



AGENDA

City Council Regular Session
Municipal Court Building, 540 Civic Blvd
October 15, 2024 at 6:00 PM

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

Call Meeting to Order

Opening Prayer

Pledge of Allegiance

Citizen Participation

Proclamation

- [1.](#) Animal Control Center Awarded Shelter of the Year.

Consent Agenda

- [2.](#) Approve the October 1, 2024 City Council Minutes.
- [3.](#) As per RSMo. 109.230(4), City records that are on file in the City Clerk's office and have met the retention schedule will be destroyed in compliance with the guidelines established by the Secretary of State's office.
- [4.](#) Approve the Vendor List.
- [5.](#) Approve the Utility Billing Adjustments.
- [6.](#) 24-R-45 A Resolution of the City Council Authorizing the City Administrator to Submit a Renewal Application for Hall Provider of Bingo Premises.

Board, Commission, and Committee Schedule

Planning & Zoning Meeting	November 4, 2024
City Council Meeting	November 5, 2024
Board of Adjustment Meeting	November 7, 2024
City Council Workshop	November 12, 2024
City Council Meeting	November 19, 2024

Old Business and Tabled Items - None

New Business (First Reading of Ordinances)

- [7.](#) 24-57 An Ordinance of the City Council Approving the Final Plat of Wilson's Valley Phase 2 Subdivision.
- [8.](#) 24-58 An Ordinance of the City Council Vacating Approximately One Thousand Nine Hundred Twenty (1,920) Square Feet of Right-Of-Way along East Greentree Street (VACA 24-002).
- [9.](#) 24-59 An Ordinance of the City Council Vacating Approximately Three Thousand Five Hundred Eighty Six (3,586) Square Feet of Right-Of-Way along East Greentree Street (VACA 24-003).
- [10.](#) 24-60 An Ordinance of the City Council Approving Amendment of the Zoning Code and Official Map by Changing the Classification of Approximately 28.88 Acres of Property, located at the 7200 Block of West Farm Road 170, from Kirkwood Estates Planned Development District (PDD 23-005) to Kirkwood Estates Planned Development District (PDD 24-003).

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.**

[11.](#)24-61 An Ordinance of the City Council Approving Amendment of the Zoning Classification of 3.10 Acres of Real Property Located at 3155 East Sawyer Road from Eclipse Event Center Planned Development District (PDD) to Light Industrial (M-1).

[12.](#)24-62 An Ordinance of the City Council Amending Title IV (“Land Use”), Article 405-II (“Destination Of Districts And General District Regulations”), Chapter 405 (“Zoning Regulations”), Section 405.030 (“Districts Enumerated”), Article 405-III (“Zoning Districts -- Use And Regulations”), Section 405.148 (“MSD’ Main Street District”), Article 405-IV (“Height And Area Requirements, Exceptions And Modifications”), Sections 405.540 (“Height And Area Regulations Established – Chart”) and 405.545 (“Height And Area Exceptions And Conditions”), Article 405-VI (“Off-Street Parking And Loading Requirements”), Section 405.570 (“Generally”), Article 405-VII (“Additional District Provisions”), Section 405.620 (“Exterior Lighting Standards”), Article 405-X (“Landscaping And Screening”), Sections 405.750 (“Applicability”), 405.770 (“Landscaped Area Requirements”), And 405.810 (“Screening Requirements”), of the Municipal Code of the City of Republic, Missouri.

[13.](#)A Public Hearing of the City Council Regarding Approving a Petition for the Creation of a Community Improvement District; Establishing the Farm Road 93 Community Improvement District as a Political Subdivision of the State of Missouri; and Directing the City Clerk to Notify the Missouri Department of Economic Development of the Creation of the District.

[14.](#)24-63 An Ordinance of the City Council Approving a Petition for the Creation of a Community Improvement District; Establishing the Farm Road 93 Community Improvement District as a Political Subdivision of the State of Missouri; and Directing the City Clerk to Notify the Missouri Department of Economic Development of the Creation of the District.

New Business (Second Reading of Ordinances)

[15.](#)24-57 An Ordinance of the City Council Approving the Final Plat of Wilson’s Valley Phase 2 Subdivision.

[16.](#)24-58 An Ordinance of the City Council Vacating Approximately One Thousand Nine Hundred Twenty (1,920) Square Feet of Right-Of-Way along East Greentree Street (VACA 24-002).

[17.](#)24-59 An Ordinance of the City Council Vacating Approximately Three Thousand Five Hundred Eighty Six (3,586) Square Feet of Right-Of-Way along East Greentree Street (VACA 24-003).

Other Business (Resolutions)

[18.](#)24-R-46 A Resolution of the City Council Authorizing an Amendment to the City’s Employee Benefit Program through the Missouri Local Government Employees Retirement System (LAGERS).

Reports from Staff

Adjournment



PROCLAMATION
Animal Control Awarded
Shelter of the Year

WHEREAS, the Republic Animal Control Center was opened on September 29, 2020, significantly increasing the capacity and impact made by the Republic Animal Control Division; and

WHEREAS, the Animal Control Division is responsible for capturing animals at large and investigating allegations of animal abuse and neglect; and

WHEREAS, the Animal Control Division also serves the community by providing special presentations and public relations at school and civic groups; and

WHEREAS, the Center’s purpose is to provide care, comfort, and compassion to animals in need while working to find them “forever” families, in loving homes; and

WHEREAS, the Division promotes and provides resources, education, and programs to the community supporting this goal, including the Foster-to-Adopt Program, Barn Cat Program, and Animal Care Pantry; and

WHEREAS, the Missouri Animal Control Association named the Republic Animal Control Center as the Shelter of the Year; and

WHEREAS, the City of Republic acknowledges the dedication and hard work of the Animal Control Division in protecting the animals of the community.

NOW, THEREFORE, I, Eric Franklin, Mayor of the City of Republic in the State of Missouri, congratulate the staff of the Animal Control Center for this outstanding accomplishment.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of the City of Republic, this 15th day of October 2024.

Eric Franklin, Mayor



- 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 Regular Session
Municipal Court Building, 540 Civic Blvd
October 01, 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, Brian Fields, Justin Neal, Darran Campbell, and Chris Updike. Others in attendance were: City Administrator David Cameron, Chief of Staff Lisa Addington, City Attorney Megan McCullough, Fire Chief Duane Compton, City Clerk Laura Burbridge, Chief Financial Officer Bob Ford, Community Development Director Karen Haynes, Data and Security Supervisor Michael Sallee, Police Lieutenant Zach Richards, and Engineer Stefani Fitzpatrick-Duncan.

Opening Prayer

Opening prayer was led by Mayor Eric Franklin.

Pledge of Allegiance

The Pledge of Allegiance was led by Mayor Eric Franklin.

Citizen Participation

Mayor Franklin opened citizen participation at 6:00 p.m. No one came forward so Mayor Franklin closed citizen participation at 6:00 p.m.

Consent Agenda

Motion was made by Council Member Neal and seconded by Council Member Updike to approve the consent agenda. The vote was 5 Aye-Campbell, Fields, Neal, Shaw, and Updike. 0 Nay. 1 Abstain-Wilson. Motion Carried.

1. Approve the September 10, 2024 City Council Minutes.
2. 24-R-43 A Resolution of the City Council Approving the Dates for Meetings of the City Council, Planning and Zoning Commission, and Board of Adjustment During Calendar Year 2025.

Board, Commission, and Committee Schedule

Board of Adjustment Meeting	October 3, 2024-Cancelled
Planning & Zoning Meeting	October 7, 2024
City Council Workshop	October 8, 2024
City Council Meeting	October 15, 2024
Planning & Zoning Meeting	November 4, 2024
City Council Meeting	November 5, 2024

Old Business and Tabled Items

3. **24-55 An Ordinance of the City Council Authorizing Execution of an Intergovernmental Agreement with the Missouri Highways and Transportation Commission for the City's Acceptance of Certain Grant Funds and Contribution of Local Match Funding for Public Improvements Included in the Route MM Realignment Project (Greene County Job Number 8S0836D).**

Motion was made by Council Member Neal and seconded by Council Member Shaw to have the second reading of Bill 24-55 by title only. The vote was 6 Aye-Campbell, Fields, Wilson, Neal, Shaw, and Updike. 0 Nay. Motion Carried. Karen Haynes was available for questions of Council. Council Member Fields motioned for the passage of Bill 24-55. Council Member Shaw seconded. A roll call vote was taken digitally. The vote was 6 Aye-Campbell, Fields, Neal, Shaw, Updike, and Wilson. Motion Carried.

4. 24-56 An Ordinance of the City Council Approving Execution of a Developer Agreement with Empire District Electric Company for Parking Lot Access for the Future Morris Park on West State Highway 174.

Motion was made by Council Member Updike and seconded by Council Member Campbell to have the second reading of Bill 24-56 by title only. The vote was 6 Aye-Campbell, Fields, Wilson, Neal, Shaw, and Updike. 0 Nay. Motion Carried. Stefani Fitzpatrick-Duncan was available for questions of Council. Council Member Shaw motioned for the passage of Bill 24-56. Council Member Updike seconded. A roll call vote was taken digitally. The vote was 6 Aye-Campbell, Fields, Neal, Shaw, Updike, and Wilson. Motion Carried.

Other Business (Resolutions)

5. 24-R-44 A Resolution of the City Council Awarding the Bid for the Shuyler Creek Trail Extension to JD Wallace Contracting, LLC.

Motion was made by Council Member Neal and seconded by Council Member Updike to take up Resolution 24-R-44. Karen Haynes presented the Resolution and answered questions of Council. The vote was 6 Aye-Campbell, Fields, Neal, Shaw, Updike, and Wilson. 0 Nay. Motion Carried.

Reports from Staff

City Administrator David Cameron acknowledged this agenda was light, but we will make up for it as we head into budget season. Mr. Cameron congratulated staff for their hard work on the trail, a project that has spanned over two and a half years. We did not need to condemn any property for this project, but we did go over budget to accommodate the needs of property owners.

City Administrator David Cameron noted in the administrative report, the MM Highway section from I-44 to Brookline Baptist Church included a median, which was not part of the original plan. The cost doubled as a result. We are preparing to release the funds back to the state due to the project's infeasibility caused by the price increase. This project was the number one priority for Ozark Transportation Organization and the Springfield Chamber of Commerce. However, we will not be covering the cost difference on our end. The project is still in progress, but we are starting over due to inflation, right-of-way costs exceeding \$3.5 million, and the addition of the median.

City Administrator David Cameron announced we are working to move the Council Chambers to the BUILDS building as of November 15. This move will make A/V and staff work easier, and everything can be relocated if necessary.

City Administrator David Cameron noted we are preparing for the next legislative session, during which we will request additional funding for wastewater and highway projects, as well as discussing annexation bills. The water rate workshop is scheduled for October 8, and the code enforcement workshop will take place on November 12. Both will be recorded for those who cannot attend.

City Administrator David Cameron announced that the RFQ for the City Hall addition is scheduled for October 4, and we will also issue an RFP following that process.

City Administrator David Cameron reminded everyone that Pumpkin Daze is this weekend, and the data analytics team will provide better insights into attendance numbers following the event.

City Administrator David Cameron announced the OTO breakfast is on October 10, and Council is encouraged to attend. We will be presenting on the MM Corridor. Mr. Cameron noted Phase 2 of the roundabout on MM is expected to go out for bids in May.

City Administrator David Cameron congratulated Mayor Franklin for his advanced MGI designation and to Council Member Fields for earning the MGI certification.

Mayor Franklin shared that a constituent expressed how much they appreciate us at the last meeting, and we received similar feedback at the recent MML conference. Other cities are looking to us as an example, and he is proud of this Council. Congratulations to Council Member Fields on his certification. Mayor Franklin noted the car show on Main Street last weekend was amazing, with 140 cars in attendance. Mayor Franklin thanked the Parks Department and Republic Main Street Events for their work. Mayor Franklin noted he is looking forward to Pumpkin Daze and the OTO breakfast. The "Rooting Republic" event was back in action last week, providing a great volunteer opportunity. Mayor Franklin thanked Republic for being such a fantastic community.

