

Lot 5 – 3.99 Acres

Lot 6 – 2.58 Acres

Lot 8 – 3.94 Acres

Lot 9 – 9.00 Acres

All Commercial Lots comply with the regulations and restrictions for the General Commercial (C-2) Zoning District, including but not limited to:

- Permitted Uses
- Setbacks
- Landscaping/Buffering

Additionally, Lots 8 and 9 will have a 25' setback from the property lines shared between adjacent residential use lots and the commercial occupant, which is in line with the requirements of the General Commercial (C-2) Zoning District.

*Regional Detention (Lot 7 and Lot 10) – 3.17 Acres*

- Regional Detention and Water Quality Basin
  - Lot 7 – serves Lot 1, Lot 2, Lot 3, Lot 4 (western half), Lot 7, and Lot 8
  - Lot 10 – serves Lot 4 (eastern half), Lot 5, Lot 6, Lot 9, and Lot 10

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 to be considered eligible for approval:

- The proposed Development Plan shall involve the provision of all infrastructure deemed necessary to adequately serve the potential development.
  - The Boyce Mixed-Use Subdivision Infrastructure Plan includes provisions for adequate supply of municipal water and sewer, a plan for stormwater management, and the construction and dedication of a Collector Street from US Hwy 60 to Republic Road, identified on the City's Transportation Plan and OTO's Major Thoroughfare Plan.
- The proposed Development Plan shall involve design elements that promote the City of Republic's Comprehensive Plan and other adopted plans of the City.
  - The City of Republic's Comprehensive Plan promotes the expansion of commercial and residential development at locations supported by the City's water, sanitary sewer, and transportation networks; the Boyce Mixed-Use Subdivision can be adequately supported by the City's existing capacities for water, sewer, and transportation.



- The proposed Development Plan shall involve design elements intended to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to preserve features of historical significance; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public improvements.
  - The Boyce PDD Development Plan includes construction of a collector class street with 70' of Right-of-Way connecting US Hwy 60 and Republic Road; commercial lots within the development will utilize the new street, with no direct connections to US Hwy 60 or Republic Road.

### **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 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 opportunities to create new destination-style commercial developments.
- **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.

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

The subject site is surrounded by existing Commercially zoned property and large parcel Greene County Agricultural properties with Single-Family homes.

- North: General Commercial (C-2)
- South:
  - Agricultural (AG)
  - Greene County Zoned Agricultural (A-1)
- East:
  - West Republic Road
  - MODOT property



- West: General Commercial (C-2)

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

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

**Municipal Water and Sewer Service:** This site **is** currently served by City of Republic sanitary sewer and water service. The development will require the extension of a new water main from the existing 10-inch main parallel to the south side of US Hwy 60, along the new Collector Road serving the development, connecting to the existing 12-inch water main on Republic Road to create a looped water system.

The development will be served by existing gravity sanitary sewer mains running along the northern and southern property lines, flowing to the McElhane Lift Station and Shuyler Creek Lift Station before being pumped back through a series of forced mains to the Wastewater Treatment Facility.

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

#### **Transportation:**

Two Collector Class streets (70 ft Right-of-Way) are depicted in the Development Plan. The first, referred to herein as Collector 1, runs east-to-west and connects US Hwy 60 with Republic Rd (State Route M). The second, Collector 2, runs north-to-south and connects to Collector 1, creating a stub-out to adjacent property at its southern terminus.

The review of this application included an evaluation of the impact of the development on the City's transportation network; a Traffic Impact Study (TIS) was submitted for the project, which was evaluated by the City Engineer and our partner agency, MODOT.

The TIS evaluated the transportation impact through trip generation standards provided by the Institute of Transportation Engineers (ITE) Trip General Manual; these standards include uses and associated number of trips generated by these uses. The TIS evaluated these numbers by utilizing the area and permitted uses within the commercial development areas. The results from the TIS indicate the following improvements are required for the development, which will be constructed during the Infrastructure Construction Phase:

- Right-In/Right-Out (RIRO) from the Collector Street onto US Hwy 60
- Right Hand Turn Lane from US Hwy 60 to Collector Street
- Right Hand Turn Lane from Republic Road (State Route M) onto Collector Street
- Left Hand Turn Lane from the Collector to Republic Road (State Route M)

No parcel within the development will have direct access to US Hwy 60 or Republic Road/State Route M; all lots will have access to the new Collector Street.



**Stormwater:** The Development Plan contains (2) areas designated for stormwater detention, designed to control the release of stormwater attributable from the development. The stormwater detention areas and all open space/common areas will be owned and maintained by the Developer.

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

**Sinkholes:** The subject parcel **does** contain several **identified sinkholes** on the northern portion and the southern portion of the property. A Sinkhole Analysis Report was submitted, reviewed, and approved during the Infrastructure Design Process; a (30) foot setback, required by Republic City Code, has been included on the Development Plan.

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 the development proposal, which will impact the mixed-use 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 Plan**, 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 Staff recommends the approval of this application.

**AN ORDINANCE OF THE CITY COUNCIL APPROVING AMENDMENT OF THE ZONING CLASSIFICATION OF APPROXIMATELY 40 ACRES OF REAL PROPERTY LOCATED AT THE INTERSECTION OF SOUTH FARM ROAD 101 AND WEST FARM ROAD 170, FROM BOYCE MIXED-USE PLANNED DEVELOPMENT DISTRICT (PDD) TO AMENDED BOYCE MIXED-USE 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**, Jeffrey Boyce Enterprises LLC (“Applicant”) submitted an application to the City’s BUILDS Department to rezone approximately 40 acres of real property located at the Intersection of South Farm Road 101 and West Farm Road 170 in Republic, Missouri (“Property”) from Boyce Mixed-Use Planned Development District (PDD) to the Amended Boyce Mixed-Use Planned Development District (PDD); and

**WHEREAS**, Applicant additionally sought approval of a development plan for the Amended Boyce Mixed-Use Planned Development District, identified as PDD 24-002 (“Development Plan”); and

**WHEREAS**, the City submitted the application and Development Plan to the Planning and Zoning Commission (“PZ Commission”) and set a public hearing on the application for May 13, 2024; and

**WHEREAS**, on or about April 24, 2024, pursuant to Republic Municipal Code § 405.980, the City published notice of the time and date for the public hearing on the application on April 24, 2024, in the *Greene County Commonwealth*, a newspaper of general circulation in the City, such notice being at least fifteen (15) days before the public hearing; and

**WHEREAS**, pursuant to Republic Municipal Code § 405.980, the City gave notice of the public hearing on the application to the record owners of all properties located within 185 feet of the Property, consistent with the information shown by the Greene County Assessor’s Office; and

**WHEREAS**, the PZ Commission conducted the public hearing on the application and Development on May 13, 2024, after which the PZ Commission rendered written findings of fact on the application, Development Plan, and rezoning and, thereafter, submitted the same, together with its recommendations, to the Council; and

**WHEREAS**, the PZ Commission, by a vote of 7 Ayes to 0 Nays, recommended approval of the application for rezoning and the Development Plan; 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 for a first reading at its regular meeting on May 21, 2024, and a second reading at its regular meeting on June 4, 2024, after which the City Council voted to approve the Development Plan and amend the Zoning Code consistent with the application.

**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 40 acres located at the Intersection of South Farm Road 101 and West Farm Road 170, Republic, Missouri, more fully described in the legal description herein below, from Boyce Mixed-Use Planned Development District (PDD) to the Amended Boyce Mixed-Use Planned Development District (PDD):

ALL OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TEN (10), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-THREE (23), IN GREENE COUNTY, MISSOURI, EXCEPTING THEREFROM 6.5 ACRES, MORE OR LESS, CONVEYED TO THE STATE OF MISSOURI BY DEED RECORDED IN BOOK 981 AT PAGE 470, IN THE RECORDER'S OFFICE OF GREENE COUNTY, MISSOURI, AND DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION TEN (10), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-THREE (23) LYING NORTHEASTERLY OF THE RIGHT OF WAY ROUTE SN AS DESCRIBED IN DEED RECORDED IN BOOK 620 AT PAGE 634 IN THE RECORDER'S OFFICE OF GREENE COUNTY, MISSOURI, EXCEPTING THEREFROM ANY PART NOW IN THE COUNTY ROAD ALONG THE EAST SIDE OF WITHIN DESCRIBED TRACT. EXCEPT ANY PART THEREOF TAKEN, DEEDED, OR USED FOR ROAD PURPOSES.

SAVE AND EXCEPT:

PART OF THE SOUTH ONE-HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 23 WEST, GREENE COUNTY, MISSOURI, BEGINNING ON THE SOUTH LINE OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER 588.4 FEET EAST OF THE SOUTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER, THENCE EAST ALONG SAID SOUTH LINE 1390 FEET, THENCE NORTH PARALLEL TO THE EAST LINE OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER 660 FEET. THENCE WEST 1390 FEET, THENCE SOUTH 660 FEET TO THE POINT OF BEGEMNING. CONTAINING 21.06 ACRES MORE OR LESS.

SAVE AND EXCEPT:

ALL OF THE SOUTH 888.3 FEET OF THE WEST 588.4 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER (SE1/4), OF SECTION TEN (10), TOWNSHIP TWENTY-EIGHT (28) NORTH, RANGE TWENTY-THREE (23) WEST, IN GREENE COUNTY, MISSOURI CONTAINS 12 ACRES MORE OR LESS.

**Section 2:** The Development Plan, attached to this Ordinance and labeled "Attachment 1," 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:** 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 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 \_\_\_\_\_, 2024.

\_\_\_\_\_  
Eric Franklin, Mayor

**Attest:**

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

**Approved as to Form:**

  
\_\_\_\_\_  
Megan McCullough, City Attorney

**Final Passage and Vote:**

**Owner/Applicant**  
**JEFFREY BOYCE ENTERPRISES LLC**

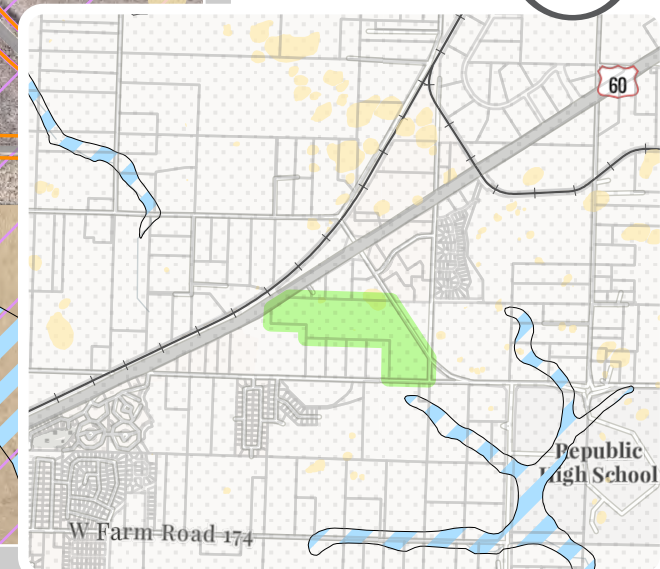
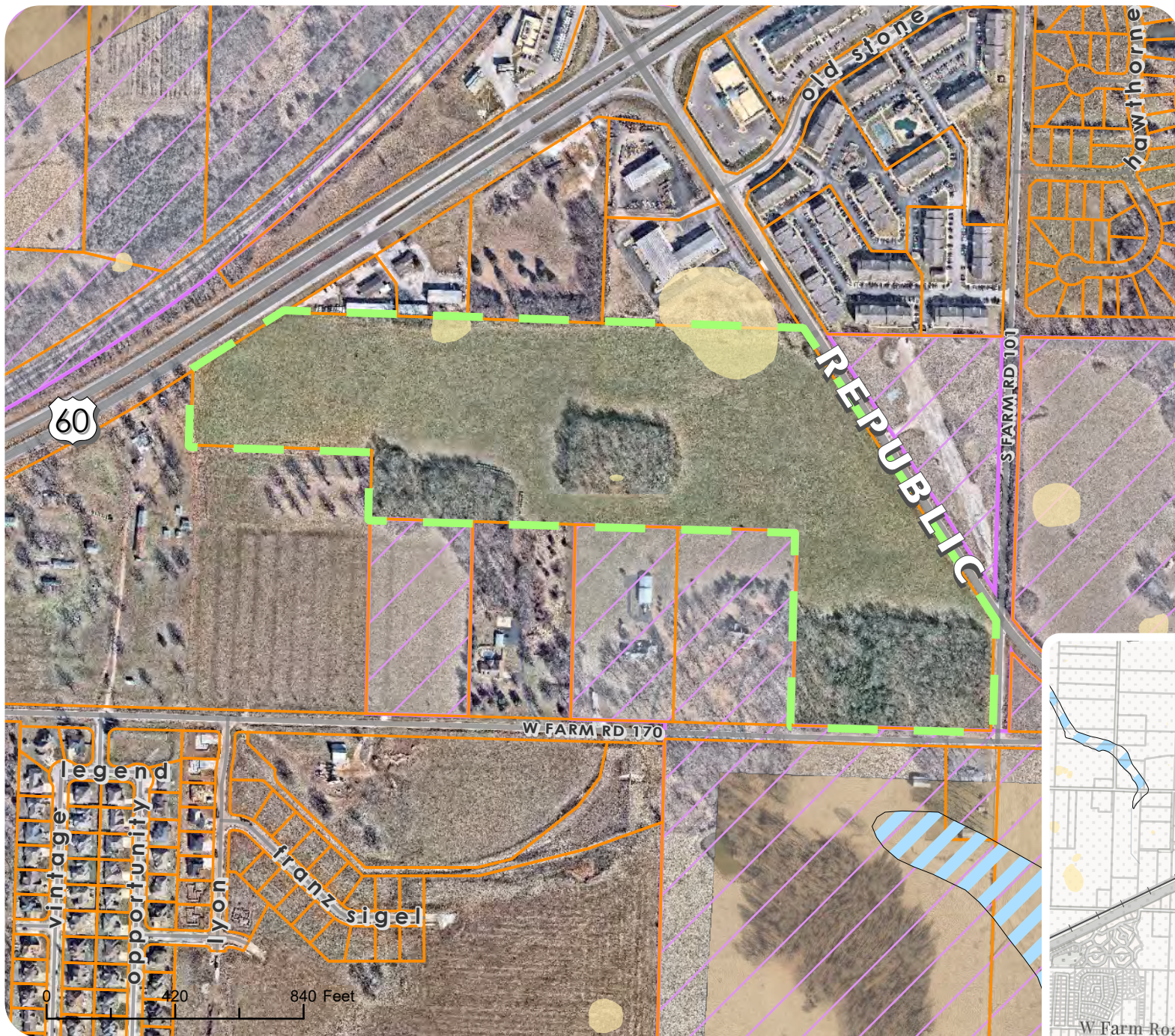
**ADDRESS**  
**Farm Road 170**

**ZONING**  
**BOYCE MIXED-USE PDD |**  
**REQUESTED: AMENDED BOYCE MIXED-USE PDD**

**PIN**  
**1710400015**

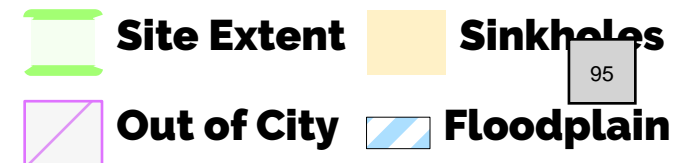
**WARD**  
**1**

**ACREAGE**  
**40**



# AMENDED BOYCE MIXED-USE PDD

**PDD 24-002 | PDD**



**Owner/Applicant**  
**JEFFREY BOYCE ENTERPRISES LLC**

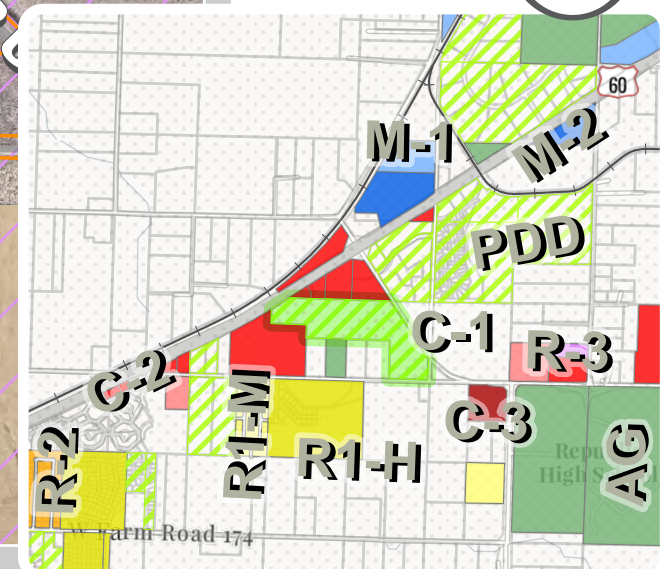
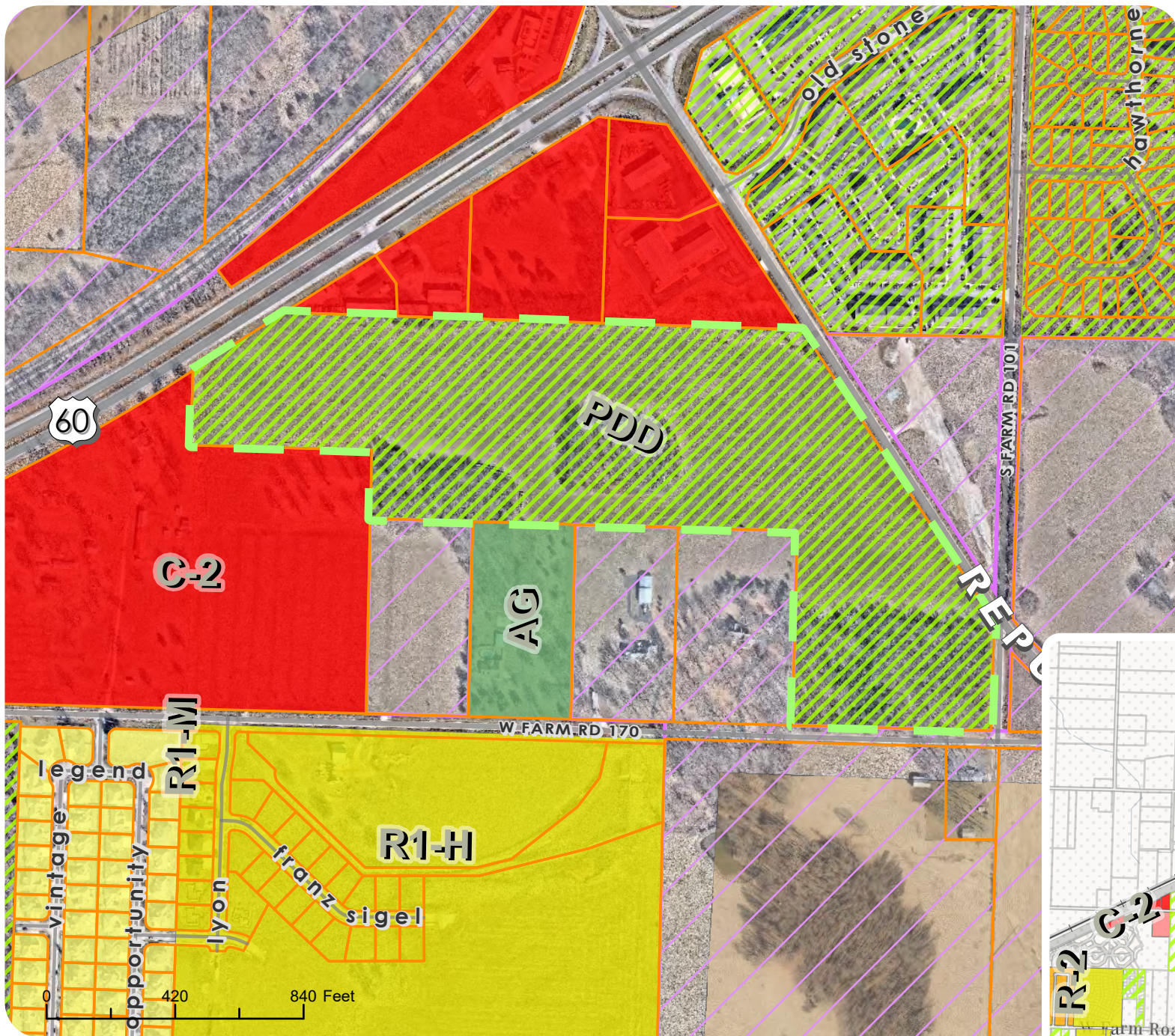
**ADDRESS**  
 Farm Road 170

**ZONING**  
 BOYCE MIXED-USE PDD |  
 REQUESTED: AMENDED BOYCE MIXED-USE PDD

**PIN**  
 1710400015

**WARD**  
 1

**ACREAGE**  
 40



# AMENDED BOYCE MIXED-USE PDD

## PDD 24-002 | PDD

-  **Site Extent**
-  **Out of City**



# Findings of Fact

Date of Hearing:

Time:

Type of Application:

05/13/2024

6:00

Planned Development District

Name of Applicant:

Location:

Amended Boyce Mixed-Use PDD (PDD 24-002)

City Council Chambers

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

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

### Statement of Relevant Facts Found:

- LESS HOUSING, more COMMERCIAL

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

Approval  Denial

Commissioner Name:

Commissioner Signature:

Date:

SPENCER



5/13/24

# 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:

• Conforms to surrounding uses

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:

05/13/2024

Time:

6:00

Type of Application:

Planned Development District

Name of Applicant:

Amended Boyce Mixed-Use PDD (PDD 24-002)

Location:

City Council Chambers

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

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

Statement of Relevant Facts Found:

conforms to plan + codes

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

Approval  Denial

Commissioner Name:

Hami Means

Commissioner Signature:

Hami Means

Date:

5/13/24

# 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:

PDD 40 acres -> Amended  
Lot 9 from R-3 -> C-2  
All other lots are C-2 currently removing only R-3 lot in PDD

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:

05/13/2024

Time:

6:00

Type of Application:

Planned Development District

Name of Applicant:

Amended Boyce Mixed-Use PDD (PDD 24-002)

Location:

City Council Chambers

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

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

Statement of Relevant Facts Found:

[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:

CYNTHIA HYDER

Commissioner Signature:

C. Hyder

Date:

5/13/24

# 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:

*Applicant representative present - change from residential to commercial. based on interest.*

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:

05/13/2024

Time:

6:00

Type of Application:

Planned Development District

Name of Applicant:

Amended Boyce Mixed-Use PDD (PDD 24-002)

Location:

City Council Chambers

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

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

Statement of Relevant Facts Found:

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:

5/13/2024



## AGENDA ITEM ANALYSIS

Project/Issue Name: 24-37 An Ordinance of the City Council Amending Title VIII (“Fees”), Chapter 805 (“Fee Schedule”), Section 805.050 (“Buildings And Zoning”), of the Municipal Code of the City of Republic, Missouri.

Submitted By: Stefani Fitzpatrick-Duncan, Engineer

Date: June 4, 2024

### Issue Statement

The BUILDS Department is requesting to amend Ordinance 805.050 Buildings And Zoning to assign fees for the permitting of grease, oil and/or sand separator operations.

### Discussion and/or Analysis

The proposed change includes assessing a fee structure of \$100 for a five-year term for fats, oils, grease, and sand permitting. The collected fees would help to offset the cost of staff labor in issuing permits and completing inspections.

This item is related to the proposed Ordinance Amendment to 715.190 Fats, Oils, Grease And Sand.

### Recommended Action

Staff recommends the approval of the referenced Amendment.



**AN ORDINANCE OF THE CITY COUNCIL AMENDING TITLE VIII (“FEES”), CHAPTER 805 (“FEE SCHEDULE”), SECTION 805.050 (“BUILDINGS AND ZONING”), OF THE MUNICIPAL CODE OF THE CITY OF REPUBLIC, MISSOURI**

**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 routinely reviews its Municipal Code to ensure conformity with governing state and federal law, enhance clarity, and eliminate ambiguity, as well as to the further promote the City’s mission, vision and values in the best interests of the City and its citizenship body as a whole; and

**WHEREAS**, in reviewing the Municipal Code consistent with the priorities listed herein above, City staff identified the need to amend the existing code provisions setting the fee schedule relating to buildings and zoning.

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

**Section 1:** Title VIII (“Fees”), Chapter 805 (“Fee Schedule”), Section 805.050 (“Buildings and Zoning”), of the Municipal Code of the City of Republic, Missouri, is hereby amended to read as follows:

**805.050 Buildings And Zoning**

Building Fees			
Fee Name	Fee Amount	Fee Units	Code Section
Electronic Payment Financing Surcharge	Up to 3.0%	Per credit card/debit card transaction. Surcharge assessed for entire transaction.	
Development Plan Review	\$1250	Due at time of application	Section 405.230(A)(2)
Special Use Permit Processing Fee	\$350	Due at time of application	Section 405.230(A)(2)

<p><u>Architectural Review:</u> Third Party Architectural Review  Internal Architectural Plan Review (may be offered subject to availability)</p>	<p>Direct Reimbursement of Consultant  \$50 per Hour</p>	<p>Cost of Third-Party Review  Cost of review Due prior to Final Inspection</p>	
<p>Engineering Review/Inspection: Third Party Engineer Review and/or inspection</p>	<p>Direct Reimbursement of Consultant</p>	<p>Cost of third-party review and/or inspection(s)</p>	
<p>Rezoning Processing Fee</p>	<p>\$500</p>	<p>Paid at receipt of application</p>	
<p>Appeals to the Board of Adjustment</p>	<p>\$1000</p>		<p>Section 405.980(A)(1)</p>
<p>No Contract of Sale Penalty</p>	<p>\$500</p>	<p>Each parcel of land</p>	<p>Section 405.980(A)(1)</p>
<p>Minor Subdivision Procedures</p>	<p>\$250</p>		<p>Section 410.120(A)</p>
<p>Major Subdivision Application for Preliminary Plat</p>	<p>\$500 plus \$2.00 per lot</p>		<p>Section 410.140</p>
<p>Construction Permit</p>	<p>Water Qty X Linear Ft \$.40  Sewer Qty X LF \$.40  Stormwater Qty X LF \$.30  Roadway/Side walk Qty X LF \$.25</p>		<p>Section 410.210(F)</p>

	Service Connection \$10.00 Each		
	DNR Water Sampler Installation \$760		
Fire Hydrant Testing	\$35.00 each		Section 410.210(F)
EMA Impact	\$30.00 per acre		Section 410.210(F)
Plan Review Fee	10% of total Infrastructure Construction Inspection Fees, Fire Hydrant Testing, and EMA Impact Fees		Section 410.210(F)
Major Subdivision Application for Final Plat Fee	\$350.00	Payable with application	Section 410.230
Sign Permit & Inspections	\$100		Section 415.130(A)(1)
Easement/Right-of-Way Vacation	\$350		
Grading Permit	\$100		
Street Sign Only (Total)	Direct Reimbursement of the City	Cost of material	Section 410.210(F)
Street/Stop Sign (Combo)	Direct Reimbursement of the City	Cost of materials due upon Final Plat approval	Section 410.210(F)
Single 30" HIP Stop Sign	Direct Reimbursement	Cost of material due upon Final	Section

(Total)	t of the City	Plat approval	410.210(F)
Single 18" x 24" 30 MPH Sign (Total)	Direct Reimbursement of the City	Cost of material due upon Final Plat approval	Section 410.210(F)
Utility Pole Install	Direct Reimbursement of the City	Cost of material due upon Final Plat approval	Section 410.210(F)
Annexation			
Fee Name	Fee Amount	Fee Units	Code Section
Annexation Processing Fee	\$350.00 + \$10/Acre over 5 Acres	Due at time of application	Section 435.010(A)
Miscellaneous Fees			
Fee Name	Fee Amount	Fee Units	Code Section
Zoning Verification	\$25	Due at time of request	
Building Permits			
Fee Name	Fee Amount	Fee Units	Code Section
Local Multiplier	0.0035		Section 500.050(E)(1)
New Residential Building and Additions Permit	Fee = Gross Floor Area X Sq. Ft. Building Valuation Data X Local Multiplier	Requiring multiple inspections	Section 500.050(E)(4)(a)
Residential Remodels	Fee = Area of Work X Sq. Ft Building Valuation Data X Local Multiplier X .75	Requiring multiple inspections	Section 500.050(E)(4)(a)

Residential Building Permit Inspection Fee	\$50.00	Remodels, alterations, or renovations that require only a single inspection	Section 500.050(E)(5)(b)
New Commercial Buildings and Additions	Fee = Gross Floor Area X Sq. Ft. Building Valuation Data X Local Multiplier X Area Modifier	Requiring multiple inspections	Section 500.050(E)(6)(a)
New Commercial Shell Building	Fee=Gross Floor Area x Sq. Ft. Building Valuation Data x Local Multiplier x Area Modifier x .75	Requiring multiple inspections	
Commercial Remodel	Fee = Area of Work X Sq. Ft. Building Valuation Data X Local Multiplier X Area Modifier X .75	Requiring multiple inspections	Section 500.050(E)(7)(a)
Commercial Building Permit Inspection Fee	\$50.00	Commercial remodels, alterations, or renovations that require only a single inspection	Section 500.050(E)(7)(b)
Inspection Modification Fee	\$50.00	Fee is per additional inspections required. Applied to total permit cost in circumstances where a standard permit fee does not cover the full cost of the inspections needed.	