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

1. RSMo 610.021.1 Pending and/or potential litigation. Closed session. Closed vote. Closed record.

Motion was made by Council Member Wilson and seconded by Council Member Updike at 6:16 p.m. to go into Executive Session under RSMo 610.021.1 Pending and/or potential litigation. Closed session. Closed vote. Closed record. A roll call vote was taken. The vote was 6 Aye-Campbell, Neal, Wilson, Fields, Updike, and Shaw. 0 Nay. Motion carried.

Motion was made by Council Member Updike and seconded by Council Member Shaw to adjourn the Executive Session Meeting at 6:41 p.m. A roll call vote was taken. The vote was 6 Aye-Shaw, Neal, Fields, Campbell, Wilson, and Updike. 0 Nay. Motion carried.

ATTEST:

Laura Burbridge, City Clerk

Eric Franklin, Mayor



Record Destruction Request Form

MISSOURI RETENTION MANUAL CODE	NAME/DATE OF RECORDS TO BE DISPOSED	DATE(S) OF DOCUMENTS	RETENTION TIME NEEDED FOR RECORD
GS 091 Worker's Compensation Case File	Worker's Compensation Claims	2014	If action taken, retain 10 years after case closed, dismissed, or date of last action; If no action taken, retain 3 years



Vendor	Added	Added User	Deleted	Deleted User
1284 - ESI	09/24/2018	Heather Green		
40091 - Cherry Bekaert	09/03/2024	SHERRI WOODS		
40092 - Steve Pleasant	09/05/2024	SHERRI WOODS		
40093 - Kansas Turnpike Authority	09/09/2024	SHERRI WOODS		
40094 - Torrey S Goodman	09/09/2024	SHERRI WOODS		
40096 - ICC-CDS, LLC	09/10/2024	Laura Burbridge		
40097 - Greene County Treasurer Office	09/11/2024	SHERRI WOODS		
40098 - Taylor Sanders	09/12/2024	SHERRI WOODS		
40099 - Mo Assoc of County Transportation Officials	09/17/2024	SHERRI WOODS		
40100 - John Ryan Wood	09/20/2024	SHERRI WOODS		
40101 - Chelsey Phillips	09/23/2024	SHERRI WOODS		
40102 - Patricia Blankenship	09/24/2024	SHERRI WOODS		
40103 - Doug Clifton	09/24/2024	SHERRI WOODS		
40104 - Duwane R Blevins	09/25/2024	SHERRI WOODS		
40105 - Greene County Extension-University of MO	09/26/2024	SHERRI WOODS		
40106 - Phoebe Pyrtle	09/30/2024	SHERRI WOODS		
40107 - Arthur Sparrow	09/30/2024	SHERRI WOODS		
40108 - Andrea Pullan	09/30/2024	SHERRI WOODS		
40109 - Adam White	09/30/2024	SHERRI WOODS		
40110 - Seth Snowden	09/30/2024	SHERRI WOODS		
40111 - Victoria Verheyen	09/30/2024	SHERRI WOODS		
40112 - Pam Stringer	09/30/2024	SHERRI WOODS		
40113 - Shawn Gaston	09/30/2024	SHERRI WOODS		
40114 - Jennifer Coffman	09/30/2024	SHERRI WOODS		
40115 - Doug Schrandt	09/30/2024	SHERRI WOODS		
40116 - Robin Harlow	09/30/2024	SHERRI WOODS		
40117 - Christopher Maples	09/30/2024	SHERRI WOODS		
40118 - Rachel Lincoln	09/30/2024	SHERRI WOODS		
40119 - Lauryn Stohlberg	09/30/2024	SHERRI WOODS		
40120 - Sherri Scharff	09/30/2024	SHERRI WOODS		
40121 - Chey Zona	09/30/2024	SHERRI WOODS		

Vendor Count: (31)



Utility Billing Adjustments

Date	Customer	Overread/ Leak	Leak In	Gallons Billed	Water Gallons Adjusted	Amount Adjusted	Sewer Gallons Adjusted	Amount Adjusted
10/25/2023	Marjorie A Cheesman	Leak	Toilet	5800	1,850	35.15	1,850	28.10
10/25/2023	Jessica E Jones	Leak	Service line	10200	2,550	9.81	5,100	77.47
11/6/2023	Dina McCarty	Leak	Service line	20900	8,850	34.02		
11/6/2023	Dina McCarty	Leak	Service line	28800	12,800	49.20		
11/6/2023	Douglas & Teresa Smith	Leak	Service line	81230	39,515	151.87		
11/6/2023	Douglas & Teresa Smith	Leak	Service line	55470	26,635	102.37		
11/6/2023	Rebecca & Dalton Demaria	Leak	Toilet	26220	7,510	28.86		
11/8/2023	Elizabeth Gaddis	Leak	Leak under house	10800	3,890	14.95	7,780	118.18
11/8/2023	Elizabeth Gaddis	Leak	Leak under house	6660	1,820	6.99	3,640	55.29
11/13/2023	Dogwood Real Estate Holdings	Leak	Toilet	89700	27,234	113.20	27,234	413.68
11/13/2023	Dogwood Real Estate Holdings	Leak	Toilet	64200	14,484	60.20	14,484	220.00
11/17/2023	Jason & Mandi Clark	Leak	City Side Leak	105600	104,000	399.71		
11/20/2023	Cassandra & Shane Davis	Leak	Service line	8710	1,855	7.13	3,710	56.35
12/6/2023	Gary & Lia Warren	Leak	Service line	10300	3,267	12.56	833	12.65
12/8/2023	Easy Mountain Invest LLC	Leak	Irrigation Line	59890	23,615	98.16	47,230	717.42
12/8/2023	Easy Mountain Invest LLC	Leak	Irrigation Line	64090	25,715	106.89	51,430	781.22
12/8/2023	Sarah Lovejoy	Leak	Service line	20900	8,750	33.63		
12/8/2023	Sarah Lovejoy	Leak	Service line	14400	5,500	21.14		
12/11/2023	Barbara Zahner	Leak	Service line	8300	3,400	13.06		
12/11/2023	Kathy Stalnaker	Leak	Toilet	6200	2,350	9.03		
12/11/2023	Kathy Stalnaker	Leak	Toilet	5500	2,000	7.69		
12/11/2023	Larissa Magers	Leak	Toilet	11580	3,992	15.34	3,992	60.63
12/11/2023	Lee Roberts	Leak	Multiple Toilet Leaks - Commercial Location	50710	22,110	91.91	22,110	335.85
12/11/2023	Clara Randles	Leak	Toilet	8850	3,675	14.12		
12/11/2023	Clara Randles	Leak	Toilet	8700	3,600	13.84		
12/11/2023	Lucas Peery	Leak	Service line	7340	2,779	10.68	2,779	42.21
12/11/2023	Victoria Linenberger	Leak	Service Line	15600	6,950	26.71		
12/12/2023	Frank Andrus	Leak	Toilet	10480	4,191	16.11	4,191	63.65
12/12/2023	Frank Andrus	Leak	Toilet	4750	1,326	5.09	1,326	20.13
12/12/2023	Luther & Jennifer Merrick	Leak	Toilet	26270	9,985	38.37		
12/12/2023	Marck Industries SWMO LLC	Overread		8700	6,300	26.18	6,300	95.70
12/12/2023	Michael & Amy Stafford	Leak	Irrigation Line	79130	30,600	117.61		
12/12/2023	Michael & Amy Stafford	Leak	Irrigation Line	30460	10,540	40.51		
12/12/2023	Olga Minaca	Leak	Service line	16600	4,567	17.55	2,533	38.48

12/12/2023	Olga Minaca	Leak	Service line	33300	12,917	49.64	2,533	38.48
12/15/2023	Samantha & Christopher Lundberg	Leak	Irrigation Line	89620	42,010	161.46		
1/4/2024	Lauren Brown & Josef Luthy	Leak	Hose Bib	23810	8,874	34.11	17,747	269.58
1/4/2024	Jessica Jones	Leak	Service Line	33400	14,150	54.38		
1/4/2024	Maco Management Co Def	Leak	Toilet & Faucet	298700	112,917	469.36	112,917	1,715.20
1/5/2024	Sonia & William Henderson	Leak	Irrigation	8240	2,420	9.30		
1/5/2024	Sonia & William Henderson	Leak	Irrigation	12250	4,425	17.01		
1/5/2024	Samantha & Christopher Lundberg	Leak	Irrigation	65170	29,785	114.47		
1/18/2024	Built Better Homes	Leak	Toilet Leak	38755	17,678	73.48	2,908	44.15
1/22/2024	Ernest Crunkleton	Leak	Service Line	31800	14,550	55.93		
1/22/2024	Ernest Crunkleton	Leak	Service Line	31000	14,150	54.38		
1/22/2024	Briere Robertson	Leak	Outside Faucet	14100	5,550	21.34	11,100	168.61
1/22/2024	Kenneth Fields	Leak	Service Line	120370	116,970	224.78		
1/22/2024	Laurie & William Zan	Overread	Overread	12195	9,695	37.26		
1/22/2024	S&L Donuts	Leak	Service Line	17600	3,765	15.64	7,530	114.38
1/22/2024	S&L Donuts	Leak	Service Line	17470	3,700	15.38	7,400	112.41
1/26/2024	Genia Sissel	Leak	Water line under hot water heater	9700	3,750	14.42	7,500	113.93
1/26/2024	Amanda & Daniel Smith	Leak	Toilet	25800	9,550	36.71	9,550	145.06
1/26/2024	Aubrie Dial	Leak	Toilet	4960	1,280	4.92	1,280	19.44
1/29/2024	Anna Toplikar	Overread	Overread	14800	12000	46.12		
1/31/2024	Ryan DeVous	Overread	Overread	9600	6,200	23.83		
2/6/2024	Lestat Reynolds	Leak	Toilet	37730	17,407	66.90	17,407	264.40
2/6/2024	Lestat Reynolds	Leak	Toilet	47070	22,077	84.85	1,683	25.56
2/7/2024	Crystal & Jason Davis	Leak	Service Line	11420	4,125	15.86	8,250	125.32
2/8/2024	Patricia & Jimmie Johnson	Leak	Service Line	6300	1,450	5.57	2,900	44.05
2/8/2024	United Pentecostal Church	Leak	Service Line	15900	7,200	27.43	14,400	218.74
2/9/2024	Michael & Baily Williams	Leak	Toilet	7760	2,180	8.38	2,180	33.11
2/9/2024	Terrence & Vanessa Woolf	Leak	Service Line	25000	10,834	41.64	21,667	329.12
2/13/2024	Krystina Johnston	Overread	Overread	7400	3,400	13.06	3,400	51.65
2/13/2024	Ryan & Marianne Hodges	Overread	Overread	4700	2,100	8.07	2,100	31.90
2/20/2024	Rebekah & Elijah Smith	Leak	Service Line	49485	22,523	86.56	45,045	684.23
2/21/2024	Larry & Dawn Allen	Leak	Toilet	23190	9,605	36.92	9,605	145.90
2/21/2024	Amanda & Daniel Smith	Leak	Toilet	14000	3,650	14.03	3,650	55.44
2/21/2024	Amber N Bailey	Leak	Shower Faucet	7590	2,080	7.99	2,080	31.60
2/21/2024	Charla Fields	Leak	Service Line	213842	106,071	407.67		
2/21/2024	LeAnne Krell	Leak	Outside Faucet	16540	7,420	28.52	14,840	225.42
2/21/2024	Melanie Baker	Leak	Toilet	5000	1,484	5.70	1,484	22.53
2/22/2024	Melody & Robert Netzer	Leak	Service Line	34010	15,810	60.77	31,620	480.31
2/26/2024	Debra Ratliff	Leak	Service Line	25150	11,825	45.44	23,650	359.24
2/26/2024	Hairus, LLC	Leak	City side leak - meter frozen	4350	2,850	10.96	2,850	43.29
2/29/2024	Alexis Tindle	Leak	Toilet	39600	17,534	67.38	17,534	266.33
2/29/2024	Katrina Green	Leak	Toilet	10200	2,500	9.61	2,500	37.98