Accessory Structure	Fee = Gross Floor Area X Sq. Ft. X Local Multiplier		Section 500.050(E)(8)(a)
Miscellaneous Permits			
Fee Name	Fee Amount	Fee Units	Code Section
Swimming Pool Permit	\$150.00	Due at time of permitting	Section 500.050(E)(9)
Above Ground Pool Permit	\$25.00	Due at time of permitting	Section 500.050(E)(9)
Fence Permit	\$25.00	Due at time of permitting	Section 500.050(E)(9)
Fence Over 7 Ft Permit	\$50.00	Due at time of permitting	Section 500.050(E)(9)
Demolition Permit	\$50.00	Due at time of permitting	Section 500.050(E)(9)
Occupancy Change Permit	\$50.00	Due at time of permitting	Section 500.050(E)(9)
Occupancy with Change of Use Inspection(s)	\$100.00	Due at time of permitting	Section 500.050(E)(9)
Ground Level Porch/Deck Permit	\$25.00	Due at time of permitting	Section 500.050(E)(9)
Elevated Porch/Deck Permit	\$50.00	Due at time of permitting	Section 500.050(E)(9)
Temporary	\$50.00	Due at time of	Section

Structures Permit		permitting	500.050(E)(9)
Solar M/E/P Permit	\$100.00	Due at time of permitting	Section 500.050(E)(9)
Uncategorized Work Permit	\$10.00	Per \$1,000 of construction cost for uncategorized work	Section 500.050(E)(9)
Building Permits for Which Construction Did Not Commence Administrative Fee	30% of Original	Percentage of Permit (refund of permits over \$50, if under \$50 then no refund) 70% Refunded to Customer	Section 500.050.11(b)(1)
Renewal of Expired Permit	50% of Original		Section 500.050(E)(10)
Work Done without a Permit	2X Permit Fee		Section 500.050(E)(12)(a)
Reinspection Fee	\$50.00	See Section to circumstance that re-inspection penalty applies	Section 500.050.12(b)
Floodplain Development Permit	\$100		
<b><u>FOGS Permit</u></b>	<b><u>\$100</u></b>	<b><u>Due at time of permitting.</u></b>	<b><u>Section 715.190 (5)</u></b>
Plan Review Fees			

Fee Name	Fee Amount	Fee Units	Code Section
New Plan Review Fees	\$50.00	New Single or Two Family Residential Building or Addition	Section 500.050(E)(13)
Remodel Plan Review Fees	\$25.00	Single or Two Family Residential Remodel	Section 500.050(E)(13)
Multi Family Plan Review Fee	10% of Permit Fee - \$50.00 minimum	Multifamily Residential Building or Addition	Section 500.050(E)(13)
Revised Residential Plan Review	\$100		
Residential Plan Review	\$100		
Commercial Plan Review Fee	10% of Permit Fee - \$50.00 minimum	Commercial	Section 500.050(E)(13)
Emergency Notification System Impact Fees			
Fee Name	Fee Amount	Fee Units	Code Section
Emergency Notification System Impact Fee	\$30.00	Per Acre Fee	Section 500.060(A)(1)
Excavations Permits			
Fee Name	Fee Amount	Fee Units	Code Section



Right-of-Way Permit for adjacent property owner	\$25	Base Fee for Review	Section 510.100
Right Of Way Permit for non-adjacent property owner	\$110	Base Fee for Review	Section 510.100
Right Of Way (ROW)	\$100	Cost Per Pit	
Right Of Way (ROW)	\$150	Cost Per Boring	Section 510.100
Street Cut Repair Base Fee	\$1000	Cost Per Repair	Section 510.100
Street Cut Repair (greater than 20 SF)	\$1000 + \$25 (Total SF of Cut - 20)	Cost Per Repair	Section 510.100
Right of Way Fees			
Fee Name	Fee Amount	Fee Units	Code Section
Application for Franchise or ROW Use Agreement Deposit	\$500.00	Due at time of application	Section 515.040(B)
Small Wireless Facility Attached to City Owned Pole	\$200.00	Per Month Fee Due at time of application	Section 515.050(I)(5)(a)
Administrative and Zoning Fee	\$500.00	Per Wireless Antenna Due at time of application	Section 515.050(I)(5)(b)

Application Fee	\$100.00	Per Small Wireless Antenna Due at time of application	Section 525.070(C)(1)
Application Fee	\$500.00	Installation, Modification, or Relocation Per Pole Due at time of application	Section 525.070(C)(2)
Rate for Collection of Small Wireless Facility to a Pole Owned by the City	\$150.00	Per Pole Per Year	Section 525.070(D)(1)

EXPLANATION: Matter shown above in **bold-face/underlined font** (except for Chapter title(s)) is added language. Matter shown above in ~~strikethrough font~~ is deleted language.

**Section 2:** All other Sections of the Municipal Code of the City of Republic, Missouri, not specifically referenced in this Ordinance, shall remain unmodified and in full force and effect.

**Section 3:** The City Administrator or his/her designee, on behalf of the City, is authorized to take the necessary steps to execute this Ordinance.

**Section 4:** The WHEREAS clauses above are specifically incorporated herein by reference.

**Section 5:** The provisions of this Ordinance are severable, and if any provisions hereof are declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this Ordinance.

**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 May, 2024.

\_\_\_\_\_

**Attest:**

Eric Franklin, Mayor

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Laura Burbridge, City Clerk

**Approved as to Form:**



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Megan McCullough, City Attorney

**Final Passage and Vote:**



## AGENDA ITEM ANALYSIS

Project/Issue Name: 24-38 An Ordinance of the City Council Amending Title VII (“Utilities”), Chapter 715 (“Sewers And Sewage Disposal”), Article 715-II (“Use Of The Publicly-Owned Treatment Works”), Section 715.190 (“Fats, Oils, Grease And Sand”), of the Municipal Code of the City of Republic, Missouri.

Submitted By: Stefani Fitzpatrick-Duncan, Engineer

Date: June 4, 2024

### Issue Statement

The BUILDS Department is requesting consideration of an Ordinance Amendment to 715.190 Fats, Oils, Grease And Sand to collect fees for the permitting of grease, oil and/or sand separator operations.

### Discussion and/or Analysis

The City currently has an Ordinance in place to permit, monitor, and inspect grease, oil and/or sand separators. This process is in place to protect the sanitary sewer system from clogs, backups, and other damage.

The proposed Ordinance Amendment adds language to allow for the collection of fees during permitting. The collected fees would help to offset the cost of staff labor in issuing permits and completing inspections. Specific fee assessments will be referenced and included in 805.050 Buildings And Zoning.

### Recommended Action

Staff recommends the approval of the referenced Amendment.

**AN ORDINANCE OF THE CITY COUNCIL AMENDING TITLE VII (“UTILITIES”), CHAPTER 715 (“SEWERS AND SEWAGE DISPOSAL”), ARTICLE 715-II (“USE OF THE PUBLICLY-OWNED TREATMENT WORKS”), SECTION 715.190 (“FATS, OILS, GREASE AND SAND”), OF THE MUNICIPAL CODE OF THE CITY OF REPUBLIC, MISSOURI**

**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 routinely reviews its Municipal Code to ensure conformity with governing state and federal law, enhance clarity, and eliminate ambiguity, as well as to the further promote the City’s mission, vision and values in the best interests of the City and its citizenship body as a whole; and

**WHEREAS**, in reviewing the Municipal Code consistent with the priorities listed herein above, City staff identified the need to amend the existing code provisions governing the production, disposal and other handling of Fats, Oils, Grease and Sand (FOGS), to implement a fee structure for permitting of FOGS devices.

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

**Section 1:** Title VII (“Utilities”), Chapter 715 (“Sewers and Sewage Disposal”), Article 715-II (“Use Of The Publicly-Owned Treatment Works”), Section 715.190 (“Fats, Oils, Sand and Grease”), of the Municipal Code of the City of Republic, Missouri, is hereby amended to read as follows:

**Chapter 715.190 Fats, Oils, Grease and Sand**

- A. *Scope And Purpose.* This Section is established to aid in preventing the introduction and accumulation of fats, oils, greases, sand (FOGS) and other harmful wastes into the municipal sewer system that tend to cause or contribute to sanitary sewer blockages and obstructions. Food service establishments, industrial and commercial operations, and other generators of FOGS are subject to this Section. This Section regulates such users by requiring grease interceptors, traps, recovery appliances, and other strategies approved by the Public Works Director be installed, implemented and maintained in accordance with the provisions hereof.
- B. *Objectives.* The objectives of this Section are:
1. To prevent the introduction of contaminants that may inhibit operation of the sanitary sewer collection system and treatment plant.
  2. To protect the environmental quality of the streams, creeks and other public waterways traversing the City.
  3. To better enable the City of Republic to comply with State and Federal laws to which the City is subject.

4. To protect the health, safety and welfare of the public and City workers through regulation of pretreatment and on-site treatment methods.
- C. *City-Operated Facilities Not Exempted.* Facilities owned or operated by the City of Republic where fats, oil, grease, sand or other wastes other than domestic strength sewerage shall be subject to the provisions of this Section and all adopted policies.
  - D. *Separator/Interceptor/Trap Required.* Grease, oil and/or sand separators/interceptors/traps shall be provided at the user's expense when necessary for the proper handling of wastewater discharges containing fats, oils, grease, flammable wastes, sand, grit and other harmful components, except for private living quarters or dwelling units unless a home-based business is determined by the City to be a significant generator of FOGS. All grease, oil and/or sand separators/interceptors/traps shall be of a type and capacity approved by the Director and shall be located to be readily accessible for cleaning and inspection. Grease, oil and sand separators and associated sampling pits/ports shall be constructed in conformance with the adopted edition of the International Plumbing Code, the Fats, Oils, Grease and Sand (FOGS) Management Program, and with any standards adopted pursuant to this Section. When installed, the FOGS-contributing user, at his/her expense, shall maintain all grease, oil and sand interceptors in continuously efficient manner and in compliance with the provisions in this Section.
  - E. *Permit Required.* No user shall operate a grease, oil and/or sand separator without possessing a valid City of Republic permit or exemption thereto, as issued by the Public Works Director. **A FOGS permit fee as provided for in the fee schedule found in Section 805.050 shall be submitted to the City prior to inspection or operation of a grease, oil and/or sand separator.** Permits shall be issued for a period of five (5) years and will be renewed at the end of each term after a review of user compliance. Permits may be reissued as needed to reflect changes in operating/maintenance conditions or equipment. The user is required to keep the permit on the premises and produce it upon the request of the City.
  - F. *Director Authorized.* The Public Works Director is authorized and directed to develop and maintain a comprehensive and cohesive policy consistent with the provisions of this Section. The policy, along with any associated forms, diagrams and procedures, shall be designated as the Fats, Oils, Grease and Sand (FOGS) Management Program. Once adopted by the City Council, a copy of the FOGS Management Program shall be kept on file by the City Clerk. The Public Works Director is further authorized to make periodic updates or modifications to the adopted program conditioned upon providing sixty (60) days' written notice to all wastewater users regulated hereunder and filing the update or modified program with the City Clerk. If no written objections are received by the City Clerk within the sixty-day period, the proposed update or modification may be considered approved under the authority granted herein. City Council must approve, by resolution, any proposed

update or modification for which a wastewater user has submitted a timely written objection to the City Clerk.

G. *Suspension Or Revocation Of Permits Or Authority To Discharge.* The City shall retain authority to suspend or revoke operation of FOGS user permits or the authority to discharge wastes into the public sewer for violations of the FOGS Management Program.

H. *Enforcement.*

1. It is unlawful for a user, person or entity to fail to comply with, or otherwise violate, the provisions of this Section or any section of the FOGS Management Program. A notice of violation (NOV) shall be issued for failure to comply with the following requirements of this program:

- a. Properly operate, maintain, and/or clean the FOGS management equipment as detailed by the FOGS Management Program or by the FOGS permit issued to the user.
- b. Possess a valid FOGS permit issued by the City of Republic when the facilities are regulated under this Section.
- c. Report significant changes in operations or wastewater characteristics that result in a sewage discharge exceeding the limits stated within this Section or results in the formation of grit or grease in the public sanitary sewer.
- d. Maintain FOGS-related pumping, cleaning, or maintenance file records for a minimum period of three (3) years.
- e. Perform and report maintenance, complete repairs, replace or install FOGS management equipment within time frequency prescribed by the City.
- f. Clean FOGS management equipment within the time frequency prescribed by the City, unless exemptions are authorized under this Section or through adopted policy.
- g. Retain flow regulators on FOGS equipment as required for proper functioning.
- h. Discharge wastewater into the public sanitary sewer that does not exceed the following limits:
  - (1) One hundred (100) milligram per liter total recoverable fats/grease.
  - (2) One hundred (100) milligram per liter petroleum oil, non-biodegradable cutting oil or mineral oils.
  - (3) pH levels lower than six (6.0) standard units or higher than nine (9.0) standard units.

- (4) Two hundred fifty (250) milligram per liter biological oxygen demand or chemical oxygen demand.
  - (5) Two hundred fifty (250) milligram per liter total suspended solids.
2. The City may serve any user with a written notice of violation (NOV) for failure to comply with this program. The party to whom the NOV is directed shall be given an appropriate amount of time, as determined by the City, to correct noted deficiencies. Should measures to correct any deficiency not be completed in a timely manner as directed by the City, and measures to promote compliance have been exhausted, a summons to appear in the City of Republic Municipal Court will then be issued to the owner, contact person and/or user, or their authorized representative. The City may seek whatever remedies are authorized by the State of Missouri Statutes, City ordinances, at law or in equity, against any person or user violating the provisions of this program. Upon issuance of notification of the NOV, each day corrective action is not taken shall be determined to be a separate violation. Fines and penalties may be assessed each and every day to the owner or contact person or user of the property until compliance with this program is achieved.
3. The City shall have the right to inspect the building sewer and to discontinue water or sewer service to any property where the plumbing is not maintained to IPC code or in a sanitary, effective, and/or efficient operating condition, or if the public sewer facilities may be harmed thereby. The remedies provided in this program shall not be exclusive, and the City may seek other remedies as authorized by statute or City ordinance, at law or in equity, against any person or user violating the provisions of this program.
4. Any non-domestic user who allows grease trap, separator or interceptor wastes, sludges or other prohibited wastes to be deposited into the public sewer collection system, whether through discharge, improper installation, improper operation or maintenance or a grease trap, separator or interceptor, failure to install an adequately sized grease trap, separator or interceptor, failure to provide proper containment or other intentional or unintentional action shall be subject to enforcement actions as provided by this or other applicable laws or regulations. Such actions may be declared a public nuisance.
5. Any person who allows grease trap, separator, or interceptor wastes or sludges or other prohibited wastes to be deposited into a street, gutter, storm sewer, or onto public or private property, whether through discharge, improper installation, improper operation or maintenance of a grease trap, separator or interceptor, failure to install an adequately sized grease trap, separator or interceptor, failure to provide proper containment, or other intentional or unintentional action shall be subject to enforcement actions as



provided by this or other applicable laws or regulations. Such actions may be declared a public nuisance, a threat to the POTW, and/or to the health and welfare of persons.

- 6. The City shall have the right to obtain discharge samples and perform lab tests for the measuring of wastes and flows from the building sewer. Sampling pits/ports shall be designed and constructed in accordance with the FOGS Management Program.
- 7. Water service to any structure, business or entity may be discontinued in the event that a violation of the FOGS Management Program constitutes a public health threat. All outstanding fees, penalties, or other utility charges must be paid prior to reinstatement of water service.

EXPLANATION: Matter shown above in **bold-face/underlined font** (except for Chapter title(s)) is added language. Matter shown above in ~~strikethrough font~~ is deleted language.

**Section 2:** All other Sections of the Municipal Code of the City of Republic, Missouri, not specifically referenced in this Ordinance, shall remain unmodified and in full force and effect.

**Section 3:** The City Administrator or his/her designee, on behalf of the City, is authorized to take the necessary steps to execute this Ordinance.

**Section 4:** The WHEREAS clauses above are specifically incorporated herein by reference.

**Section 5:** The provisions of this Ordinance are severable, and if any provisions hereof are declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this Ordinance.

**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 May, 2024.

**Attest:**

\_\_\_\_\_  
Eric Franklin, Mayor

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

**Approved as to Form:**

\_\_\_\_\_  


Megan McCullough, City Attorney

**Final Passage and Vote:**



## AGENDA ITEM ANALYSIS

Project/Issue Name: 24-R-28 A Resolution of the City Council Authorizing Execution of an Agreement with the Greene County Extension Council for the Services of David Burton to Improve and Increase Community Engagement in Republic.

Submitted By: David Burton, MU Extension

Date: June 4, 2024

### Issue Statement

For consideration of an additional year of the neighboring project.

### Discussion and/or Analysis

The city engaged David Burton through the MU Extension for a year long contract to increase neighborhood engagement throughout the city. Mr. Burton provided a report as attached with input on the results of the engagement.

Mr. Burton is requesting to extend the agreement for another fiscal year. Enclosed in the packet is the agreement along with a report from the past year's services.

**A RESOLUTION OF THE CITY COUNCIL AUTHORIZING EXECUTION OF AN AGREEMENT WITH THE GREENE COUNTY EXTENSION COUNCIL FOR THE SERVICES OF DAVID BURTON TO IMPROVE AND INCREASE COMMUNITY ENGAGEMENT IN REPUBLIC**

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

**WHEREAS**, on March 07, 2023, via Resolution 23-R-19, Council authorized the City Administrator to enter into an agreement with the University of Missouri Extension through David Burton for services to improve connection and communication with citizens as part of the Engaged Neighbor program at MU Extension; and

**WHEREAS**, Mr. Burton wishes for the City to enter into a new one-year agreement for the 2024-2025 year, which would allow for Mr. Burton’s continued efforts to increase citizen engagement by facilitating communication of ongoing projects, efforts, issues, and other matters within or concerning the City; and

**WHEREAS**, the Council finds it is in the best interest of the City to enter into a one-year agreement with the Greene County Extension Council for Mr. Burton’s services, as such agreement will enable the City to build upon the progress from Mr. Burton’s efforts to date in increasing community involvement and citizen engagement.

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

- Section 1.** The City Administrator and/or his designee, on behalf of the City, is authorized to enter into a one-year agreement with the Greene County Extension Council for the services of David Burton to improve connection and communication with the citizens as part of the Engaged Neighbor program at the University of Missouri Extension, said agreement to be in substantially the same form as that attached hereto as “Attachment 1”.
- Section 2.** The City shall not incur or pay a total amount in excess of \$15,000 under or in connection with the agreement authorized in this Resolution without first obtain separate, additional approval from the Council.
- Section 3.** The City Administrator, or his designee(s), on behalf of the City, is authorized to take other reasonable, necessary steps to implement this Resolution.
- Section 4.** The whereas clauses are specifically incorporated herein by reference.
- Section 5.** 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 \_\_\_\_\_, 2024.

**Attest:**

\_\_\_\_\_  
Eric Franklin, Mayor

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

**Approved as to Form:**

  
\_\_\_\_\_

Megan McCullough, City Attorney

Final Passage and Vote:

**Memorandum of Understanding  
Between  
Greene County Extension Council  
And  
The City of Republic**

This Memorandum of Understanding is entered into between the Greene County Extension Council, hereinafter referred to as Council, and the City of Republic, hereinafter referred to as City.

The City has local non-University funds to be used toward the salary and benefits of a local specialist’s work on a specific neighboring and engagement program.

The City agrees to reimburse the University of Missouri for 10% of the total salary and benefits for David Burton’s appointment for a period of 1 year. Benefits can vary but the total amount cannot exceed \$15,000.

The University will support David Burton’s plan of work to meet programming needs the and work of this grant.

While David Burton is working for University of Missouri Extension, the University will monthly bill this amount to the Council, and the Council will then invoice the ity .

This agreement will be in effect from May 1, 2024 through April 30, 2025.

City of Republic

Greene County Extension Council

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Title & Date*

\_\_\_\_\_  
*Title & Date*

**Memorandum of  
Understanding Between  
Greene County Extension  
Council And  
The Curators of the University of Missouri**

This Memorandum of Understanding is entered into between the **Greene County Extension Council**, hereinafter referred to as Council, and **The Curators of the University of Missouri**, on behalf of University of Missouri Extension, hereinafter referred to as Extension.

The Council has local non-University funds to be used toward salary and benefits of a local specialist's work on a specific program.

The Council agrees to reimburse the University for 10% of the total salary and benefits plus associated administrative fees for David Burton's appointment for a period of 1 year. This is estimated to be about \$13,000.

The University will support David Burton's work plan to meet the programming. This agreement will be in effect from May 1, 2024, through April 30, 2025.

The Curators of the University of Missouri

Greene County Extension Council

\_\_\_\_\_

\_\_\_\_\_

Signature

\_\_\_\_\_

Title and Date

UNIVERSITY OF MISSOURI  


2400 S. Scenic Ave, Springfield, Mo. 65807  
 Telephone: (417) 881-8909  
 Email: burtond@missouri.edu  
 Internet: <http://extension.missouri.edu/greene>

DATE: April 7, 2024  
 TO: **Dave Cameron**  
 City Administrator for Republic  
 FROM: David Burton  
 Community Development Specialist  
 RE: Republic Engaged Neighbor Project Updated for 2024

**Greene County  
 Extension Council**

Christina Hammers  
*Chair*

Judy Stainback  
*Vice-chair*

Morgan Ash  
*Secretary*

Lisa Bakerink  
*Treasurer*

John Russell  
*County Commission*

Tammy Lowrey  
*Farm Bureau*

Shelia Taylor  
*MFA*

Vacant  
*City of Willard*

Joseph Hoffman  
*City of Springfield*

Vacant  
*City of Battlefield*

Vacant  
*City of Republic*

Vacant  
*4-H Youth member*

*Members at large*

Allison Anbari

Eric Bruning

Sandi Haustein

Aaron Jones

Ray Meyer

Elaine Montgomery

Rick Stenberg

Merri Sutherland

Eric Sutton

Buck Van Hooser

Thank you for supporting the Engaged Neighbor effort in Republic. The purpose locally is to create an alliance of neighbors and neighborhoods that enhances community engagement and builds trust among residents. Our main goal is to engage Republic residents in a simple but effective way that helps to create connections among neighbors and a develop sense of belonging for residents. I have considered what went well in 2024 to develop a list of efforts to pursue in 2024-2025. I want to invite council members and city employees to join in, help to promote, or assist.

Here are efforts I plan to pursue further.

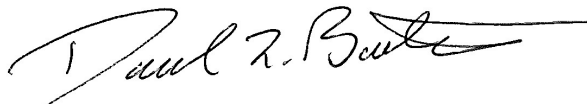
- **Neighborhood Leadership Academy.** Ongoing 10-week program offered in the fall. We have nearly 15 residents of Republic that are graduates of this effort. Graduates propose projects for the good of their neighborhood or community and some receive grant funding to complete. Four are currently being worked on in Republic.
- **Neighborhood Watch training.** Ongoing effort to support training efforts and neighborhood programs with the Republic Police Department and Officer Roger Stewart. There are ongoing possibilities here for neighborhood engagement.
- **100 block parties in Republic.** That is the goal. This could be anything from a driveway gathering to street blowout. We need people to register their plan on the MU Extension website so we can provide them with ideas & examples, provide motivation and grants, celebrate their success. I believe churches can be a big part of this ideas success by supporting members to host.
- **Council member listening sessions with neighbors.** If you are interested, I can provide the coffee. This can be a fun way to connect with those around you and share city news.



- **Missouri Good Neighbor Week.** This is the easiest way to be able to recognize the most engaged neighbor in Republic annually. See <http://mogoodneighborweek.com>.
- **Promote enrollment** from Republic residents in the online Neighboring 101 class.
- **Expand the small Republic Neighborhood Alliance email list** for regular communication emails related to neighbors and neighborhoods in Republic.
- **Partner with HOAs in Republic.** Offer to speak at HOA meetings when possible or conduct a neighborhood lab to determine assets and program ideas for neighbors.
- Involve the faith community at a deeper level by pursuing these ideas: 1) **Neighborhood Exploration or Connection Trips**, which are being planned in partnership with the Republic faith community and ministerial alliance with a goal to get members to engage with their neighbors for the betterment of the community. 2) **Organize a meeting of non-profits in Republic** that address community needs because a regular roundtable could help with communication and programming. 3) **Plan an annual training event for neighborhoods in Republic** that could include an awards banquet for neighbors.

I believe these efforts could help move Republic forward in some very positive ways.

Sincerely,



David L. Burton  
Community Development Specialist  
University of Missouri Extension



## Join Republic Neighborhood Alliance Email

The goals of the Republic Neighborhood Alliance (RNA) are to increase positive interaction among neighbors, increase engagement with the city, help residents identify what is strong in their community, empower neighbors to discover the assets around them, and educate neighborhood leaders on how to help make

Become a part of the Republic Neighborhood Alliance at <https://www.surveymonkey.com/r/RepMoNeighbor>



# UNIVERSITY OF MISSOURI Extension

2400 S. Scenic Ave, Springfield, Mo. 65807  
Telephone: (417) 881-8909  
Email: [burtond@missouri.edu](mailto:burtond@missouri.edu)  
Internet: <http://extension.missouri.edu/greene>

DATE: March 27, 2024  
TO: **Dave Cameron**, City Administrator for Republic  
**Andrew Nelson**, Assistant City Administrator  
FROM: David Burton, Community Development Specialist  
RE: Republic Engaged Neighbor Project Update

## Greene County Extension Council

- Christina Hammers  
*Chair*
- Judy Stainback  
*Vice-chair*
- Morgan Ash  
*Secretary*
- Lisa Bakerink  
*Treasurer*
- John Russell  
*County Commission*
- Tammy Lowrey  
*Farm Bureau*
- Shelia Taylor  
*MFA*
- Vacant  
*City of Willard*
- Joseph Hoffman  
*City of Springfield*
- Vacant  
*City of Battlefield*
- Vacant  
*City of Republic*
- Vacant  
*4-H Youth member*
- Members at large
- Allison Anbari
- Eric Bruning
- Sandi Haustein
- Aaron Jones
- Ray Meyer
- Elaine Montgomery
- Rick Stenberg
- Merri Sutherland
- Eric Sutton
- Buck Van Hooser

Thank you for funding a neighborhood engagement program between MU Extension and the city of Republic focused on neighborhood engagement. That agreement ends April 30, 2024. The last invoice will be sent in May. I would love to meet and discuss our successes, what could be done differently, and how we can continue the partnership with a new Memo of Understanding for 12 months.

Here are efforts that I think have gone well so far in Republic.

- Four residents were in our **Neighborhood Leadership Academy** and three of them got funding for their community projects as part of that class. One of this will result in a sports equipment library for the parks department, meeting a long-term goal there. *Note: I recruited six people from Republic area for our Neighborhood Leadership Academy. Three of them submitted their projects for grant consideration at the end of the class and two were awarded. Hayden Hradek received \$3000 to support his sports equipment library project idea. I also got a meeting for Hayden with the leadership at Amazon and they are going to support his project with a donation of \$3,000 worth of sports equipment and totes! The Greene County Extension Council has added \$1500 to the project. Garrett Cline tells me this is an idea they have dreamed about for a number of years and now a Republic resident is helping make it happen. Justin Shaw also had his grant approved for a bench and garden renovation around the little free library in Owen Park. His grant was for \$2,500. Kennedy Hollingshad had a proposal for a mural that would have been approved but she decided it could not be completed in 2023 and pulled it (so maybe next year). In addition, this program is sponsoring three commissions for public art displays in Owen Park for a total of \$1,500. We also awarded two grants for two projects in a depressed neighborhood in Battlefield but that neighborhood is in the Republic School District and the total on those two grants is \$7,000. Add that all up and you can document a direct value of \$18,500 from this partnership to neighborhoods inside the Republic School district.*

- A **Neighborhood Watch training** in the fall had 12 registered and 14 attended a training in Stoney Creek to earn Neighborhood Watch status. Stoney Creek was able to earn Neighborhood Watch status. *A citywide spring training on March 26 had 7 in attendance. MU Extension invested \$300 in marketing that event and providing pizza for attendees.* Three neighborhoods are pursuing Neighborhood Watch status which would double the number of watch areas currently in town. I do believe that our fall training could benefit from promotional efforts by the city.
- We had three youth sign up for the **50-yard challenge** (doing free lawn mowing for veterans, elderly, disabled, etc.). Students can earn a free mower, blower and trimmer in this program.
- We successfully funded and installed a Little Free Library in Owen Park with the blessing of the Republic Parks Department. The library is well maintained and the area will soon be landscaped and get a bench funded by an MU Extension grant. *This was a \$500 investment in Republic by the Greene County MU Extension council because of our partnership. Little Free Libraries aid in literacy but also build social capital via the connections made.*
- **We did host a fall neighborhood event in Owen Park.** It was not exactly a pop-up but we did have 30-plus in attendance. KY3 filmed two PSAs during the event. *This became a different type of gathering after the committee rejected the idea of smaller pop-up events in neighborhoods. One member was very opposed to that idea and absent support from a position of authority it was impossible to convince a group of adults that already feel stretched that an after work or weekend meeting had value. I was thankful for the help with an event in Owen Park but I did not think that was a sustainable plan or one that would meet our stated goals. We have to start small and start where people live..*
- **I am in the process of working with area churches on Neighborhood Mission Trips.** I have written a 42 page plan and curriculum to be piloted in Republic. Two churches have expressed an interest and this would be a good way to mobilize residents to take action. *Brookline Baptist will host one the end of June. North Point church is considering.*
- **I have announced and communicated a goal of 100 block parties between March and November in Republic.** This is a way to multiply efforts and engage residents. A registration portal is in place with a goal of getting grant dollars to help. *Hood United Methodist Church, North Point Church and Brookline Baptist are all making plans to participate.* My goal would be to get city staff or elected officials at some of these parties to visit and listen. To date, none of the council members have agreed to host a block or driveway gathering in their neighborhood.
- **We have a neighborhood coffee social planned for March 23** with council and mayor candidates in my garage in the area of Owen Park. *Candidates Justin Shaw, Eric Gerke and Eric Franklin all attended and we served 55 cups of coffee and 6 glasses of milk along with 86 donuts at a cost of about \$200.*
- **Turquoise Table Grants.** Greene County MU Extension offered turquoise picnic tables across Republic as a conversation and gathering space. These work best if the family hosting the table is fully committed. *This was done at a cost of \$1800. Three tables remain to neighborhood yards and one in Owen Park.*

Here are areas that did not meet expectations and where we could seek improvement.