2/29/2024	Nancy Mikaelian	Leak	Pipes in walls	71782	34,802	133.76	69,604	1,057.28
3/4/2024	Debra Ratliff	Leak	Service Line	32780	15,790	60.69	31,580	479.70
3/4/2024	Michael Dean	Leak	Multiple Plumbing Repairs	35100	13,050	50.16	26,100	396.46
3/4/2024	Michael Dean	Leak	Multiple Plumbing Repairs	29000	10,000	38.43	20,000	303.80
3/5/2024	Allen Shaffer	Leak	Toilet Leak	6400	1,884	7.24	1,884	28.61
3/5/2024	Jonathan & Tiffany Coker	Leak	Toilet Leak	5615	1,724	6.63	1,724	26.19
3/5/2024	Karie Cullens	Leak	Main Shutoff Valve	4740	1,300	4.99	2,600	39.49
3/5/2024	Kendra Dilsaver	Leak	Toilet Leak	13500	4,617	17.74	4,617	70.12
3/5/2024	Michael & Baily Williams	Leak	Toilet Leak	7790	2,195	8.43	2,195	33.34
3/8/2024	Patricia & Jimmie Johnson	Leak	Service Line	8500	2,550	9.81	5,100	77.47
3/11/2024	Audrey & Jordan Booher	Leak	Toilet Leak	8900	2,750	10.57	2,750	41.77
3/11/2024	Mary Sherrer	Leak	Toilet Leak	6900	1,817	6.98	1,817	27.59
3/11/2024	Stacey & Jennifer Grooms	Leak	Toilet Leak	5490	795	3.06	795	12.08
3/21/2024	Dennis & Doris Shuburte	Leak	Garage	4400	900	3.46	1,800	27.34
3/21/2024	Aleta Henry & William Lietz	Leak	Service Line	12200	3,784	15.58	7,567	120.69
3/21/2024	Aleta Henry & William Lietz	Leak	Service Line	10900	3,134	12.04	6,267	95.20
3/21/2024	Alexis Tindle	Leak	Toilet Leak	57000	26,234	107.97	26,234	418.42
3/21/2024	Katrina Green	Leak	Toilet Leak	28000	11,400	46.92	11,400	181.83
3/21/2024	Melanie Baker	Leak	Toilet Leak	4100	1,034	4.26	1,034	16.48
3/21/2024	Shearl & Cheryl Cook	Leak	Hot Water Heater	16300	6,117	25.18	6,117	97.56
3/21/2024	William & Carol Baker	Leak	Service Line	4560	1,080	4.45	2,160	34.45
3/22/2024	Karen Green	Leak	Toilet Leak	5800	1,250	4.80	1,250	18.99
3/22/2024	Garrett & Leah Dollins	Leak	Irrigation	9110	3,547	14.60	7,093	113.13
3/22/2024	Garrett & Leah Dollins	Leak	Irrigation	7990	2,987	11.48	5,973	90.73
3/22/2024	Jene & Connie Scott	Leak	Frozen Pipe	14500	6,500	26.75	13,000	207.35
3/22/2024	Phyllis Earle	Leak	Service Line	194310	190,697	392.42		
3/22/2024	Timothy Marshall	Leak	Outside Faucet	7500	2,750	11.32	5,500	87.73
3/22/2024	Warren Shetler	Leak	Toilet Leak	16070	6,589	27.12	6,589	105.09
3/25/2024	Alicia & Richard Claypool	Leak	Toilet Leak	23480	9,307	35.77	9,307	141.37
3/25/2024	Boyd & Cara Carpenter	Leak	Irrigation	29200	12,084	46.44	24,167	367.10
3/25/2024	John Taylor & Susan Bullock	Leak	Service Line	22000	10,250	42.19	20,500	326.98
4/3/2024	Jeff & Cathy Ussery	Leak	Service Line	16090	4,962	20.42	9,923	158.27
4/3/2024	Jeff & Cathy Ussery	Leak	Service Line	23910	8,872	36.52	17,743	283.00
4/3/2024	Richard & Brandy Smith	Leak	Toilet Leak	15500	3,950	79.12	3,950	63.00
4/3/2024	Richard & Brandy Smith	Leak	Toilet Leak	12600	2,500	10.29	2,500	39.88
4/4/2024	Melody & Robert Netzer	Leak	Service Line	36190	16,900	64.95	33,800	513.42
4/5/2024	Oscar Schuck	Leak	Service Line	90730	44,615	183.62		
4/5/2024	Oscar Schuck	Leak	Service Line	77680	38,090	146.39		
4/5/2024	Alicia & Richard Claypool	Leak	Toilet Leak	23860	9,497	39.09	9,497	151.47
4/5/2024	Allen Shaffer	Leak	Toilet Leak	4300	834	3.43	834	13.29
4/5/2024	Karie Cullens	Leak	Main Shutoff Valve	4850	1,355	5.58	2,710	43.22
4/5/2024	Kendra Dilsaver	Leak	Toilet Leak	9660	2,667	10.98	2,667	42.53

4/5/2024	Mary Sherrer	Leak	Toilet Leak	6000	1,367	5.63	1,367	21.80
4/5/2024	Michael & Cheryl Daughtery	Leak	Hot Water Heater	8100	2,150	8.85	4,300	68.59
4/5/2024	Republic Housing Authority	Leak	Service Line	5020	1,760	7.24	3,520	56.14
4/5/2024	Sarah Morris	Leak	Toilet Leak	5650	710	2.93	710	11.32
4/5/2024	Sarah Morris	Leak	Toilet Leak	6130	950	3.65	950	14.43
4/10/2024	Connie Walton	Leak	Toilet/Sink Leak	10400	1,650	6.79	1,650	26.32
4/10/2024	Connie Walton	Leak	Toilet/Sink Leak	8900	900	3.70	900	14.36
4/10/2024	Destiny Church	Leak	Service Line	42400	18,950	77.32	37,900	604.51
4/10/2024	Destiny Church	Leak	Service Line	42300	18,900	77.11	37,800	602.91
4/12/2024	Angelica & Brandon Marvin	Leak	Service Line	21030	8,820	36.30	17,640	281.36
4/12/2024	Charles Barnett	Leak	Leak under home	73600	36,050	148.37	72,100	1,150.00
4/19/2024	Phyllis Earle	Leak	Service Line	216840	106,614	438.79		
4/24/2024	Christopher & Elizabeth Sowards	Leak	Outside Faucet	22240	7,775	32.00	15,550	248.02
4/24/2024	Christopher & Elizabeth Sowards	Leak	Outside Faucet	21180	7,245	29.82	14,490	231.12
4/24/2024	Jacob & Regina Ehrlich	Leak	Service Line	6800	1,434	5.90	2,867	45.73
4/24/2024	Jacob & Regina Ehrlich	Leak	Service Line	14100	5,084	20.92	10,167	162.16
4/25/2024	Amanda Goodwin	Leak	Toilet Leak	34000	15,267	62.84	15,267	243.50
4/25/2024	Lawson Moody	Leak	Toilet Leak	2180	340	1.40	340	5.42
4/25/2024	Lawson Moody	Leak	Toilet Leak	2790	645	2.65	645	10.29
5/7/2024	Stephen & Alissa Trice	Leak	Toilet Leak	13020	1,760	7.24	1,760	28.07
5/7/2024	April Williams	Leak	Toilet Leak	9260	3,230	13.30	3,230	51.52
5/7/2024	April Williams	Leak	Toilet Leak	8220	2,710	11.16	2,710	43.22
5/7/2024	Darren Elliott	Leak	Toilet Leak	4500	484	1.99	484	7.71
5/7/2024	Darren Elliott	Leak	Toilet Leak	4100	284	1.17	284	4.52
5/7/2024	Justin & Cheryl Nold	Leak	Toilet Leak	13000	3,550	13.65	3,550	53.92
5/7/2024	Republic Housing Authority	Leak	Service Line	3090	795	3.27	1,590	25.36
5/7/2024	William Jackson	Leak	Outside Faucet	26900	10,500	43.21	21,000	334.95
5/8/2024	Billie Klingaman	Leak	Multiple Leaks	11500	4,467	18.38	8,933	142.48
5/8/2024	Taylor & Eric Renner	Leak	Toilet Leak	16190	6,109	25.14	6,109	97.43
5/13/2024	Sharon Agee & Bridget Myers	Leak	Toilet Leak	3620	1,060	4.36	1,060	16.91
5/20/2024	Amanda Goodwin	Leak	Toilet Leak	10700	3,300	13.58		
5/20/2024	Becky Lahey	Leak	Toilet Leak	9171	3,324	12.77	3,324	50.48
5/20/2024	Becky Lahey	Leak	Toilet Leak	6475	1,976	39.57	1,976	31.51
5/21/2024	Republic McCulloch Elementary	Overread		111100	80,400	328.03	80,400	1,282.38
5/29/2024	Republic Tire	Leak	Service Line	157300	77,900	346.65	155,800	2,485.01
6/4/2024	Aimee Lecompte	Leak	Toilet Leak	15920	5,780	23.79	5,780	92.19
6/4/2024	Aimee Lecompte	Leak	Toilet Leak	14610	5,125	21.09	5,125	81.74
6/4/2024	Cleveland Garth	Leak	Kitchen & Bathtub Faucet	7900	1,400	5.76	1,400	22.33
6/4/2024	Cleveland Garth	Leak	Kitchen & Bathtub Faucet	6000	450	1.86	450	7.18
6/4/2024	Merchant Park	Leak	Service Line	372500	178,284	736.50	356,567	5,687.24
6/4/2024	Merchant Park	Leak	Service Line	350100	167,084	743.73	334,167	5,329.96
6/4/2024	Taylor Morrison	Leak	Toilet Leak	10250	2,604	10.71	2,604	41.53

6/5/2024	Evolve Property Solutions	Leak	Leak in crawl space	4250	1,375	5.66	2,750	43.86
6/18/2024	Aleksey Gulyayev	Leak	Toilet Leak	4700	977	4.01	977	15.58
6/20/2024	Joshua Mackey	Leak	Pipe Burst	4800	667	2.74	1,333	21.26
6/24/2024	Nicole & Travis Calovich	Leak	Toilet Leak	12180	4,989	19.18	4,989	75.78
6/24/2024	Nicole & Travis Calovich	Leak	Toilet Leak	8840	3,319	13.66	3,319	52.93
6/25/2024	Ben Wasson	Leak	Toilet Leak	43897	20,499	84.36	20,499	326.95
6/25/2024	Ben Wasson	Leak	Toilet Leak	75164	36,132	138.86	36,132	548.85
6/26/2024	Richard Sullivan	Leak	Bathroom Faucet	10747	4,124	16.97		
6/26/2024	Roger Clark	Leak	Service Line	20800	9,550	39.30		
7/1/2024	Joseph & Jenifer Brown	Leak	Toilet Leak	9100	2,600	10.70	2,600	41.47
7/1/2024	Joseph & Jenifer Brown	Leak	Toilet Leak	7300	1,700	7.00	2,600	41.47
7/8/2024	Evolve Property Solutions	Leak	Leak in crawl space	4730	1,615	6.65	3,230	51.52
7/10/2024	Brooke Ward	Leak	Service Line	26300	11,650	47.95		
7/10/2024	Brooke Ward	Leak	Service Line	13900	5,450	22.43		
7/10/2024	Taylor Morrison	Leak	Toilet Leak	23670	9,314	38.33	9,314	148.55
7/12/2024	Wesley & Shanna McMillan	Leak	Valve @ Meter (Customer Side)	11500	2,650	10.90		
7/12/2024	Wesley & Shanna McMillan	Leak	Valve @ Meter (Customer Side)	19940	6,870	28.28		
7/24/2024	Merchant Park (Don Pedro)	Leak	Faucet	109800	23,084	102.75	23,084	368.18
7/24/2024	Merchant Park (Don Pedro)	Leak	Faucet	104900	20,634	93.28	20,634	329.10
7/24/2024	Trendsetter Homes	Leak	Irrigation	258430	127,515	567.60		
7/24/2024	Kathy West	Leak	Service Line	71000	34,750	143.02		
7/25/2024	Joshua Mackey	Leak	Pipe Burst	4800	667	2.74	1,333	21.26
7/29/2024	Kaitlyn M Cravens	Overread	Overread	10900	9,000	34.59	2,300	39.88
7/31/2024	Cynthia Young	Leak	Toilet Leak	5200	1,850	7.62	1,850	29.51
8/8/2024	Kayla & Travis Johnson	Leak	Service Line	17070	7,109	29.25		
8/8/2024	Trendsetter Homes	Leak	Irrigation	356060	176,330	784.90		
8/13/2024	Premier Quartz & Stone	Leak	Service Line	101780	49,886	222.05		
8/13/2024	Premier Quartz & Stone	Leak	Service Line	41380	19,686	87.63		
8/13/2024	Tonia Plummer	Leak	Toilet Leak	11000	2,950	12.15	5,000	79.75
8/13/2024	Tonia Plummer	Leak	Toilet Leak	10700	2,800	11.52	5,000	79.75
8/21/2024	Christian & Maria Estrella	Leak	Service Line	9080	2,590	10.66		
8/21/2024	Lance & Michelle Bekemeier	Leak	Toilet Leak	35400	13,000	53.50		
8/22/2024	Cory & Ariel Sanders	Leak	Service Line & Irrigation	60430	27,565	113.45		
8/22/2024	Cory & Ariel Sanders	Leak	Service Line & Irrigation	29273	11,987	49.33		
8/22/2024	Cynthia Young	Leak	Toilet Leak	9300	3,900	16.05	3,900	62.21
8/22/2024	Dena Gabriel	Leak	Outside Faucet	23110	10,805	44.47		
8/22/2024	Patrick & Rachel Miller	Leak	Toilet Leak	36580	15,140	62.31		
8/23/2024	Rachel Odunewu	Leak	Toilet Leak	20940	7,670	31.56		
8/23/2024	Shirley Mashburn	Leak	Toilet Leak	24100	7,850	32.31	3,900	62.21
8/24/2024	Shirley Mashburn	Leak	Toilet Leak	11000	1,300	5.35	3,900	62.21
8/28/2024	Jean Hazlip	Leak	Service Line	4876	1,688	6.95		
8/28/2024	Jean Hazlip	Leak	Service Line	4392	1,446	5.95		