- **Our city committee** is comprised of city employees who are nice to work and have been great resources but neighborhood engagement is not their priority. Meetings and communication has waned due to other demands and priorities for city staff. Either the team needs direction from a supervisor or we consider a committee with a different structure.
- **Missouri Good Neighbor Week** was great statewide, but we had fewer participants this year from Republic than last year. We can and should do better but it will take partnerships. It was hard to get promotional help because it was close to Pumpkin Daze. But still, this is low hanging fruit and could be a way engage other partners in Republic. *This is more of a marketing effort at this point.*
- **The first issue to come out of our committee meetings was over grown yards in Republic.** I could not get local pastors to meet. I got help from one pastor on locating a youth to mow. We had a plan in place to provide assistance. But by the time a yard is reported and then code-checked and the owner is contacted the grass has grown another foot or been resolved. Although this was identified as a top issue, we had zero yards referred to our youth.
- **I asked council members to host a neighborhood or driveway meeting multiply times during the year and there were no takers.** Granted it was hard to arrange without committee members or staff willing to attend something on a weekend or in the evening. But still, no council members would agree even with multiple asks, so there was a disconnect here.

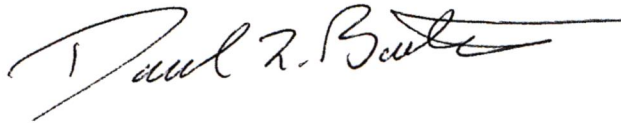
These are some opportunities going forward.

- **Getting more residents in** Neighborhood Leadership Academy or Neighboring 101. This year we had six which was a great effort. *There is a fall class and recruitment begins soon. Many people are able to attend for free and as noted early, this can result in funding for Republic neighborhood projects.*
- **Organize a meeting of non-profits in Republic that address community needs.**
- **Plan a training banquet for neighborhoods in Republic.** A training could include a city update or address specific neighborhood issues. I see this being an annual event. It does not work with the Chamber meeting and schedule. But we need more partners first. We would need an active committee and a hook and I'm not sure we are there yet.
- **Republic Neighborhood Alliance Email.** This list has grown to nearly 200 Republic residents. Greene County MU Extension is currently funding this as a cost of \$20 per month. The group gets a monthly email at this point.
- **Partner with HOAs in the city.** No one with the city seems to have a list of HOAs and I have had no success communicating with the ones that I know exist. *A communication list for HOAs would seem important for the city and should be a priority research project.*
- **Annually recognize the best neighborhood efforts in Republic** and support that winner with a trip to the Neighborhoods USA annual conference. This might be done in partnership with the Republic Community Foundation. I even considered doing this at Chamber meetings but those are so rushed that the Foundation dinners seems a better option.

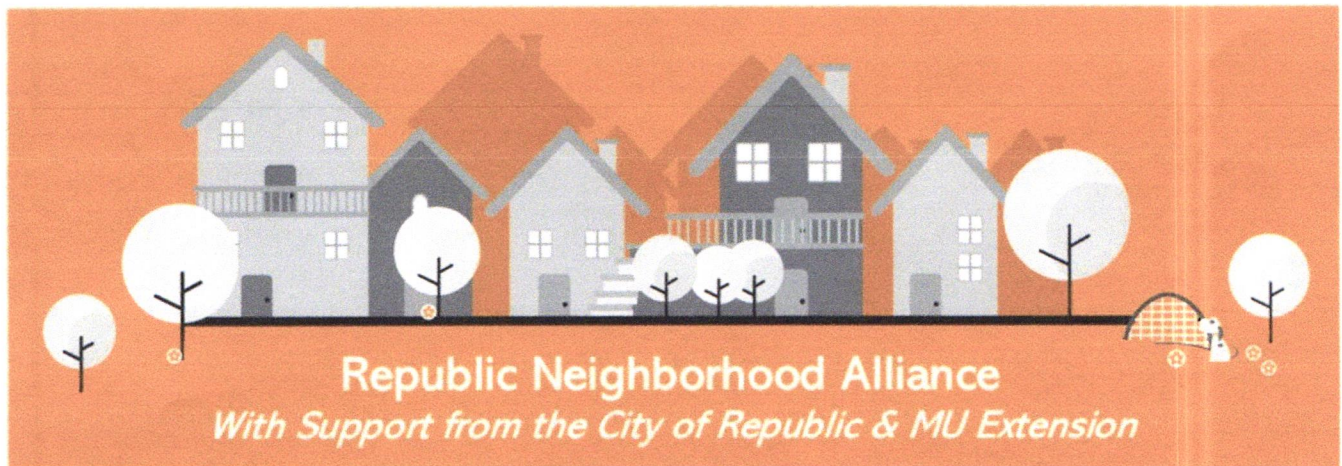
This does not capture all of the meetings and conversations and proposals I have made in the city related to neighboring. The process has been slow and the interest has been low. No one else from the committee has agreed (yet) to take a lead on this in their own neighborhoods. I still believe churches and city employees and elected officials hold the key to success, but they have to be interested or persuaded to be interested first.

I look forward to thinking about this project more and committing lots of time toward its success. I believe this could help move Republic forward in some very positive ways.

Sincerely,



David L. Burton  
Community Development Specialist  
University of Missouri Extension



## Join Republic Neighborhood Alliance Email List

The goals of the Republic Neighborhood Alliance (RNA) are to increase positive interaction among neighbors, increase engagement with the city, help residents identify what is strong in their community, empower neighbors to discover the assets around them, and educate neighborhood leaders on how to help make Republic clean, safe and friendly. You also get timely update by email and special announcements.

Become a part of the Republic Neighborhood Alliance at <https://www.surveymonkey.com/r/RepMoNeighbor>



## State of Neighboring in Missouri and Republic

Data from our 2022 and 2024 “State of Neighboring in Missouri” survey (conducted by Pollfish) is a valuable resource for tracking changes in Missouri. This study is scientifically valid and has a margin of error of +/- 3%. The 2022 study had 1200 respondents from Southwest Missouri (Springfield DMA) with 106 of those being from Republic. The 2024 study will have 1800 respondents with about 56 from Republic. The questions on names can be tracked from 2019 to present shows the impact of ongoing efforts to write and talk about the value of neighboring and social capital in Republic. For me, here are the highlights from this study for Republic that jump out.

First and foremost, the number of residents that say they know the names of their neighbors has steadily increased since 2019, when we held the first National Good Neighbor Day event in Republic. Future neighboring events, a Republic Neighborhood Alliance newsletter, a weekly column about neighbors in the Greene County Commonwealth, regular posts about becoming an engaged neighbor on community social media, and speaking engagements in the area would all, undoubtedly, have an impact on this steady improvement.

**Q1. I know the names of the neighbors in \_\_\_\_\_ of the homes adjacent to my property or apartment.** From 5.7% in 2019, to 9.18% in 2022 and finally 16.6% in 2024, all while Republic experienced rapid growth. Also significant is that the percentage of residents saying they knew none or just one of their neighbors decreased rather significantly.

**Q2. I know the occupation of the neighbors in \_\_\_\_\_ of the homes adjacent to my property or apartment. Q3. I know an interesting fact about the neighbors in \_\_\_\_\_ of the homes adjacent to my property or apartment.**

In the questions of knowing a neighbors occupation and knowing an interesting fact about them, it looks like we have a core group of residents (about 16%) that are highly engaged. These are the people who know all of their neighbors, know their occupation and speak to them. On both the occupation and interesting fact question, the percent of residents saying they know this about none of their neighbors dropped by double digits. It takes time to see the impact of increased social capital but these questions are an early indication of pending improvement.

**Q5. In general, how important is it for neighbors to get together and socialize?** 66.3% of Republic residents say it is important to some degree.

**Q6. I would like to interact with my neighbors beyond a friendly wave hello.** Among Republic residents, 59% answered yes, with 22% unsure.

**Q10. Overall do you wish to be more or less personally connected to your immediate neighbors?** While 56% said the same and 35% desire more.

**Q11. If my neighborhood had a block party, I would definitely attend.** A full 59% of respondents said yes, and 30% marked unsure, suggesting the type of party (and length of the party) would be significant factors on their attendance. But this is a strong enough result that I believe it supports the effort to have 100 block parties in one year.

# State of Neighboring in Republic, Missouri

## Case Study

Questions and Answers	2016 State Farm National Survey	2019 Survey on Good Neighbor Day	2022 Regional Pollfish Survey	2024 Statewide Pollfish Survey
<p><b>Q1</b> For this study, we define the word “neighbor” as those individuals living behind the eight closest front doors to you, these eight neighbors are typically the ones that adjoin your property or place of residence. Please complete: I know the names of the neighbors in ____ of the homes adjacent to my property or apartment. (SingleSelection)</p>	N/A	88 respondents from across Republic	100 respondents randomly selected with a +/-3% margin of error	56 respondents randomly selected with a +/-3% margin of error
- All	11%	5.70%	9.18%	16.67%
- Most	22%	9.20%	17.35%	20.00%
- Some	18%	7.25%	22.45%	24.67%
- A few	33%	28.80%	23.47%	13.00%
- One	7%	30.05%	13.27%	9.00%
- None	9%	19.00%	14.29%	16.67%
<p><b>Q2</b> I know the occupation of the neighbors in ____ of the homes adjacent to my property or apartment. (SingleSelection)</p>	N/A		Percent	Percent
- All			5.10%	16.67%
- Most			11.22%	33.33%
- Some			17.35%	10.00%
- A few			18.37%	16.67%
- One			23.47%	10.00%
- None			24.49%	13.33%
<p><b>Q3</b> I know an interesting fact about the neighbors in ____ of the homes adjacent to my property or apartment. (SingleSelection)</p>	N/A		Percent	Percent
- All			3.06%	16.67%
- Most			10.20%	26.67%
- Some			17.35%	30.00%
- A few			25.51%	12.00%
- One			14.29%	10.00%
- None			29.59%	14.67%

## State of Neighboring in Missouri

Questions and Answers	2016 State Farm National Survey	2022 Regional Pollfish Survey - Springfield DMA	2022 Statewide Survey of Engaged Neighbor Participants	City of Republic - 2023 Case Study	2024 Regional Pollfish Survey - State of Missouri
<b>Q1 For this study, we define the word “neighbor” as those individuals living behind the eight closest front doors to you, these eight neighbors are typically the ones that adjoin your property or place of residence. Please complete: I know the names of the neighbors in ____ of the homes adjacent to my property or apartment. (SingleSelection)</b>	N/A	1200 respondents randomly selected with a +/- 3% margin of error	278 respondents who attended an MU Extension neighboring class.	106 respondents randomly selected with a +/- 3% margin of error	1800 respondents randomly selected with a +/- 3% margin of error
- All	11%	12.50%	33.05%	9.18%	13.50%
- Most	22%	24.17%	27.97%	17.35%	25.04%
- Some	18%	22.75%	12.71%	22.45%	24.02%
- A few	33%	16.92%	16.10%	23.47%	18.42%
- One	7%	9.67%	5.93%	13.27%	7.81%
- None	9%	14.00%	4.24%	14.29%	11.21%
<b>Q2 I know the occupation of the neighbors in ____ of the homes adjacent to my property or apartment. (SingleSelection)</b>	N/A	Percent		Percent	Percent
- All		7.25%	21.19%	5.10%	6.71%
- Most		17.17%	27.97%	11.22%	13.75%
- Some		20.83%	18.64%	17.35%	22.33%
- A few		18.00%	17.80%	18.37%	25.13%
- One		14.67%	8.47%	23.47%	11.54%
- None		22.08%	5.93%	24.49%	20.54%
<b>Q3 I know an interesting fact about the neighbors in ____ of the homes adjacent to my property or apartment. (SingleSelection)</b>	N/A	Percent		Percent	Percent
- All		4.83%	16.10%	3.06%	3.40%
- Most		12.33%	22.88%	10.20%	10.70%
- Some		18.67%	18.64%	17.35%	17.83%
- A few		22.33%	22.03%	25.51%	25.38%
- One		17.00%	9.32%	14.29%	15.28%
- None		24.83%	11.02%	29.59%	27.42%



Questions and Answers	State Farm 2016 Survey	2022 Regional Pollfish Survey - Springfield DMA	2022 Statewide Survey of Engaged Neighbor Participants	2022 Regional Pollfish Survey	2024 Regional Pollfish Survey - State of Missouri
<b>Q4 By what method do you interact with your current neighbors? Please select all that apply. (MultipleSelection)</b>		Percent		Percent	Percent
- Just waving or saying hello	75%	59.25%	79.05%	58.16%	66.81%
- Face-to-face conversations	67%	58.75%	83.66%	60.20%	65.45%
- Telephone calls	26%	16.58%	27.97%	10.20%	15.62%
- Social media	13%	20.08%	35.59%	19.39%	18.08%
- Text messages	13%	23.08%	49.15%	21.43%	25.38%
- Written notes	4%	2.58%	6.78%	0.00%	2.21%
- Some other way	3%	3.92%	4.24%	3.06%	4.33%
Front yard interaction		50.83%	66.10%	50.00%	32.60%
- I don't interact with my neighbors	8%	7.92%	5.08%	9.18%	7.89%
- Neighborhood social events or activities		0.00%			11.38%
<b>Q5 In general, how important is it for neighbors to get together and socialize? (SingleSelection)</b>				Percent	
- Extremely important	6%	9.08%	11.86%	8.16%	6.03%
- Very important	18%	20.67%	34.75%	14.29%	18.17%
- Somewhat important	34%	35.08%	33.90%	43.88%	36.25%
- A little important	25%	18.83%	12.71%	22.45%	21.82%
- Not important	17%	16.33%	6.78%	11.22%	17.74%
<b>Q6 I would like to interact with my neighbors beyond a friendly wave hello. (SingleSelection)</b>		Percent		Percent	Percent
Agree	63%	58.83%	78.81%	59.18%	55.26%
Disagree	37%	16.42%	7.63%	19.39%	18.93%
Unsure		24.75%	13.56%	21.43%	25.81%
<b>Q7 I have done at least one favor for an immediate neighbor in the past year. (SingleSelection)</b>		Percent		Percent	Percent
Agree	44%	74.17%	87.18%	72.45%	80.48%
Disagree	34%	19.83%	9.40%	24.49%	14.09%
Unsure		6.00%	3.42%	3.06%	5.43%
<b>Q8 In the last 12 months I have hosted at least one neighbor in my home socially. (SingleSelection)</b>		Percent		Percent	Percent
- Agree	67%	39.92%	33.90%	38.78%	27.25%
- Disagree	33%	56.50%	65.25%	61.22%	70.29%
Unsure		3.58%	0.85%	0.00%	2.46%

Questions and Answers	State Farm 2016 Survey	2022 Regional Pollfish Survey - Springfield DMA	2022 Statewide Survey of Engaged Neighbor Participants	2022 Regional Pollfish Survey	2024 Regional Pollfish Survey - State of Missouri
<b>Q9 I have at least one trusted neighbor I leave a key with in case of emergencies. (SingleSelection)</b>		Percent		Percent	Percent
- Agree	56%	55.92%	74.58%	58.16%	60.19%
- Disagree	44%	33.50%	16.10%	34.69%	29.63%
Unsure		10.58%	9.32%	7.14%	10.19%
<b>Q10 Overall, do you wish to be more or less personally connected to my neighbors. (SingleSelection)</b>		Percent		Percent	Percent
More	32%	35.75%	55.93%	35.71%	31.32%
Same	62%	53.50%	41.53%	56.12%	59.17%
Less	6%	10.75%	2.54%	8.16%	9.51%
<b>Q11 If my neighborhood had a block party, I would definitely attend. (SingleSelection)</b>		Percent		Percent	Percent
- Agree	76%	59.67%	81.36%	59.18%	61.04%
- Disagree	20%	14.00%	5.93%	10.20%	12.56%
Unsure	4%	26.33%	12.71%	30.61%	26.40%
<b>Q12 In the past 12 months, have you worked with neighbors to improve your neighborhood or community?</b>		Percent		Percent	Percent
Yes	12%	35.75%	45.76%	23.47%	22.16%
No	88%	57.33%	50.85%	71.43%	74.62%
Unsure	0%	7.92%	3.39%	7.14%	3.23%
<b>Q13 Since moving to your neighborhood, have you participated in welcoming a new neighbor to the neighborhood? Please select all that apply. (MultipleSelection)</b>		Percent		Percent	Percent
Yes, I have welcomed verbally or in writing	31%	33.00%	52.99%	44.90%	
Yes, I have invited into my home or gathering	14%	16.42%	18.80%	9.18%	
Yes, I have given a gift to welcome	12%	16.08%	27.35%	12.24%	
No, I have not welcomed a new neighbor	54%	49.42%	35.04%	43.88%	
<b>Q13 Does your neighborhood have an active neighborhood watch program?</b>					Percent
We have neighborhood watch, and are active.					21.31%
We do NOT have neighborhood watch.					62.73%
I am not sure what Neighborhood Watch is or if our neighborhood has this program.					15.96%

Questions and Answers	State Farm 2016 Survey	2022 Regional Pollfish Survey - Springfield DMA	2022 Statewide Survey of Engaged Neighbor Participants	2022 Regional Pollfish Survey	2024 Regional Pollfish Survey - State of Missouri
<b>Q14 Which of the following characteristics or behaviors, if any, would you say generally define a good neighbor? Please select all that apply. (Multiple Selection)</b>	N/A	Percent		Percent	Percent
Respects my privacy		69.75%	71.12%	74.49%	71.31%
Is quiet and does not make excessive noise (picks up after pet on a walk, etc)		53.33%	62.95%	63.27%	55.60%
Takes care of their property / mows lawn		46.67%	79.66%	57.14%	54.24%
Practices correct parking etiquette of vehicles		54.08%	87.29%	65.31%	58.06%
Watches out for neighbors' property		36.08%	87.29%	50.00%	39.30%
Watches out for their fellow neighbors' personal safety		60.33%	82.20%	69.39%	67.49%
Helps out a neighbor with an unexpected need		54.33%	82.20%	65.31%	59.17%
Helps fellow neighbors with small favors		43.08%	66.95%	50.00%	49.49%
Checks in on elderly neighbors		44.92%	75.42%	52.04%	48.81%
Teachers their children to respect neighbors property		42.25%	59.32%	54.08%	46.69%
Leaves interactions to a quick hello or wave of the hand		37.00%	22.03%	42.86%	54.41%
Provides babysitting		27.25%	5.08%	29.59%	25.64%
Helps out a neighbor with a financial need		8.00%	8.47%	11.22%	4.75%
Greets me by name		12.83%	61.02%	16.33%	8.32%
Hosts social events or get-togethers for neighbors		36.33%	22.03%	42.86%	42.19%
Is involved with the neighborhood association or HOA (and if one does not exist is involved in the community).		12.92%	48.81%	13.27%	11.54%
it		11.08%	55.93%	10.20%	12.73%
Welcomes new residents to the neighborhood		34.67%	60.85%	42.86%	32.00%
Is positive and encouraging in conversation		30.33%	79.03%	35.71%	39.98%
Willing to loan a tool or food ingredient (like sugar) when asked.		41.50%			41.77%
Includes me in their routine activities		41.42%	63.56%	47.96%	47.37%
Prays for me and my family					5.01%
Does random acts of kindness for neighbors					25.81%
Engages me in conversation and listens					46.94%
Other		0.92%			36.25%
					1.27%



## AGENDA ITEM ANALYSIS

Project/Issue Name: 24-R-29 A Resolution of the City Council Authorizing the City Administrator to Negotiate a Developer’s Agreement with Republic 63, LLC for the Installation of Infrastructure Improvements and the Purchase of Necessary Materials for Lot 7 of the Hankins Farm Planned Development District.

Submitted By: Karen Haynes, Planning & Development Manager

Date: June 04, 2024

### Issue Statement

The BUILDS Department is requesting approval authorizing the City Administrator to negotiate a Developer’s Agreement with Republic 63, LLC for infrastructure improvements, including the purchase of materials, for Lot 7 of Hankins Farm Planned Development District (PDD).

### Discussion and/or Analysis

Republic 63, LLC has submitted preliminary plans for the construction of a new spec warehouse for Lot 7 of the Hankins Farm PDD, which will serve as the first of several large-scale economic development projects/job centers in the area. The project will require installation of Water Main Infrastructure looping around the prospective building, consisting of eight (8) inch Water Main, Fittings, and Fire Hydrants.

In line with previous Agreements, we are requesting authorization for the City Administrator to draft and negotiate the terms of the Developer Agreement with Republic 63, LLC for construction of the Water Main Infrastructure for the project and to authorize the purchase of materials for the project, not to exceed \$50,000 in Water Main Materials.

Resolution approval and subsequent successful negotiations for the terms of the Developer’s Agreement with Republic 63, LLC, will require final approval of the Developer’s Agreement by City Council.

### Recommended Action

Staff recommends approval.

**A RESOLUTION OF THE CITY COUNCIL AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE A DEVELOPER’S AGREEMENT WITH REPUBLIC 63, LLC FOR THE INSTALLATION OF INFRASTRUCTURE IMPROVEMENTS AND THE PURCHASE OF NECESSARY MATERIALS FOR LOT 7 OF THE HANKINS FARM PLANNED DEVELOPMENT DISTRICT**

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

**WHEREAS**, Republic 63, LLC (the “Developer”) has submitted preliminary plans to the City for the construction of a new warehouse (“Proposed Improvement”) on Lot 7 of the Hankins Farm Planned Development District (“Hankins Farm PDD”); and

**WHEREAS**, the Proposed Improvement will require installation of water main infrastructure looping around the prospective structure, consisting of eight (8) inch water main, fittings, and fire hydrants; and

**WHEREAS**, City staff wish to proceed with purchase of the materials needed for installation of the Proposed Improvement at a cost not to exceed \$50,000, on the condition that the Developer fully reimburse the City for the same as part of a Developer’s Agreement to be negotiated and executed by and between the Developer and City; and

**WHEREAS**, City staff additionally seek approval of Council to proceed with negotiations with the Developer as to the terms of the Developer’s Agreement between the City and Developer, which will include the aforementioned provisions, along with all other appropriate terms; and

**WHEREAS**, the Council finds it in the best interest of the City to authorize the City to negotiate the terms of a Developer’s Agreement with the Developer, such terms to include the City’s purchase of the aforementioned materials and reimbursement for the same by the Developer, and authorize the City to proceed with that purchase (or purchases).

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

**Section 1.** The City Administrator, and/or his designee, on behalf of the City, is authorized to negotiate the terms of a Developer’s Agreement with Republic 63, LLC, which shall govern the installation of specified improvements upon Lot 7 of the Hankins Farm Planned Development District.

**Section 2.** The City Administrator, and/or his designee, on behalf of the City, is authorized to purchase the materials necessary for installation of the aforementioned infrastructure improvements upon Lot 7 of the Hankins Farm Planned Development District, in a total amount not to exceed \$50,000 without separate, additional approval from Council, such amount to be reimbursed by Republic 63, LLC.

**Section 3.** The City Administrator, or his designee(s), on behalf of the City, is authorized to take other reasonable, necessary steps to implement this Resolution.

**Section 4.** The whereas clauses are specifically incorporated herein by reference.

**Section 5.** 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 \_\_\_\_\_, 2024.

**Attest:**

\_\_\_\_\_  
Eric Franklin, Mayor

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

**Approved as to Form:**

  
\_\_\_\_\_

Megan McCullough, City Attorney

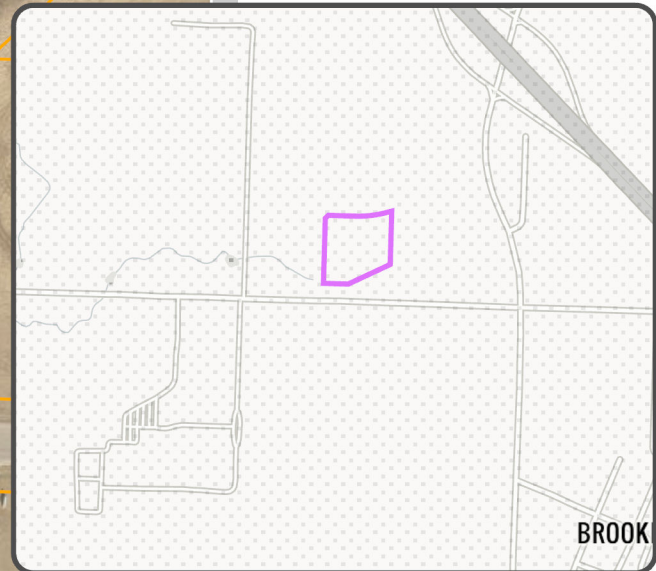
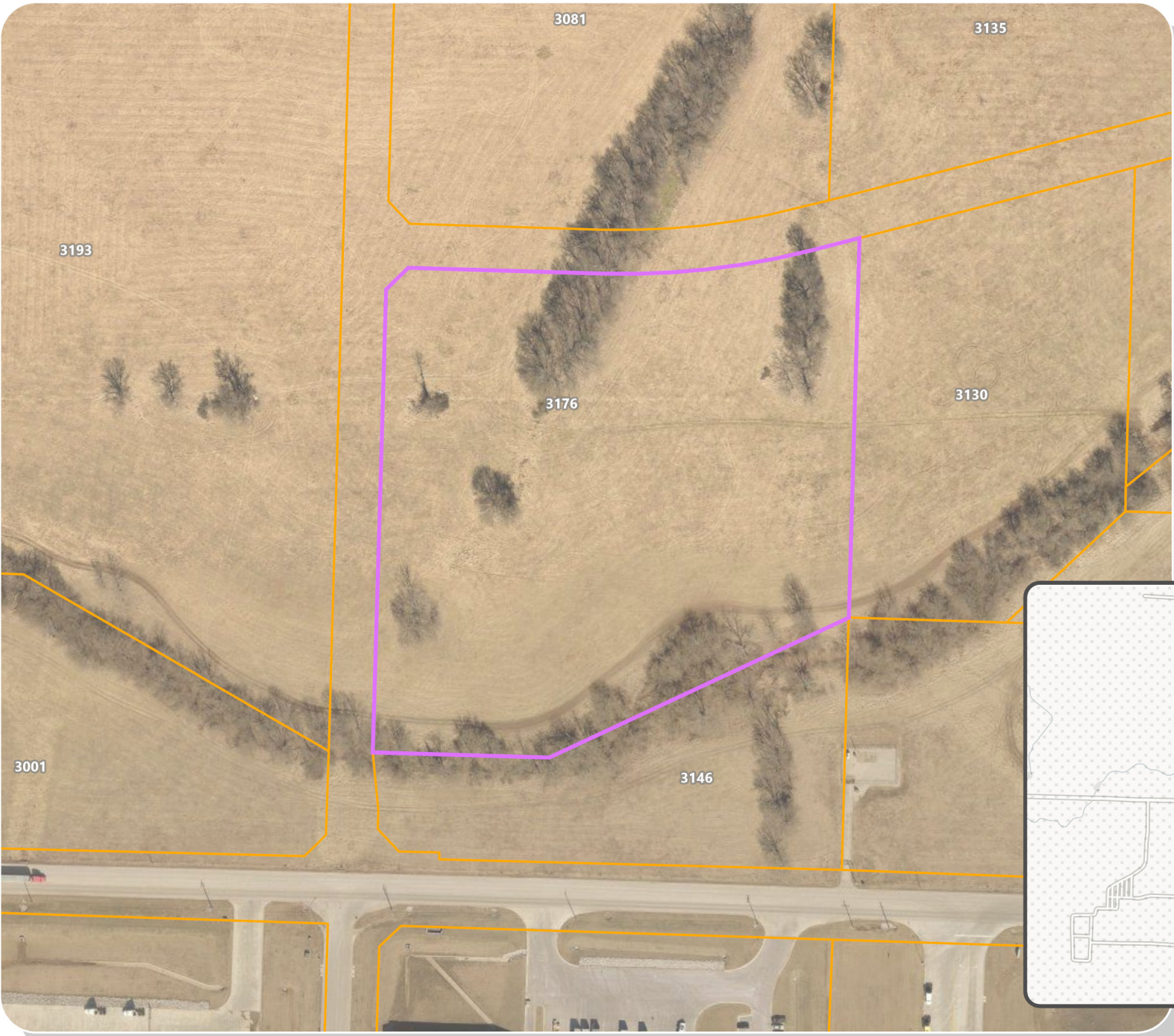
**Final Passage and Vote:**



**Owner**  
Republic 63 LLC

**PIN**  
1434400018

**Acreage**  
9.0



# Hankins Farm Lot 7 Developer's Agreement



## AGENDA ITEM ANALYSIS

Project/Issue Name: 24-R-30 A Resolution of the City Council Authorizing the City Administrator to Enter into An Agreement with Burlington Northern Santa Fe Railroad for a Preliminary Engineering Study of Railroad Facilities in the City of Republic.

Submitted By: Karen Haynes, Planning & Development Manager

Date: June 04, 2024

### Issue Statement

The BUILDS Department is requesting approval authorizing the City Administrator to enter into an Agreement with Burlington Northern Santa Fe Railroad (BNSF) for a Preliminary Engineering Study with respect to railroad facilities located in the City of Republic.

### Discussion and/or Analysis

The Agreement is a 50/50 partnership between BNSF and the City of Republic for an Engineering Study to include On-Site/Diagnostic Evaluations and Preliminary Engineering of Railroad Facilities in the City of Republic, which will result in a Report, Preliminary Design, and Cost Estimates for potential Projects to improve overall transportation safety in the City. Additionally, the finalized Study will allow the City to pursue BNSF, State, and Federal Grants and other Funding Opportunities for implementation of the recommended safety and transportation improvements.

The cost of the Study for the City is a not-to-exceed amount of \$42,000; BNSF is covering the other fifty percent of total cost for the Study.

### Recommended Action

Staff recommends approval.