AGENDA ITEM ANALYSIS

Project/Issue Name: 24-R-45 A Resolution of the City Council Authorizing the City Administrator to Submit a Renewal Application for Hall Provider of Bingo Premises.

Submitted By: Laura Burbridge, City Clerk

Date: October 15, 2024

Issue Statement

To approve and authorize the renewal application for the Hall Provider of Bingo Premises.

Discussion and/or Analysis

The Gerry Pool Senior Friendship Center plays bingo every Monday at 12:45 p.m. The City of Republic is required to submit the annual renewal application as the Hall Provider to the Missouri Gaming Commission. There is no fee for the application.

Recommended Action

Staff recommends approval.

A RESOLUTION OF THE CITY COUNCIL AUTHORIZING THE CITY ADMINISTRATOR TO SUBMIT A RENEWAL APPLICATION FOR HALL PROVIDER OF BINGO PREMISES

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 Republic Seniors Friendship Center hosts bingo at the Republic Seniors Friendship Center, located at 210 E. Hines Street in Republic (“Property” and/or “Premises”), open to the public, every Monday at 12:45 p.m.; and

WHEREAS, the Missouri Gaming Commission requires the City, as the owner of the Property, to submit an application annually to allow for bingo to be played on the Premises; and

WHEREAS, members of the City Council are listed as officers for the City, and therefore, are included in the annual application; and

WHEREAS, there is no fee charged for the application.

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

- Section 1.** The submitted Annual Renewal Application for Hall Provider of Bingo Premises, attached hereto and labeled “Attachment 1”, is approved in all respects.
- Section 2.** The City Administrator, and/or his designee, on behalf of the City, is authorized to sign and execute the Application for Hall Provider of Bingo Premises and any other required documentation for submission of such Application to the Missouri Gaming Commission.
- Section 3.** 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 15th day of October 2024.

Attest:

Eric Franklin, Mayor

Laura Burbridge, City Clerk

Approved as to Form:



Megan McCullough, City Attorney

Final Passage and Vote:



MISSOURI GAMING COMMISSION Annual Renewal Application for Hall Provider of Bingo Premises

Application and fee due **October 31, 2024**

Toll Free: 1-(866) 801-8643 Fax: (573) 526-5374

Instructions: All information must be reviewed for accuracy. Corrections should be made directly on the renewal application. Any misrepresentation or omission can result in the denial, suspension or revocation of your application and/or license. When information is unknown, so indicate. You must make a reasonable inquiry to determine the answers to all questions. Any statement that is not true or not disclosed, which becomes known at any later date, is cause for revocation of the organization's bingo license. **Provide missing information as applicable.**

H-251 City of Republic

Physical location of Hall: Address: 210 E Hines St
City State Zip: Republic MO 65738
Hall Phone: (417) 732-7672

Mailing address of Hall: Contact Name: David Cameron
Address 1: 213 N Main
Address 2:
City State Zip: Republic MO 65738
Email Address:
Contact Phone: (417) 732-7672

FEIN number: 44-6000250

Business Type: **Government** Seating capacity: **301**

Has any of the information, (ie: Certificate of Incorporation, General Warranty Deed, ect...), submitted with the original Hall Provider Application changed? Yes No (If yes, please **attach** copies of the changes.)

Organization Occasions:

Org License No: **B-2343** Org Name: **Republic Seniors Friendship Center**
Start Time: **12:45 pm**
Occurance: **Every** Lease Amount: **\$0.00**
Day of Week: **Monday** Auxiliary Play: Hall Play:

FEES PER BINGO OCCASION : Based on current information, please remit the amount indicated.

Amount Due: 0.00

1 = \$100.00 2 = \$200.00 3 = \$300.00 4 = \$400.00 5 or more = \$500.00

Individuals listed as officers for your company: Do the titles listed still accurately reflect the office held? Mark through the names of individuals who are no longer in office. Update any information as needed.

Name	DOB	Title
CAMERON, DAVID W		CITY ADMIN
FIELDS, BRIAN WAYNE		COUNCIL MEN
FRANKLIN, ERIC MONROE		COUNCIL MEN
GERKE, ERIC L		COUNCIL MEN

GERLEK, CLINTON MATTHEW
 NEAL, RICHARD JUSTIN
 RUSSELL, MATTHEW ALLEN
 UPDIKE, CHRISTOPHER SHAWN
 WILSON, GARRY E



COUNCIL MEN
 COUNCIL MEN
 MAYOR
 CPUNCIL MEN
 WARD II

Item 6.

If you wish to request approval for new officers list them in the space below: Include the individual's full name as shown on driver license or state-issued identification, social security number, date of birth, and a clear photocopy of the driver license or state-issued identification. If you have more than 10, please attach a sheet and provide all the pertinent information.

Name (Last, First, Middle)		SSN	Name (Last, First, Middle)		SSN
DOB	Title		DOB	Title	
Name (Last, First, Middle)		SSN	Name (Last, First, Middle)		SSN
DOB	Title		DOB	Title	
Name (Last, First, Middle)		SSN	Name (Last, First, Middle)		SSN
DOB	Title		DOB	Title	
Name (Last, First, Middle)		SSN	Name (Last, First, Middle)		SSN
DOB	Title		DOB	Title	
Name (Last, First, Middle)		SSN	Name (Last, First, Middle)		SSN
DOB	Title		DOB	Title	

This application must be returned to the Missouri Gaming Commission on or before **October 31, 2024 along with the application fee.** Pursuant to Section 313.052 and Regulation 11 CSR 45-30.535, failure to submit the renewal application by this date will result in a penalty, in the amount of \$5.00 per day for each day the application is late. The United States Postal Service Postmark determines date received. **Please make the penalty check payable to the treasurer of the County where your organization is located and forward it to the Charitable Games Division.**

THE BOARD OF DIRECTORS OF THE UNIVERSITY OF CALIFORNIA, SAN DIEGO, HAS REVIEWED THE INFORMATION CONTAINED IN THIS REPORT AND HAS DETERMINED THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF ITS KNOWLEDGE AND BELIEF.

If you wish to request approval for a new license, please contact the appropriate agency in the state of California. The Department of Motor Vehicles, 400 Golden Gate Avenue, San Francisco, CA 94102, is the agency for the Department of Motor Vehicles. If you have any questions, please contact the Department of Motor Vehicles at (415) 772-2800.

NAME (Last, First, Middle)	DATE	TYPE	CLASSIFICATION	STATUS
John Doe	12/15/2023	DL	Class A	Valid
Jane Smith	08/22/2023	DL	Class B	Valid
Robert Johnson	03/10/2023	DL	Class C	Valid
Emily White	11/05/2023	DL	Class D	Valid
Michael Brown	06/18/2023	DL	Class E	Valid
Sarah Green	09/30/2023	DL	Class F	Valid
David Black	04/12/2023	DL	Class G	Valid
Alice Gray	10/01/2023	DL	Class H	Valid
James Blue	07/25/2023	DL	Class I	Valid
Patricia Red	02/14/2023	DL	Class J	Valid

This application must be signed by the applicant and the appropriate authority. The applicant fee is \$100.00. The Department of Motor Vehicles, 400 Golden Gate Avenue, San Francisco, CA 94102, is the agency for the Department of Motor Vehicles. The Department of Motor Vehicles, 400 Golden Gate Avenue, San Francisco, CA 94102, is the agency for the Department of Motor Vehicles. The Department of Motor Vehicles, 400 Golden Gate Avenue, San Francisco, CA 94102, is the agency for the Department of Motor Vehicles.

The company/organization acknowledges that any license granted by the Commission is subject to the provisions of Chapter 313 RSMo and the Regulations promulgated thereunder. Failure to comply thereto will subject its license to suspension or revocation. Further, the company/organization agrees to allow inspections by the Commission made in accordance with the above and authorizes the Commission or its agents to examine and secure copies of any records or documents in connection with any bingo games.

Under penalties of perjury, I declare that I have examined this application, and to the best of my knowledge and belief, it is correct and complete. I will comply with all of the provisions of Chapter 313 and the regulations adopted thereunder.

Print Name of authorized representative	Signature of authorized representative	Date
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**Mail Application
and Supporting
Documents to**

Missouri Gaming Commission
Charitable Games Division
PO Box 1847
3417 Knipp Drive
Jefferson City, MO 65102



AGENDA ITEM ANALYSIS

Project/Issue Name: 24-57 An Ordinance of the City Council Approving the Final Plat of Wilson’s Valley Phase 2 Subdivision.

Submitted By: Chris Tabor, BUILDS Department Principal Planner

Date: October 15, 2024

Issue Statement

The City of Republic’s BUILDS Department received an Application from Stu Stinger on behalf of Wilson’s Valley LLC for the Final Plat of Wilson’s Valley Phase 2.

Discussion and/or Analysis

The Final Plat of Wilson’s Valley Phase 2 will legally divide approximately twenty-eight point six seven (28.67) acres of land into thirty-eight (81) lots zoned as Wilson’s Valley Planned Development District (PDD). The Final Plat will also convey the dedication of associated Right-of-Way, Utility, and Stormwater Easements to the City. The Final Plat includes approximately 5,156 linear feet of new street and 4,943 linear feet of new sidewalk.

The Final Plat of Wilson’s Valley Phase 2 substantially conforms to the Development Plan for Wilson’s Valley Planned Development District, as approved by City Council on May 3, 2022, in addition to the requirements of the City Code Chapter 410 Subdivision Regulations, and Article V Major Subdivision-Final Plat.

Recommended Action

Staff recommends approval of the Final Plat of Wilson’s Valley Phase 2.

AN ORDINANCE OF THE CITY COUNCIL APPROVING THE FINAL PLAT OF WILSON’S VALLEY PHASE 2 SUBDIVISION

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, on or about May 3, 2022, via Ordinance 22-24, the Council approved the Planned Development District (PDD) of Wilson’s Valley Subdivision; and

WHEREAS, Wilson’s Valley, LLC (“Applicant”) submitted an application to the BUILDS Department for review and approval of the Final Plat of Phase 2 of the Wilson’s Valley Subdivision; and

WHEREAS, the BUILDS Department has reviewed the Applicant’s proposed Final Plat for Wilson’s Valley Phase 2 Subdivision and has determined it substantially conforms to the requirements of the approved Development Plan, the requirements of applicable City Code provisions including, but not necessarily limited to, Chapter 410 Subdivision Regulations, Article 410-V Major Subdivision--Final Plat.