**A RESOLUTION OF THE CITY COUNCIL AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH BURLINGTON NORTHERN SANTE FE RAILROAD FOR A PRELIMINARY ENGINEERING STUDY OF RAILROAD FACILITIES IN THE CITY OF REPUBLIC**

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

**WHEREAS**, the City would like to partner with Burlington Northern Sante Fe Railroad (BNSF) for the provision of an engineering study to include on-site/diagnostic evaluations and preliminary engineering of railroad facilities in the City (the “Study”); and

**WHEREAS**, the Study will provide the City with a report, preliminary design, and cost estimates for potential projects that would improve overall transportation safety within the City; and

**WHEREAS**, the Study will also allow the City to pursue federal and state grants, BNSF grants, and other potential funding opportunities for implementation of the recommended safety and transportation improvements; and

**WHEREAS**, the City would share the costs of the Study with BNSF equally, with the City being responsible for up to amount not exceeding \$42,000.

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

- Section 1.** The City Administrator, and/or his designee, on behalf of the City, is authorized to enter into an agreement with Burlington Northern Sante Fe Railroad (BNSF) for a preliminary engineering study of railroad facilities in the City, said agreement to be in substantially the same form as that attached hereto and labeled “Attachment 1”.
- Section 2.** The City Administrator, or his designee(s), on behalf of the City, is authorized to take other reasonable, necessary steps to implement this Resolution.
- Section 3.** The whereas clauses are 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 \_\_\_\_\_, 2024.

**Attest:**

\_\_\_\_\_  
Eric Franklin, Mayor

Laura Burbridge, City Clerk

**Approved as to Form:**

A handwritten signature in blue ink, appearing to read 'Megan McCullough', is written over a horizontal line.

Megan McCullough, City Attorney

**Final Passage and Vote:**



Contract Number: BF-20445058

**PRELIMINARY ENGINEERING SERVICES AGREEMENT**  
**Project Review**

**BNSF File No.: BF-20445058**  
**Mile Post 250 - 253**  
**Line Segment 1002**  
**Cherokee Subdivision**

This Agreement (“**Agreement**”) is executed to be effective as of [REDACTED] (“**Effective Date**”), by and between **BNSF RAILWAY COMPANY**, a Delaware corporation (“**BNSF**”) and the **CITY OF REPUBLIC**, a political subdivision of the State of Missouri (“**Agency**”).

**RECITALS**

WHEREAS, BNSF owns and operates a line of railroad in and through the City of Republic, State of Missouri;

WHEREAS, Agency has stated its intention to proceed initially with a project to study the crossings and rail corridor within the city limits and develop a collaborative plan between BNSF and the Agency to have a commonly understood direction forward for future crossing improvements, closures, or grade separations (the “**Project**”);

WHEREAS, Agency has requested that BNSF perform certain preliminary engineering review services and other Work (defined below) with respect to its railroad facilities located at or near the Project site to facilitate Agency’s evaluation of the feasibility of proceeding with the Project; and

WHEREAS, BNSF is agreeable to performing the Work, subject to the terms and conditions of this Agreement;

**AGREEMENT**

NOW, THEREFORE, in consideration of the mutual covenants and agreements of the parties contained herein, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:



Contract Number: BF-20445058

## 1) Scope of Work

As used herein, the term “**Work**” includes all work performed by BNSF, its employees, contractors, consultants, or other agents (collectively, the “**BNSF Parties**”) pursuant to this Agreement, including, but not limited to: (a) conducting on-site visits including diagnostic evaluations; (b) performing preliminary engineering services; (c) developing cost estimates for construction of the Project; (d) preparing draft agreements including legal review; and (e) reviewing and/or providing comments on preliminary layouts or other designs, plans, and/or documents in connection with the Project.

## 2) Payment and Deposit for Work

Agency authorizes BNSF to proceed with the Work relating to the Project. Agency shall pay and reimburse BNSF for all actual costs and expenses that BNSF incurs in performing the Work, including without limitation: (a) labor, supplies, and material; (b) direct and indirect labor and contractor charges including additives; (c) delivery charges; (d) BNSF’s additives and overhead, as such are in effect on the date BNSF prepares its final billing; and (e) all applicable taxes due, paid, or payable by BNSF on such products and services, including sales and use taxes, business and occupation taxes, and similar taxes (collectively, “**Actual Costs**”). BNSF’s estimated cost for Work on this Project is \$84,000 (“**Estimated Cost**”). BNSF will contribute 50% of the Actual Costs up to \$42,000 (“**BNSF’s Share**”). Agency will contribute the remaining 50% of the Actual Costs up to \$42,000 (“**Agency’s Share**”). Any estimate provided by BNSF for the Work shall not be a limitation on the Work to be performed or the costs and expenses incurred, which Agency shall reimburse to BNSF in full.

During its performance of the Work pursuant to this Agreement, BNSF will send Agency progressive invoices detailing the costs of the Work performed to date. Agency must reimburse BNSF for Agency’s Share of completed Work within thirty (30) days of the date of the invoice for such Work. Upon final completion of the Work, BNSF will send Agency a detailed invoice of final costs. Agency must pay the final invoice within ninety (90) days of the date of the final invoice. BNSF will assess a finance charge of .033% per day (12% per annum) on any unpaid sums or other charges due under this Agreement which are past such thirty (30) or ninety (90) day terms, as applicable. The finance charge continues to accrue daily until the date payment is received by BNSF, not the date payment is made or the date postmarked on the payment. Finance charges will be assessed on delinquent sums and other charges as of the end of the month and will be reduced by amounts in dispute and any unposted payments received by the month’s end. Finance charges will be noted on invoices sent to Agency under this section.



Contract Number: BF-20445058

### 3) Scope and Limitations of Agreement

The parties acknowledge that entering into this Agreement does not of itself obligate either BNSF or Agency to participate in the construction of the Project. If Agency elects to proceed with the Project after the Work is performed, then BNSF and Agency agree to enter into negotiations for appropriate agreements regarding the construction of the Project and other related activities. Nothing in this Agreement — including BNSF's performance of the Work — shall obligate BNSF to enter into any subsequent agreement or otherwise permit the Project *except and subject to* any terms and conditions that BNSF may subsequently approve in its sole discretion.

Notwithstanding anything to the contrary in this Agreement, BNSF's review, approval, and/or other participation in the Project or any element thereof, including the Work performed by the BNSF Parties hereunder, are expressly limited to — and are intended and understood by the parties to be in furtherance of — BNSF's railroad purposes, and are not in furtherance of Agency's purposes in undertaking the Project. All Work performed hereunder is intended for use in evaluating the impact of the Project on BNSF's railroad and the costs to Agency associated therewith. BNSF is providing the Work in consideration of BNSF's subjective standards for its railroad purposes only. Consequently, the Work shall in no way be construed or deemed to be BNSF's recommendation, condition, or direction to Agency, nor shall the Work be construed or deemed to be BNSF's opinion or approval that the plans and specifications or any work intended or completed on the Project (a) is appropriate for any other purpose including highway purposes; (b) is structurally sound; or (c) meets applicable standards, regulations, laws, statutes, local ordinances, and/or building codes. No benefits to Agency or any third party are provided, intended, or implied herein. Agency shall at all times be solely responsible for the adequacy and compliance of all design elements of the Project for highway and other public purposes. **AGENCY SHALL WAIVE ANY CLAIMS AGAINST BNSF FOR — AND SHALL RELEASE BNSF FROM — ANY AND ALL CLAIMS WHICH MAY OR COULD RESULT FROM THE WORK PERFORMED HEREUNDER, AND IF APPLICABLE TO THE EXTENT PERMITTED BY MISSOURI LAW AND FEDERAL LAW, AGENCY SHALL INDEMNIFY BNSF FOR AND HOLD IT HARMLESS FROM AND AGAINST ANY SUCH CLAIMS.**

### 4) No Right of Entry

Nothing in this Agreement shall be construed as providing Agency or its contractors, consultants, or other agents any right of entry upon property owned or occupied by BNSF. Any preliminary engineering or other work required by Agency in connection with the



Contract Number: BF-20445058

Project necessitating entry upon BNSF's railroad right-of-way shall only be conducted as authorized by a separate written permit obtained by Agency from BNSF for such entry ("Entry Permit").

The Entry Permit will provide that any on-site visits, including diagnostic evaluations, by Agency and its parties required for the Project shall be conducted only from adjoining properties, and Agency shall ensure that no attendees enter or remain on BNSF's right-of-way, except when using an authorized highway-rail crossing designated for such purpose.

Agency or its agents must contact BNSF's Manager of Public Projects, Kara Brockamp at [kara.brockamp@bnsf.com](mailto:kara.brockamp@bnsf.com), or BNSF's permitting agent Jones Lang LaSalle Brokerage, Inc. ("JLL") at <http://bnsf.railpermitting.com/> to obtain the required Entry Permit prior to any entry.

## 5) Disclaimer

**BNSF GIVES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY, QUALITY, MERCHANTABILITY, FITNESS FOR ANY PARTICULAR PURPOSE, OR ANY OTHER MATTER, OF OR FOR THE WORK PERFORMED PURSUANT TO THIS AGREEMENT OR ANY REPORT OR OTHER DELIVERABLE WHICH BNSF MAY FURNISH TO AGENCY PURSUANT TO THIS AGREEMENT. BNSF SHALL IN NO WAY BE RESPONSIBLE FOR AGENCY'S PROPER RELIANCE UPON, INTERPRETATION OF, OR OTHER USE OF THE WORK. BNSF IS NOT A CONTRACTOR, AGENT, PARTNER, OR JOINT VENTURER OF AGENCY BECAUSE OF THIS AGREEMENT OR BECAUSE OF BNSF'S PERFORMANCE OF THE WORK. LIKEWISE, THE BNSF PARTIES WHO MAY ASSIST BNSF IN PERFORMING THE WORK ARE DOING SO FOR BNSF'S BENEFIT ONLY, AND ARE NOT — AND SHALL NOT BE DEEMED TO BE — CONTRACTORS, SUBCONTRACTORS, OR AGENTS OF AGENCY.**



Contract Number: BF-20445058

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the day and year first written above.

**City of Republic**

**BNSF Railway Company**

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

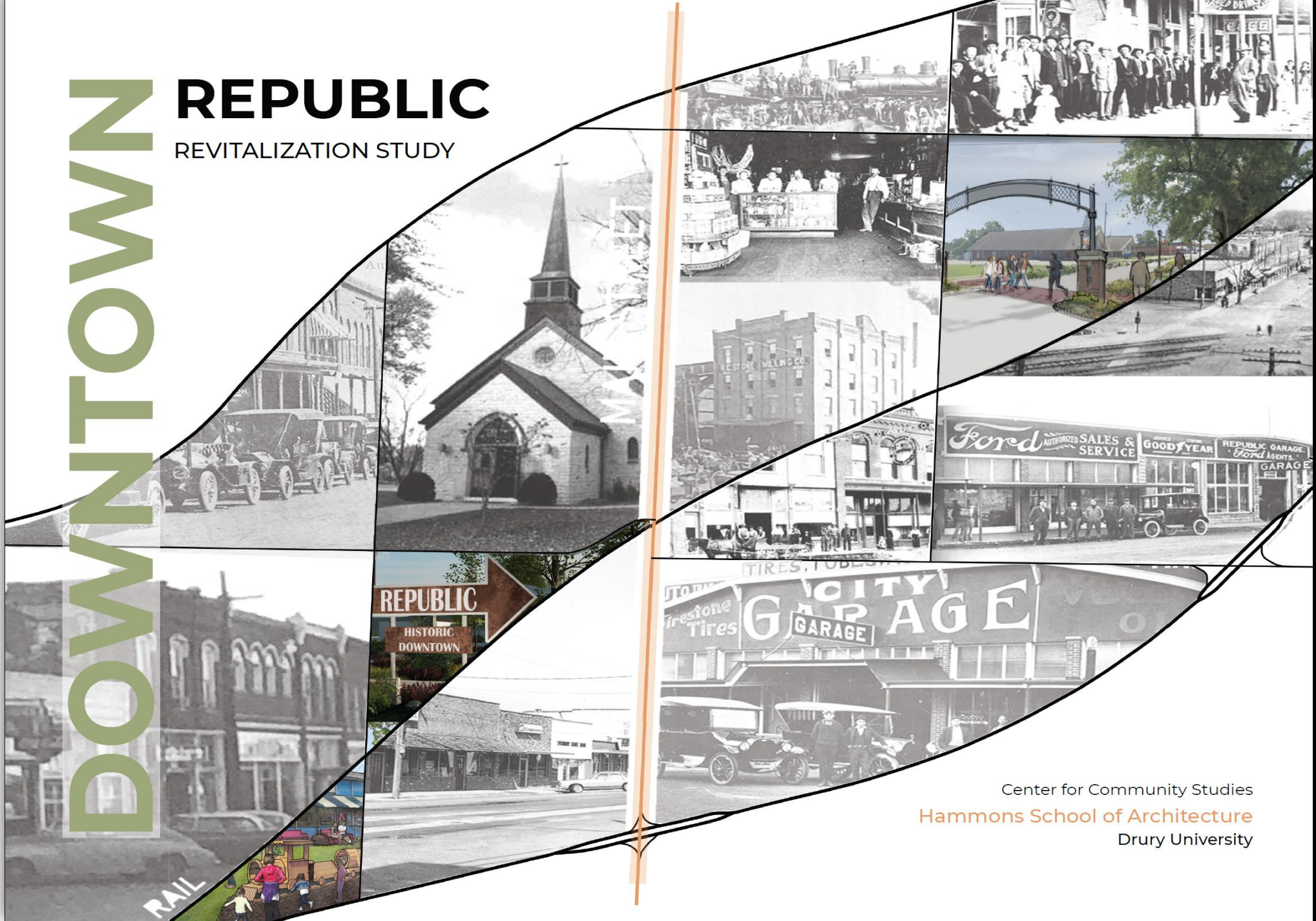
Assistant Director Public Projects

Accepted and effective this \_\_\_ day of \_\_\_\_\_, 20\_\_.

DOWNTOWN

# REPUBLIC

## REVITALIZATION STUDY



Center for Community Studies  
 Hammons School of Architecture  
 Drury University



# Project Team

## ■ 19

- **Fourth Year Students,  
from the Five-Year  
Professional Program**

### Drury University Community Studies Team

Dani Alexander  
Mark Belk  
Claire Brandt  
Josh Cowsert  
Ethan Farrar  
Jaira Glaser  
Claudia Gonzalez  
Morgan Gullette  
Wes Laaker  
Connor Lazzell  
Katie Lorentz  
Abby McKee  
Gianni Panzeri  
Julianna Ryan  
Rori Stone  
Ellen Tran  
Nina Tsolakis  
Jeremy Vanost  
Cole Vincent



First Tour of Main Street in January 2024 . . . Wind Chill-5



Presentation Initial Ideas and Community Critique . . . Mtg 2

■ **70 +**

**Participants at the 3 Public Meetings**

- **Property and Store Owners**
- **Community-at-Large**
- **City Administrators/Staff**
- **City Council**

**Does not include the additional citizens who were interviewed**

### Community Members Involved

Alisha Ackerman  
 John Ackerman  
 Rita Bishop  
 Jordan Brown  
 David Burton  
 Ashley Cantrell  
 Blake Cantrell  
 Carmen Clark  
 Leslie Clark  
 Garrett Cline  
 Rosemary Comisky  
 Duane Comter  
 Curt Cook  
 Kelly Dodson  
 Angel Falig  
 Lynn Hall Fint  
 Stefani Fitzpatrick-Duncan  
 Eric Franklin  
 Meagan Gerlemann  
 Kanau Hayng  
 Kennedy Hollingshad  
 Zach Hollingshad  
 Brian Hopper  
 Bonnie Hosier  
 W. B Joggs  
 Kendall Jones  
 Ganiro Jorge  
 Burl LaRussa  
 Merrit LaRussa  
 Kathy Ledbetter  
 Robyn McKee  
 Tim McKee  
 Kami Means  
 Brenda Miller  
 Suzy Mooneyham

Terry Mooneyham  
 Cindy Morton  
 Justin Neal  
 Saoirse Neal  
 Shannon Neal  
 Anoren Nelson  
 Joe Parker  
 Laurie Piper  
 Bill Robertson  
 Patrick Ruiz  
 Tori Rupert  
 Justin Shaw  
 Trenton Sims  
 Susan Sprague  
 Bryan Smith  
 Garrack Smith  
 Chris Saunders  
 April Swanson  
 Chris Tabor  
 Josh Thomasson  
 Cecelia Thompson  
 Kirk Thompson  
 Sheemin Thompson  
 Teresa Thomposon  
 Trae Thompson  
 Billie Werbeck  
 Bonnie Williams  
 Evan Williams  
 John Williams  
 Torri Williams  
 Curtis White  
 Jennifer Worley  
 Jeremy Worley  
 Sarah Worley  
 Lee Young



## DURING THE SPRING OF 2024, THREE OPEN COMMUNITY MEETINGS WERE ORGANIZED WITH REPUBLIC CITIZENS AND THE CCS TEAM

### Community Meeting One Workshop: Goals, Objectives, and Methods Workshop

- The community participants were divided into teams of six to eight people.
- **GOAL**
  - From the **Goal statements** provided, the participants were asked to select the GOAL that defined what they believed was the overarching aim of Republic's Downtown Main Street revitalizing.
- **OBJECTIVES**
  - The **OBJECTIVE statements** defined the strategies for how the project intention or GOAL might be achieved.
- **METHODS**
  - The **METHOD statements** defined how to implement the strategies or OBJECTIVES selected for reaching the chosen GOAL.

### VALUES, PRIORITIES, and CONCERNS

The **GAME BOARD** encourages all the participants to share their VALUES, PRIORITIES, and CONCERNS with each other through active participation.



Each team shared their GOAL, OBJECTIVES, and METHODS selections and their Drawn Design Proposal.

## Key Workshop Goal Statement Takeaways:

The primary goal(s) selected by the participants imagined:

- **Downtown Main Street as a Live, Work, Play District**
- **To enhance Main Street's "Small Town Character"**
- **To improve the economic vitality of the businesses on Main Street**

*These primary goals hold the greatest influence in the development of our proposed interventions/recommendations.*



## Key Workshop Objective Statement Takeaways:

- Promote Downtown’s Main Street District as a place to gather and socialize.
- Establish a “Historic” image for the Downtown Main Street District.
- Repair structures in the downtown area to avoid further building loss.
- Develop a phased plan for the renewal of Downtown’s Main Street District.
- Create a city heritage park that celebrates the founding and history of Republic in the Downtown Main Street District.
- Establish a development corporation to oversee the renewal of the Downtown Main Street District.
- Upgrade the appearance of the arrival sequence into downtown along Main Street between 60 and Hwy 174.
- Promote a unique image for Downtown’s Main Street District.
- Bring all structures in Downtown’s Main Street area up to code.
- Remove all substandard structures in the Main Street District.
- Increase the city’s financial support for the renewal of the Downtown Main Street District.
- Promote socialization throughout Downtown’s Main Street public spaces.



Downtown Walkability and Traffic Calming



Small-Town City Square Gazebo

## Community Meeting Two: Takeaways from Review of Initial Design Ideas

- Beautification of Downtown's Main Street District.
- Developing an approachable and lively atmosphere through improved visual experiences.
- Proper usage and density of vegetation (especially when considering streetscape interventions).
- Creating a unified facade while protecting the freedoms and unique expressions of property owners.
- Clarify project funding and responsibilities for specific design components.
- Establish understanding of who will provide monetary contributions.
- Knowing who is responsible for maintenance of new elements.



Community review of team proposals: orally and with green/red dots



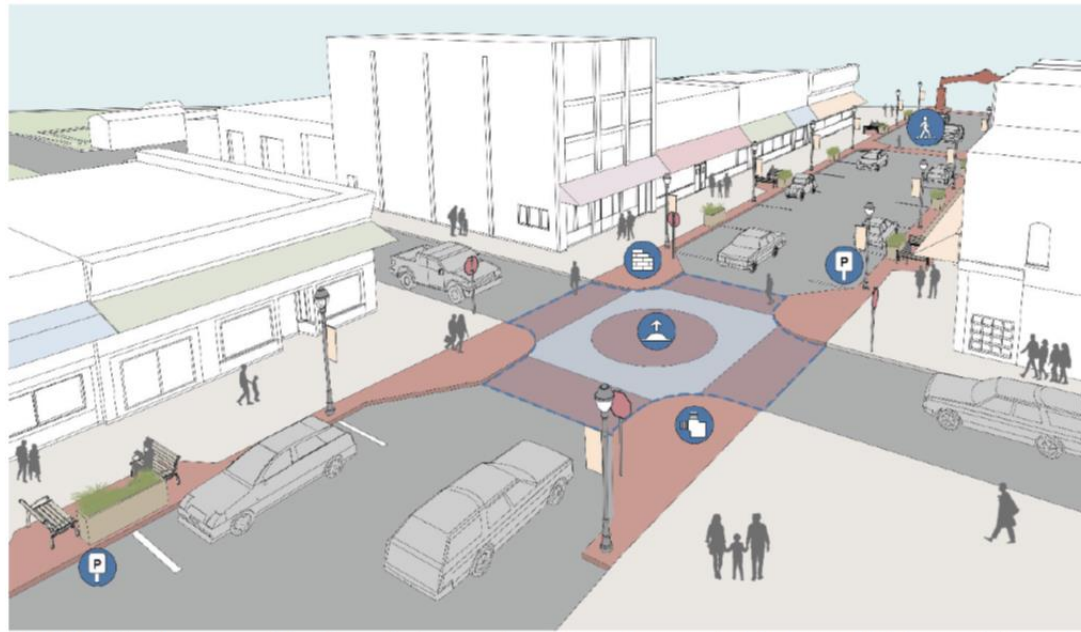
Community critique of the four design proposals with CCS team

## Community Meeting Three: Presentation of CCS Team Recommendations

- Narrow Main Street
- Reduce Parking on Main Street
- Create Public Parking Lots Along Walnut Street
- Make Main Street more Pedestrian-Friendly
  - Create Spaces for Socialization/Lingering
- Upgrade Building Facades, Signage, and Awnings
- Add Traffic Calming Devices Along Main Street
- Add Landscaping Along Main Street
- Create a Downtown Park
  - Create Gathering Locations within the Park
  - Botanical Garden
  - Gazebo
  - Public Plazas
  - Public Art Exhibits
  - Heritage Displays
- Improve Entry Approaches into Downtown
  - Place Entry Arches at Elm and Anderson Streets
- Extend Pedestrian and Cyclist Trail through Downtown
- Connect Trails between J. R. Martin Park and Downtown
- Promote New Destinations in the Downtown District
  - Restaurant(s) and Café(s)
  - Ice Cream Parlor
  - Maker Place/After School Center

*Make Downtown a City/Regional Destination*  
*Create a New Identity for Main Street*





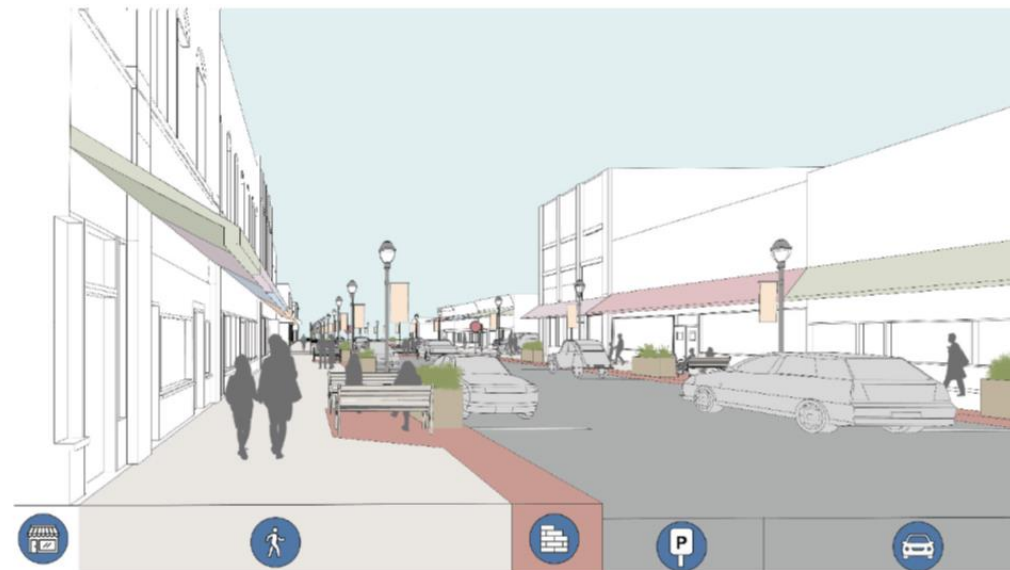




# CCS TEAM'S RECOMMENDATIONS FOR DOWNTOWN MAIN STREET'S REVITALIZATION



Item 14.



Through  
Zone  
14' - 6"

Brick  
Edge  
3'

Parallel  
Parking  
8'

2-Way  
Street  
20'

# PHASE 1 Main Street



## Interventions:

- Widened Sidewalks
- Parallel Parking
- Cohesive Awnings and Facades
- Traffic Calming Devices
- Increased Opportunities for Seating and Gathering
- Events on Main



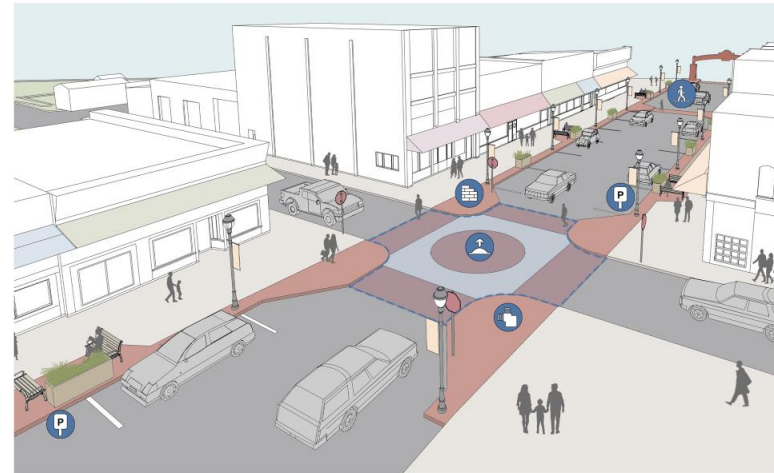
*Automobile Day at Republic.*

# PHASE 2 Connectors + Activators



## Interventions:

- Consolidate Parking
- Prioritize walking experience from parking to Main Street
- Raised intersections
- Central Plaza



# PHASE 3 City in a Park



## Interventions:

- Landscaping at the street level
- Green buffers against railroad noise and nearby residences
- Parks and trails

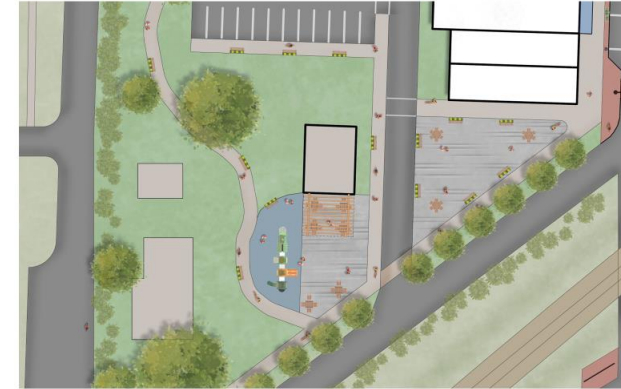


# PHASE 4 Future Opportunities + Investment



## Interventions:

These interventions can culminate in the role of Main Street as a live, work, play community in a historic, arts and green district reinforcing pedestrian experience through a colorful, experiential and lushly unified town square.









Owen and Short Hardware Store about 1915 before it was remodeled. Beginning at left: Elmer Kerr, Glen Owen, Fred R. Short, Jim Bain and a customer.



Inside the W. A. Beal Cafe.





## RECOMMENDATIONS: Process

### Process:

- **City of Republic establishes a Downtown Main Street Revitalization Advisory Committee** comprised of citizens who participated in the Spring 2024 City/Drury University's, Center for Community Studies collaboration.
- The Downtown Main Street Revitalization Advisory Committee should be no bigger than 5-9 citizens.
- The composition of the Advisory Committee should be a balanced representation of community-wide interest groups.
- City elected officials and city administrators/staff should only have an ex-officio role and not lead the discussions. They should merely advise the citizen advisory committee.
- The Advisory Committee should be given a written committee charge and timeline by the Mayor.
  - For example:
    - The committee might be charged with reviewing the document prepared by the Drury CCS to determine what proposed ideas, if any, are appropriate to develop.
    - The committee might be charged with suggesting a multi-year, multi-phased plan for revitalizing the Downtown Main Street District.
    - The committee's charge might include the vision statement for the Downtown Main Street revitalization which will guide the multi-year process for the renewal and what should be the phase one tasks for implementation.
    - The committee might be charged with developing a process for soliciting input/feedback from the broader community.
    - The committee might be charged with providing regular reports of their progress to City Council.
    - The committee might be given a date for completing their charge.

- After the Advisory Committee has completed their charge and has suggested a long-term vision for revitalization of Main Street and a phase one strategy for implementation, the City Council and city administrators/staff should vote on the proposal .
- If approved, the City Administrators/staff should prepare plans for the implementation of phase one.

## Suggested Phase-One Interventions:

### Interventions:

- On pages 12-13 in the Downtown Republic Revitalization Study the student team has suggested **a few ideas for the Phase-One Implementation strategies.**
  - They include, but should not be limited to, the following:
    - Signage
    - Streetscape
    - Events
    - Parking
    - Parks and Public Spaces
    - Building Guidelines
    - Program
    - Arts and Murals

**THANK YOU FOR THE OPPORTUNITY TO WORK WITH THE COMMUNITY OF REPUBLIC ON THE**  
**Downtown Republic Main Street Revitalization Study**  
Spring 2024



**Drury University Community Studies Team**

Dani Alexander  
Mark Belk  
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Morgan Gullette  
Wes Laaker  
Connor Lazzell  
Katie Lorentz  
Abby McKee  
Gianni Panzeri  
Julianna Ryan  
Rori Stone  
Ellen Tran  
Nina Tsolakis  
Jeremy Vanost  
Cole Vincent