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

- Section 1:** That all conditions imposed by the Planning and Zoning Commission and the City Council relating to the acceptance and approval of Wilson’s Valley Phase 2 Subdivision have been met.
- Section 2:** That the Final Plat of Wilson’s Valley Phase 2 Subdivision (“Attachment 1”), expressly incorporated herein at length, is hereby approved in all respects.
- Section 3:** That the approval of the Final Plat of Wilson’s Valley Phase 2 Subdivision is contingent upon the same being recorded within sixty (60) days after the approval certificate is signed and sealed under the hand of the City Clerk.
- Section 4:** That neither the construction of structures nor the sale of lots in Wilson’s Valley Phase 2 Subdivision shall commence until the Final Plat of Wilson’s Valley Phase 2 Subdivision has been duly approved and recorded as required by law.
- 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.

Attest:

Eric Franklin, Mayor

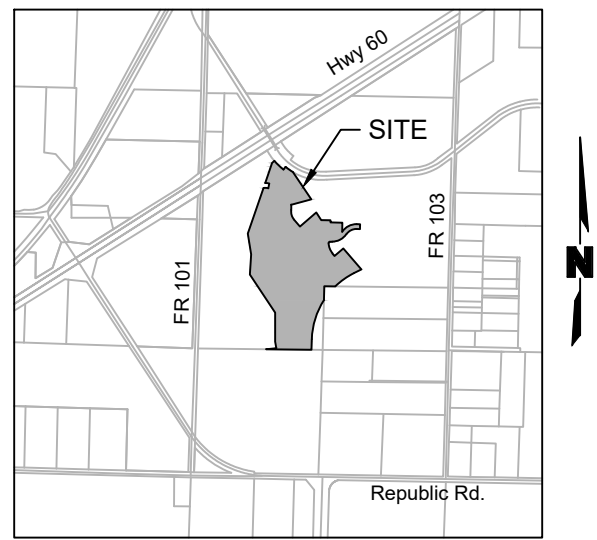
Laura Burbridge, City Clerk

Approved as to Form:



Megan McCullough, City Attorney

Final Passage and Vote:



LOCATION MAP
Sec. 11, T-28-N, R-23-W
Scale: 1"=2000'

FINAL PLAT
WILSON'S VALLEY PHASE II
PART OF THE S 1/2 OF THE NW 1/4
& PART OF THE N 1/2 OF THE SW 1/4
SECTION 11, TOWNSHIP 28 NORTH, RANGE 23 WEST
CITY OF REPUBLIC, GREENE COUNTY, MISSOURI

PREPARED FOR

Wilson's Valley, LLC
5051 S. National Ave, Bldg 5-100
Springfield, MO 65810

BENCHMARKS

Benchmarks shown are per the Public Improvement Plans for Wilson's Valley Phase II. Elevation datum was determined by others.

BM #1 - Existing R/W Post Marker at the SE Corner of U.S. Hwy. 60 & Farm Road 101
Elevation: 1246.26±

BM #2 - Found 5/8" Iron Pin "LS 3140" along the West side of Farm Road 101 & Approx. 1607± South of U.S. Hwy. 60.
Elevation: 1246.68±

PREPARED BY

Olsson, Inc.
550 St. Louis Street
Springfield, MO 65806

BOUNDARY DESCRIPTION

All of that part of the South One-Half (S 1/2) of the Northwest Quarter (NW 1/4) and of the North One-Half (N 1/2) of the Southwest Quarter (SW 1/4) of Section 11, Township 28 North, Range 23 West, in the City of Republic, Greene County, Missouri, being a part of the tract of land recorded in Book 2021 at Page 034932-21 and Book 2022 at Page 028868-22 in the Greene County Recorder's Office, more particularly described as follows:

COMMENCING at an existing 5/8" iron bar marking the Southeast corner of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 11; thence N89°06'52"W, along the South line of said NW 1/4 of the SW 1/4, a distance of 112.38 feet to a POINT OF BEGINNING; thence continuing N89°06'52"W, along said South line, a distance of 474.18 feet; thence along a non-tangent curve to the left having a radius of 535.00 feet, an arc length of 108.43 feet, a central angle of 11°36'43" and a chord distance of 108.24 feet which bears N85°04'46"E; thence N10°43'35"W, a distance of 70.00 feet; thence N00°00'00"W, a distance of 302.46 feet; thence N33°31'02"W, a distance of 475.49 feet; thence N03°29'07"E, a distance of 210.57 feet; thence N08°56'11"W, a distance of 218.95 feet; thence N18°55'49"E, a distance of 500.84 feet; thence along a non-tangent curve to the right having a radius of 100.00 feet, an arc length of 51.46 feet, a central angle of 29°29'05" and a chord distance of 50.89 feet which bears S87°19'46"E; thence N11°40'24"E, a distance of 50.17 feet; thence along a non-tangent curve to the left having a radius of 150.00 feet, an arc length of 43.59 feet, a central angle of 16°38'55" and a chord distance of 43.43 feet which bears N82°49'42"W; thence N18°55'49"E, a distance of 222.09 feet; thence N48°37'36"E, a distance of 23.00 feet to a point on existing railroad spur as described as exception Tract I in Book 2003 at Page 85636-03; thence continuing along said railroad spur and along a non-tangent curve to the left having a radius of 703.29 feet, an arc length of 164.05 feet, a central angle of 13°21'54" and a chord distance of 163.88 feet which bears S46°52'13"E; thence N38°26'50"E, along said railroad spur, a distance of 50.00 feet; thence continuing along said railroad spur and along a non-tangent curve to the left having a radius of 653.29 feet, an arc length of 64.79 feet, a central angle of 5°40'57" and a chord distance of 64.76 feet which bears S56°23'39"E; thence S33°15'00"E, a distance of 486.21 feet; thence S57°04'41"W, a distance of 31.45 feet; thence S32°55'19"E, a distance of 95.00 feet; thence S88°49'45"E, a distance of 96.02 feet; thence S00°00'37"W, a distance of 22.08 feet; thence S88°58'19"E, a distance of 123.69 feet; thence S00°47'23"W, a distance of 95.05 feet; thence along a non-tangent curve to the right having a radius of 175.19 feet, an arc length of 176.13 feet, a central angle of 57°36'05" and a chord distance of 168.80 feet which bears N62°13'52"E; thence S88°56'17"E, a distance of 37.00 feet; thence S01°03'43"W, a distance of 50.00 feet; thence N88°56'17"W, a distance of 37.00 feet; thence along a tangent curve to the left having a radius of 125.00 feet, an arc length of 124.87 feet, a central angle of 57°14'12" and a chord distance of 119.74 feet which bears S62°26'37"W; thence along a reverse curve to the right having a radius of 175.00 feet, an arc length of 173.99 feet, a central angle of 68°57'52" and a chord distance of 168.91 feet which bears S62°18'27"W; thence N89°12'37"W, a distance of 22.61 feet; thence along a tangent curve to the left having a radius of 15.00 feet, an arc length of 24.36 feet, a central angle of 93°03'47" and a chord distance of 21.77 feet which bears S44°15'29"W; thence along a compound curve to the left having a radius of 175.00 feet, an arc length of 117.08 feet, a central angle of 38°19'56" and a chord distance of 114.91 feet which bears S21°26'22"E; thence S40°36'20"E, a distance of 33.58 feet; thence N49°23'40"E, a distance of 120.00 feet; thence S40°36'20"E, a distance of 288.03 feet; thence S63°18'53"W, a distance of 86.02 feet; thence along a tangent curve to the left having a radius of 797.00 feet, an arc length of 238.88 feet, a central angle of 17°10'23" and a chord distance of 237.99 feet which bears S54°43'42"W; thence N88°58'33"W, a distance of 113.90 feet; thence S01°51'30"W, a distance of 146.50 feet; thence along a tangent curve to the left having a radius of 797.00 feet, an arc length of 429.93 feet, a central angle of 30°54'26" and a chord distance of 424.74 feet which bears S17°13'22"W; thence S01°46'09"W, a distance of 110.99 feet to the POINT OF BEGINNING. Containing 28.695 acres, more or less, and subject to any rights-of-way, easements, and restrictions of record.

NOTES

- 1. No plantings or obstructions other than mail boxes are permitted within the limits of any right-of-way or drainage easement.
2. No fences or obstructions to be built within drainage easements.
3. No structures are to be built between right-of-way line and building setback line except those structures which are incidental to the principal structure and permissible by the Republic Municipal Code.
4. Centerline bearing of street is same as adjacent lot line.
5. Maintenance of any area referred to as a common area or detention area is the responsibility of the Property Owner's Association.
6. All Accessory Structures must be constructed in accordance with Republic Municipal Code 405.640.
7. Lot corner pins are 1/2" rebar with plastic cap marked "Olsson LC 366", unless noted otherwise.
8. All lot corners shall be set within 1-year after the date of recording this plat.
9. Sidewalks will be constructed along at least one side of each street and the full radius of each cul-de-sac in accordance with Chapter 410 of the Republic Municipal Code. Sidewalks are to be built on the South side of Wilson's Valley Blvd., the East side of Poplar Way, the West side of Knollwood Avenue and Boxwood Drive, and the North side of Greentree Street and Ashwood Court.
10. No new construction shall be constructed within 30 feet of any sinkhole rim in accordance with Republic Municipal Code Section 405.700.
11. That portion of Greentree Street right-of-way within Phase II is dedicated hereon.
12. Reference source documents for pertinent data and records provided by a Title Search Report issued by Great American Title Insurance Agency, file no. G23-142200, dated July 20, 2023.
13. The Flood Insurance Rate Map (FIRM) from the Federal Emergency Management Agency (FEMA) Community Panel No. 29077C0318E, dated December 17, 2010 shows this property is located in Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain.)
14. Zoned: Wilson's Valley Planned Development District (PDD)
Residential Setbacks:
Front Yard Setback: 20 feet
Side Yard Setback: 5 feet (15 feet adj. to street R/W)
Rear Yard Setback: 25 feet

DEDICATION

As owner(s) I/We have caused the land described on this plat to be surveyed, divided, mapped, and all access rights reserved and dedicated as represented on the plat. I/We hereby dedicate, grant, and convey right-of-way and easements shown hereon to the City of Republic. Furthermore, I/We, certify that there are no suits, actions, liens, or trusts on the property conveyed herein, and warrant generally and specially the property conveyed for public use and will execute such further assurances as may be required.

Wilson's Valley, LLC Date
Stuart M. Stenger, Manager of
Stenger Management, LLC, its manager

ACKNOWLEDGEMENT

STATE OF MISSOURI
COUNTY OF GREENE SS.

On this day of , 2024, before me personally appeared Stuart M. Stenger, who duly sworn did say that he is the Manager of Wilson's Valley, LLC, a Missouri Limited Liability Company, and that the foregoing instrument was signed and sealed on behalf of said Limited Liability Company and acknowledged to be the free act and deed of said company.

In testimony whereof, I have hereunto set my hand and affixed my official seal the day and year first written above.

Notary Public

CERTIFICATE OF COMPLIANCE WITH ZONING & SUBDIVISION REGULATIONS

I, , City Planner of the City of Republic, Missouri, do hereby certify on the day of , 2024, the Final Plat of Wilson's Valley Phase II conforms to the City of Republic Land Use Regulations, in accordance with Title IV of the Republic Code of Ordinances.

City Planner

CERTIFICATE OF TAXES PAID

There are no unpaid taxes due and payable at the time of plat approval and no unpaid special assessments, whether or not due and payable at the time of plat approval on any of the lands included in this plat, and all outstanding taxes and special assessments have been paid on all property dedicated to public use.

Parcel Number

County Collection Official Date

APPROVAL BY THE CITY COUNCIL

I, Laura Burbridge, City Clerk of the City of Republic, Greene County, Missouri, do hereby certify that the Plat of Wilson's Valley Phase II was presented to, accepted and approved by the City Council of said City of Republic, and approved by General Ordinance No. on the day of , 2024.

Laura Burbridge, City Clerk Date

CERTIFICATE OF SURVEY AND ACCURACY

That I, David D. Drumm do hereby declare that this plat was prepared under my supervision from an actual survey of the land herein described prepared by Olsson dated August 6, 2024 and signed by David D. Drumm P.L.S. No. 2007017958 and that the corner monuments and lot corner pins shown herein were placed under the personal supervision of David D. Drumm P.L.S. No. 2007017958 in accordance with the Department of Agriculture's "Missouri Standards for Property Boundary Surveys" for an Urban Class type property and the Subdivision Regulations for the City of Republic, Missouri.

David D. Drumm, MO PLS 2007017958 Date 10/07/2024
Olsson, Inc., MO LC 366
ddrumm@olsson.com

MINIMUM FINISH FLOOR ELEVATIONS

Table with columns: LOT, **M.F.F.E. FOR 100-YR STORM (18-INCHES ABOVE TOP OF BANK). Lists elevations for lots 1 through 81.

Four LINE TABLEs showing #, Direction, Length for lots L1 through L46.

Two CURVE TABLEs showing #, Radius, Length, Delta, Chord, Chord Bearing for curves C1 through C92.

The elevations are shown as required by Greene County and provided by Ryan V. Jeppson (PE-2012024241) who determined the elevations.
*Minimum F.F. Elev. shown is the elevation to serve any point within the lot. Finished basements may require a grinder pump.
**Minimum F.F. Elev. is set 18" above the 100-yr water surface elevation or top of bank of adjacent drainage way.

Vertical sidebar containing Olsson logo, surveyor information (David D. Drumm, PLS 2007017958), revision table, and final plat title: WILSON'S VALLEY PHASE II, SECTION 11, TOWNSHIP 28 NORTH, RANGE 23 WEST, REPUBLIC, GREENE COUNTY, MISSOURI.

FINAL PLAT
WILSON'S VALLEY PHASE II
 PART OF THE S½ OF THE NW¼
 & PART OF THE N½ OF THE SW¼
 SECTION 11, TOWNSHIP 28 NORTH, RANGE 23 WEST
 CITY OF REPUBLIC, GREENE COUNTY, MISSOURI

PREPARED FOR
 Wilson's Valley, LLC
 5051 S. National Ave. Bldg 5-100
 Springfield, MO 65810

PREPARED BY
 Olsson, Inc.
 550 St. Louis Street
 Springfield, MO 65806

- LEGEND**
- Found Monument (As Noted)
 - Set 1/2" Rebar w/Plastic Cap, "LC 366"
 - Set 5/8" Rebar w/Alum. Cap, "LC 366"
 - BSL Building Setback Line
 - - - D/E Drainage Easement
 - - - SS/E Sanitary Sewer Easement
 - - - U/E Utility Easement

DEVELOPMENT NOTES

Total Area: 1,249,962± sf - 28.695± acres
 Total No. of Lots: 81
 Smallest Lot: Lot 66: 6,049± sf - 0.139± ac
 Largest Lot: Lot 56: 23,857± sf - 0.548± ac
 PDD Approval: Ord. 22-24, Approved May 3, 2022
 Current Zoning: Wilson's Valley Planned Development District (PDD)
 Property Owner: Wilson's Valley, LLC
 Source of Title: Book 2021, Page 034932-21
 Book 2022, Page 028868-22



Digitally signed by David D. Drumm
 Date: 2024.10.07 14:09:39-0500

REV. NO.	DATE	REVISIONS DESCRIPTION
1	09.03.2024	Revised per City Comments
2	10.07.2024	Revised per Additional City Comments

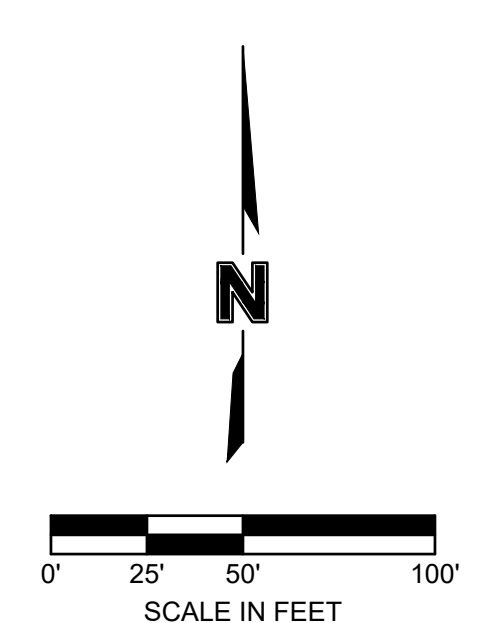
BY: [Signature]
 CDA
 CDA

REV. NO.	DATE	REVISIONS DESCRIPTION
1	09.03.2024	Revised per City Comments
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2024

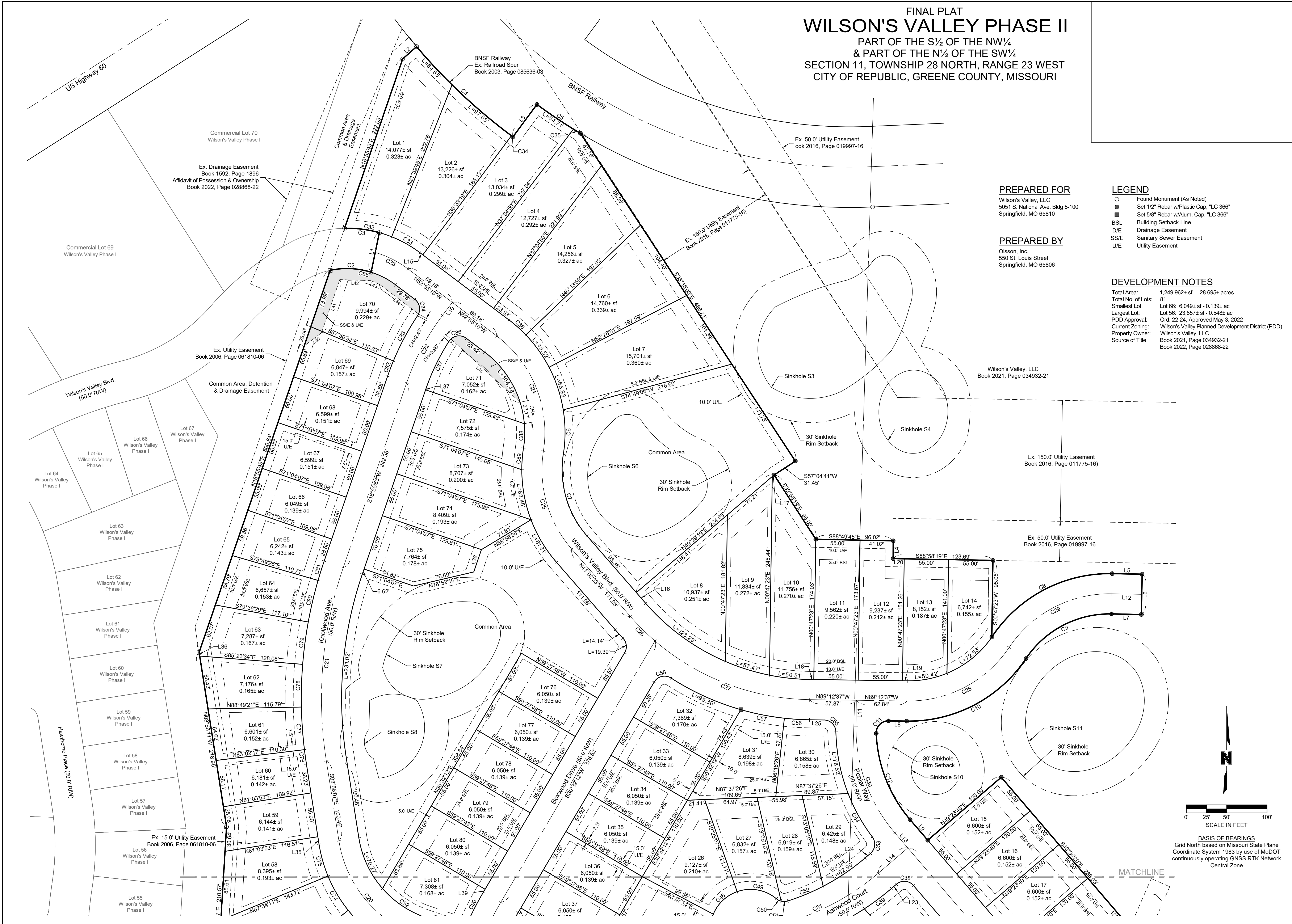
2 of 3

FINAL PLAT
 WILSON'S VALLEY PHASE II
 SECTION 11, TOWNSHIP 28 NORTH, RANGE 23 WEST
 REPUBLIC, GREENE COUNTY, MISSOURI

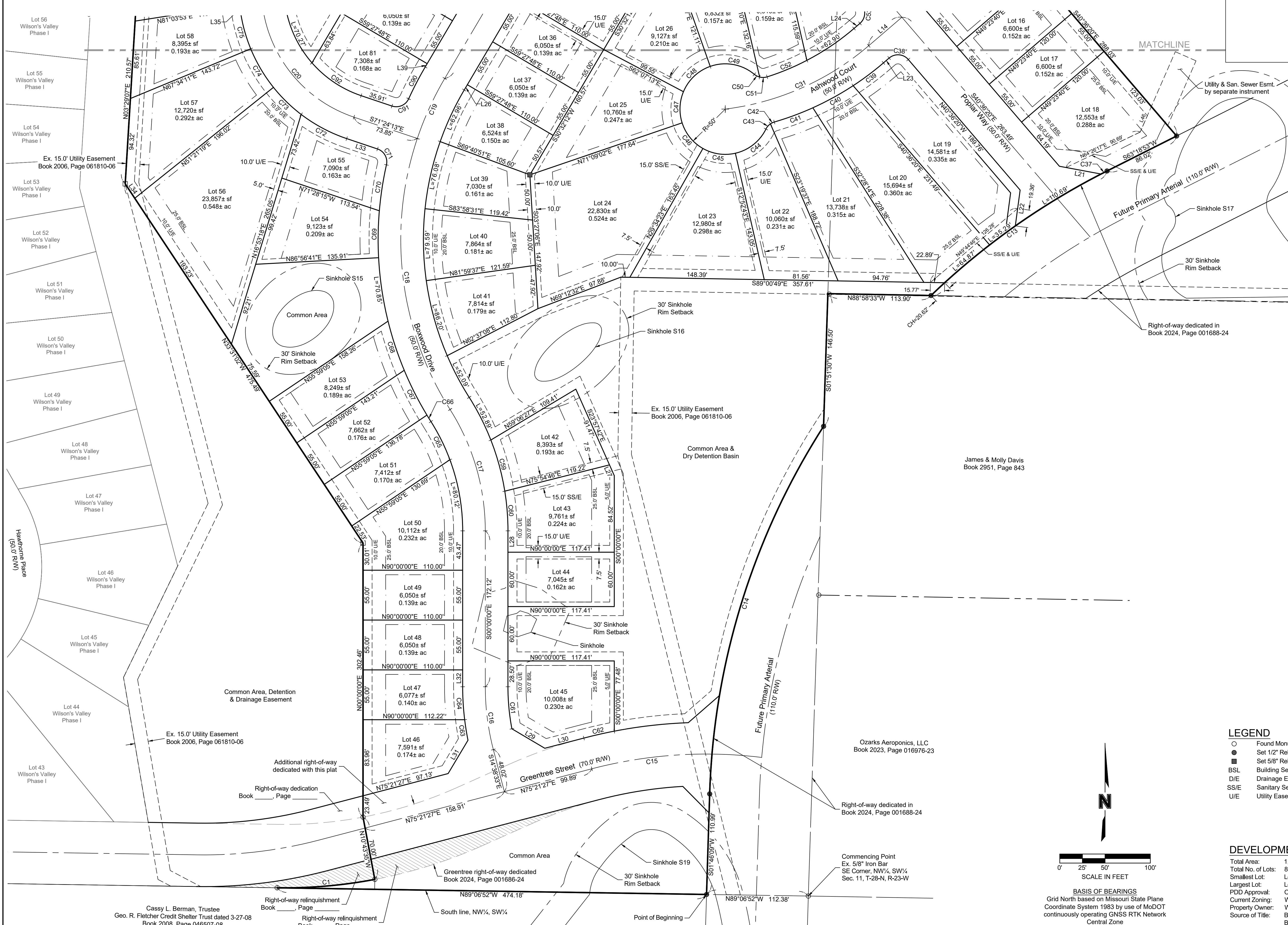


BASIS OF BEARINGS
 Grid North based on Missouri State Plane
 Coordinate System 1983 by use of MoDOT
 continuously operating GNSS RTK Network
 Central Zone

drawn by: CDA
 surveyed by: SVY
 checked by: DDD
 approved by: DDD
 project no.: 021-05396
 drawing no.: V-FPL-Ph2_02105396
 date: 08.06.2024

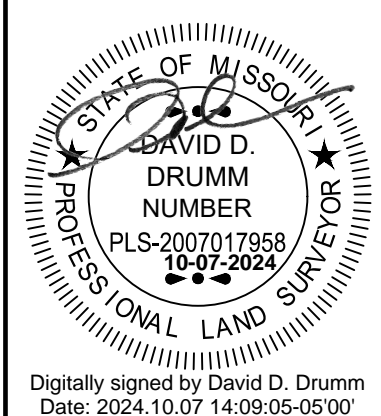


FINAL PLAT
WILSON'S VALLEY PHASE II
 PART OF THE S½ OF THE NW¼
 & PART OF THE N½ OF THE SW¼
 SECTION 11, TOWNSHIP 28 NORTH, RANGE 23 WEST
 CITY OF REPUBLIC, GREENE COUNTY, MISSOURI



PREPARED FOR
 Wilson's Valley, LLC
 5051 S. National Ave. Bldg 5-100
 Springfield, MO 65810

PREPARED BY
 Olsson, Inc.
 550 St. Louis Street
 Springfield, MO 65806



Digitally signed by David D. Drum
 Date: 2024.10.07 14:09:05-05'00'

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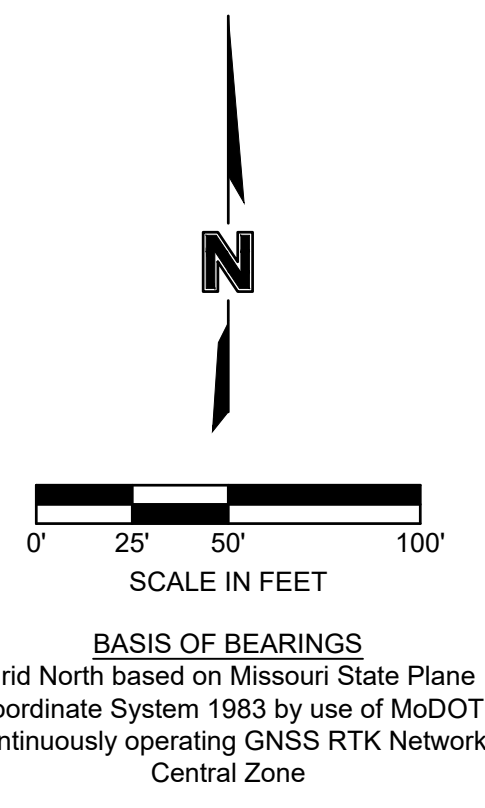
2024

FINAL PLAT
WILSON'S VALLEY PHASE II
 SECTION 11, TOWNSHIP 28 NORTH, RANGE 23 WEST
 REPUBLIC, GREENE COUNTY, MISSOURI

drawn by: CDA
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 project no.: 021-05396
 drawing no.: V-FPLT-PH2_02105396
 date: 08.09.2024

olsson
 Olsson, Inc. - Survey Missouri Certificate of Authority #LC366
 550 St. Louis Street
 Springfield, MO 65806
 TEL: 417.890.8802
 www.olsson.com

- LEGEND**
- Found Monument (As Noted)
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 - Set 5/8" Rebar w/Alum. Cap, "LC 366"
 - BSL Building Setback Line
 - D/E Drainage Easement
 - SS/E Sanitary Sewer Easement
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 Property Owner: Wilson's Valley, LLC
 Source of Title: Book 2021, Page 034932-21
 Book 2022, Page 028868-22

Cassy L. Berman, Trustee
 Geo. R. Fletcher Credit Shelter Trust dated 3-27-08
 Book 2008, Page 046507-08

Right-of-way relinquishment
 Book ____ Page ____

Right-of-way dedication
 Book ____ Page ____

Right-of-way dedication
 Book 2024, Page 001688-24

Commencing Point
 Ex. 5/8" Iron Bar
 SE Corner, NW¼, SW¼
 Sec. 11, T-28-N, R-23-W

BASIS OF BEARINGS
 Grid North based on Missouri State Plane
 Coordinate System 1983 by use of MoDOT
 continuously operating GNSS RTK Network
 Central Zone



AGENDA ITEM ANALYSIS

Project/Issue Name: 24-58 An Ordinance of the City Council Vacating Approximately One Thousand Nine Hundred Twenty (1,920) Square Feet of Right-Of-Way along East Greentree Street (VACA 24-002).

Submitted By: Chris Tabor, Principal Planner

Date: October 15, 2024

Issue Statement

The BUILDS Department is requesting the vacation of approximately (1,920) square feet of Right-of-Way along East Greentree Street.

Discussion and/or Analysis

The BUILDS Department is requesting the vacation of approximately (1,920) square feet of East Greentree Street. The existing Right-of-Way (ROW) was acquired as part of a developer's agreement approved by City Council on August 29, 2023. Upon final construction, Greentree St required an adjustment to the planned alignment. The vacation will provide back to the owner the portion of the unused property located within Wilson's Valley Phase 1.

Necessary ROW present in this phase that was not previously acquired through the developer's agreement was conveyed through a separate dedication of ROW to the City.

The vacated portion of the road will be returned to the adjacent property owner and will be incorporated into the Common Area for the subdivision.

Recommended Action

The BUILDS Department recommends approval of the requested Street Vacation.

AN ORDINANCE OF THE CITY COUNCIL VACATING APPROXIMATELY ONE THOUSAND NINE HUNDRED TWENTY (1,920) SQUARE FEET OF RIGHT-OF-WAY ALONG EAST GREENTREE STREET (VACA 24-002)

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 received a request from property owner Stu Stenger (“Owner”) for the vacation of approximately one thousand nine hundred twenty (1,920) square feet of right-of-way along East Greentree Street (“Proposed Vacated Area”); and

WHEREAS, the City submitted an application to vacate the Proposed Vacated Area (“Application”) to the Planning and Zoning Commission (“P&Z Commission”), which then set a public hearing on the Application for October 7, 2024; and

WHEREAS, on September 18, 2024, at least fifteen (15) days before the public hearing, the City published notice of the time and date of the public hearing in the *Greene County Commonwealth*, a newspaper of general circulation in the City; and

WHEREAS, the City gave notice of the public hearing to the record owners of all properties within 185 feet of the Proposed Vacated Area, including all properties adjacent to the Proposed Vacated Area; and

WHEREAS, the P&Z Commission conducted the public hearing on October 7, 2024, at which all interested parties were afforded the opportunity to present evidence or statement; and

WHEREAS, the P&Z Commission, by a vote of 4 Ayes to 0 Nays, recommended approval of the Application, and provided such recommendation along with its rendered written findings of fact to the Council; and

WHEREAS, having now reviewed the Application upon first and second read at its regular meeting on July 16, 2024, in accord with the provisions of City Charter Section 3.10(f), the Council finds all requirements for the Application are met and approves vacation of the Proposed Vacated Area as requested in the Application.

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

Section 1: The approximately one thousand nine hundred twenty (1,920) square feet of right-of-way, more fully described in the Legal Description contained herein below, is hereby vacated, and the same shall revert to the affected owner(s) in the same proportion(s) as it was originally taken.

COMMENCING AT THE SOUTHEAST CORNER OF LOT 44 IN SAID PLAT; THENCE S00°53’08”W, A DISTANCE OF 70.00 FEET, TO A POINT ON THE SOUTH LINE OF SAID PLATTED GREENTREE STREET; THENCE S89°06’52”E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 54.38 FEET FOR A POINT OF BEGINNING; THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 535.00

FEET, AN ARC LENGTH OF 144.99 FEET, CENTRAL ANGLE OF 15°31'41", AND A CHORD DISTANCE OF 144.55 FEET, WHICH BEARS N83°07'17"E; THENCE N75°21'27"E, A DISTANCE OF 50.71 FEET TO A POINT ON THE EAST LINE OF SAID PLAT BOUNDARY; THENCE S10°43'35"E, ALONG SAID EAST LINE, A DISTANCE OF 22.62 FEET, TO THE SOUTHEAST CORNER OF SAID PLAT BOUNDARY, AND THE SOUTH LINE OF SAID PLATTED GREENTREE STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE, AND A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 535.00 FEET, AN ARC LENGTH OF 108.43 FEET, A CENTRAL ANGLE OF 11°36'43", AND A CHORD DISTANCE OF 108.24 FEET, WHICH BEARS N85°04'46"E; THENCE N89°06'52"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 88.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,920 SQUARE FEET, MORE OR LESS AND SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

Section 2: The City Clerk is hereby directed to record a certified copy of this Ordinance with the Recorder of Deeds for Greene County, Missouri.

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

Section 4: The provisions of this Ordinance are severable, and if any provision hereof is declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this Ordinance.

Section 5: This Ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri, this _____ day of _____, 2024.

Attest:

Eric Franklin, Mayor

Laura Burbridge, City Clerk

Approved as to Form:



Megan McCullough, City Attorney

Final Passage and Vote:

EXHIBIT A

A part of the platted public right-of-way of Greentree Street in Wilson’s Valley Phase 1, recorded in Plat Book AAA at Page 921 in the Greene County Recorder’s Office, in the City of Republic, Greene County, Missouri, more particularly described as follows:

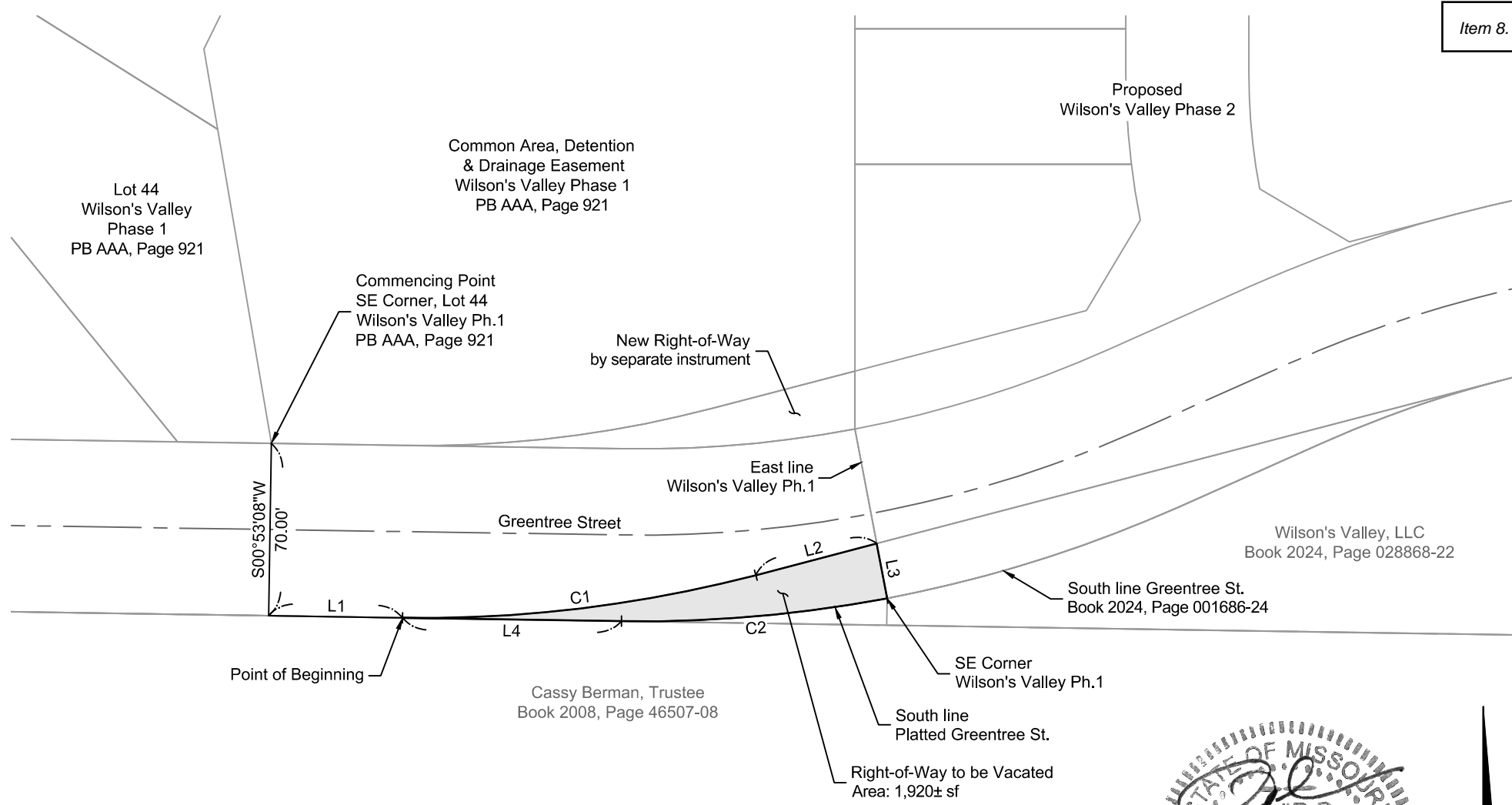
COMMENCING at the Southeast corner of Lot 44 in said plat; thence S00°53’08”W, a distance of 70.00 feet, to a point on the South line of said platted Greentree Street; thence S89°06’52”E, along said South right-of-way line, a distance of 54.38 feet for a POINT OF BEGINNING; thence along a tangent curve to the left, having a radius of 535.00 feet, an arc length of 144.99 feet, central angle of 15°31’41”, and a chord distance of 144.55 feet, which bears N83°07’17”E; thence N75°21’27”E, a distance of 50.71 feet to a point on the East line of said plat boundary; thence S10°43’35”E, along said East line, a distance of 22.62 feet, to the Southeast corner of said plat boundary, and the South line of said platted Greentree Street; thence along said right-of-way line, and a non-tangent curve to the right, having a radius of 535.00 feet, an arc length of 108.43 feet, a central angle of 11°36’43”, and a chord distance of 108.24 feet, which bears N85°04’46”E; thence N89°06’52”E, continuing along said right-of-way line, a distance of 88.95 feet to the POINT OF BEGINNING.

Containing 1,920 square feet, more or less and subject to any easements and restrictions of record.

Prepared by: Olsson, Inc.
Survey MO Certificate of Authority #LC366
550 St. Louis Street
Springfield MO 65806
Tel 417.890.8802
Prepared for: City of Republic, MO
Project No.: 021-05396

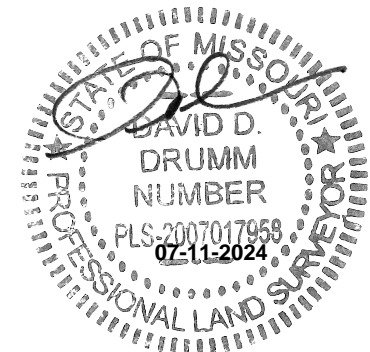


Digitally signed by David D. Drumm
Date: 2024.07.11 06:54:00-05'00'



LINE TABLE		
#	Direction	Length
L1	S89°06'52"E	54.38'
L2	N75°21'27"E	50.71'
L3	S10°43'35"E	22.62'
L4	N89°06'52"W	88.95'

CURVE TABLE						
#	Radius	Length	Delta	Chord	Chord Bearing	
C1	535.00'	144.99'	15°31'41"	144.55'	N83°07'17"E	
C2	535.00'	108.43'	11°36'43"	108.24'	S85°04'46"W	



Digitally signed by David D. Drumm
 Date: 2024.07.06 06:53:40-05
 N.T.S.

This sketch is not a boundary survey. It is intended to show the configuration of a proposed right-of-way. It should not be used to locate property lines and does not meet the Standards for Property Boundary Surveys.

PROJECT NO: 021-05396
 DRAWN BY: CDA
 DATE: 07.05.2024

**GREENTREE STREET RIGHT-OF-WAY VACATION
 REPUBLIC, GREENE COUNTY, MISSOURI**

olsson
 Olsson, Inc. Survey MO
 Certificate of Authority #LC366
 550 St. Louis Street
 Springfield, MO 65806
 TEL 417.890.8802 FAX 417.890.8805

EXHIBIT
 31

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:

1920 sq ft vacancy along
Road alignment change

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:

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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
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- 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:

10/07/2024

Time:

6:00

Type of Application:

Vacation

Name of Applicant:

Greentree St WV Ph I (VAC 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:

Due to road changes in design & requirement in building

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:

10/7/24

Findings of Fact

Date of Hearing:

10/07/2024

Time:

6:00

Type of Application:

Vacation

Name of Applicant:

Greentree St WV Ph I (VAC 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:

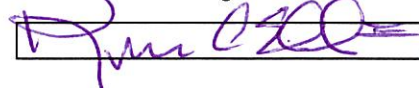
Based on these findings, I have concluded to recommend the application to the City Council for:

Approval Denial

Commissioner Name:

Rawson Ellis III

Commissioner Signature:



Date:

10-7-2024



AGENDA ITEM ANALYSIS

Project/Issue Name: 24-59 An Ordinance of the City Council Vacating Approximately Three Thousand Five Hundred Eighty Six (3,586) Square Feet of Right-Of-Way along East Greentree Street (VACA 24-003).

Submitted By: Chris Tabor, Principal Planner

Date: October 15, 2024

Issue Statement

The BUILDS Department is requesting the vacation of approximately (3,586) square feet of Right-of-Way along East Greentree Street.

Discussion and/or Analysis

The BUILDS Department is requesting the vacation of approximately (3,586) square feet of East Greentree Street. The existing Right-of-Way (ROW) was acquired as part of a developer's agreement approved by City Council on August 29, 2023. Upon final construction, Greentree St required an adjustment to the planned alignment. The vacation will provide back to the owner the portion of the unused property located within Wilson's Valley Phase 2.

Necessary ROW present in this phase that was not previously acquired through the developer's agreement will be conveyed through the Final Plat of Wilson's Valley Phase 2.

The vacated portion of the road will be returned to the adjacent property owner and will be incorporated into the Common Area for the subdivision.

Recommended Action

The BUILDS Department recommends approval of the requested Street Vacation.

AN ORDINANCE OF THE CITY COUNCIL VACATING APPROXIMATELY THREE THOUSAND FIVE HUNDRED EIGHTY SIX (3,586) SQUARE FEET OF RIGHT-OF-WAY ALONG EAST GREENTREE STREET (VACA 24-003)

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 received a request from property owner Stu Stenger (“Owner”) for the vacation of approximately three thousand five hundred eighty six (3,586) square feet of right-of-way along East Greentree Street (“Proposed Vacated Area”); and

WHEREAS, the City submitted an application to vacate the Proposed Vacated Area (“Application”) to the Planning and Zoning Commission (“P&Z Commission”), which then set a public hearing on the Application for October 7, 2024; and

WHEREAS, on September 18, 2024, at least fifteen (15) days before the public hearing, the City published notice of the time and date of the public hearing in the *Greene County Commonwealth*, a newspaper of general circulation in the City; and

WHEREAS, the City gave notice of the public hearing to the record owners of all properties within 185 feet of the Proposed Vacated Area, including all properties adjacent to the Proposed Vacated Area; and

WHEREAS, the P&Z Commission conducted the public hearing on October 7, 2024, at which all interested parties were afforded the opportunity to present evidence or statement; and

WHEREAS, the P&Z Commission, by a vote of 4 Ayes to 0 Nays, recommended approval of the Application, and provided such recommendation along with its rendered written findings of fact to the Council; and

WHEREAS, having now reviewed the Application upon first and second read at its regular meeting on July 16, 2024, in accord with the provisions of City Charter Section 3.10(f), the Council finds all requirements for the Application are met and approves vacation of the Proposed Vacated Area as requested in the Application.

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

Section 1: The approximately three thousand five hundred eighty-six (3,586) square feet of right-of-way, more fully described in the Legal Description contained herein below, is hereby vacated, and the same shall revert to the affected owner(s) in the same proportion(s) as it was originally taken.

A part of the public right-of-way of Greentree Street, being a part of the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of Section 11, Township 28 North, Range 23 West, in the City of Republic, Greene County, Missouri, recorded in Book 2024 at Page 001686-24 in the Greene County Recorder’s Office, more particularly described as follows:

COMMENCING at the Southeast corner of said NW¼ of the SW¼; thence S89°06'52"E, along the South line of said NW¼ of the SW¼, a distance of 847.23 feet; thence N00°53'08"E, leaving said South line, a distance of 10.95 feet to the South line of said Greentree Street for a POINT OF BEGINNING; thence N10°43'35"W, leaving said South right-of-way line, a distance of 22.62 feet; thence N75°21'27"E, a distance of 261.19 feet to a point on said South right-of-way line; thence along said South right-of-way line, and a non-tangent curve to the left, having a radius of 465.00 feet, an arc length of 76.12 feet, central angle of 9°22'45", and a chord distance of 76.04 feet, which bears S70°40'04"W; thence S65°58'42"W, continuing along said South line, a distance of 64.09 feet; thence continuing along said South line, and a tangent curve to the right, having a radius of 535.00 feet, an arc length of 124.15 feet, a central angle of 13°17'43", and a chord distance of 123.87 feet, which bears S72°37'33"W to the POINT OF BEGINNING.

Containing 3,586 square feet, more or less and subject to any easements and restrictions of record

Section 2: The City Clerk is hereby directed to record a certified copy of this Ordinance with the Recorder of Deeds for Greene County, Missouri.

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

Section 4: The provisions of this Ordinance are severable, and if any provision hereof is declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this Ordinance.

Section 5: This Ordinance shall take effect and be in force from and after its passage as provided by law.


PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri, this _____ day of _____, 2024.

Attest:

Eric Franklin, Mayor

Laura Burbridge, City Clerk

Approved as to Form:



Megan McCullough, City Attorney

Final Passage and Vote:

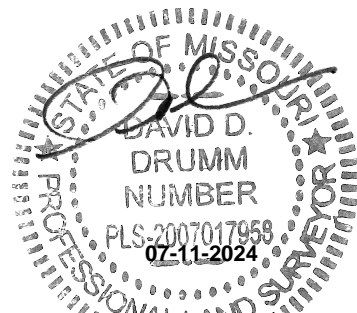
EXHIBIT A

A part of the public right-of-way of Greentree Street, being a part of the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of Section 11, Township 28 North, Range 23 West, in the City of Republic, Greene County, Missouri, recorded in Book 2024 at Page 001686-24 in the Greene County Recorder’s Office, more particularly described as follows:

COMMENCING at the Southeast corner of said NW¼ of the SW¼; thence S89°06’52”E, along the South line of said NW¼ of the SW¼, a distance of 847.23 feet; thence N00°53’08”E, leaving said South line, a distance of 10.95 feet to the South line of said Greentree Street for a POINT OF BEGINNING; thence N10°43’35”W, leaving said South right-of-way line, a distance of 22.62 feet; thence N75°21’27”E, a distance of 261.19 feet to a point on said South right-of-way line; thence along said South right-of-way line, and a non-tangent curve to the left, having a radius of 465.00 feet, an arc length of 76.12 feet, central angle of 9°22’45”, and a chord distance of 76.04 feet, which bears S70°40’04”W; thence S65°58’42”W, continuing along said South line, a distance of 64.09 feet; thence continuing along said South line, and a tangent curve to the right, having a radius of 535.00 feet, an arc length of 124.15 feet, a central angle of 13°17’43”, and a chord distance of 123.87 feet, which bears S72°37’33”W to the POINT OF BEGINNING.

Containing 3,586 square feet, more or less and subject to any easements and restrictions of record.

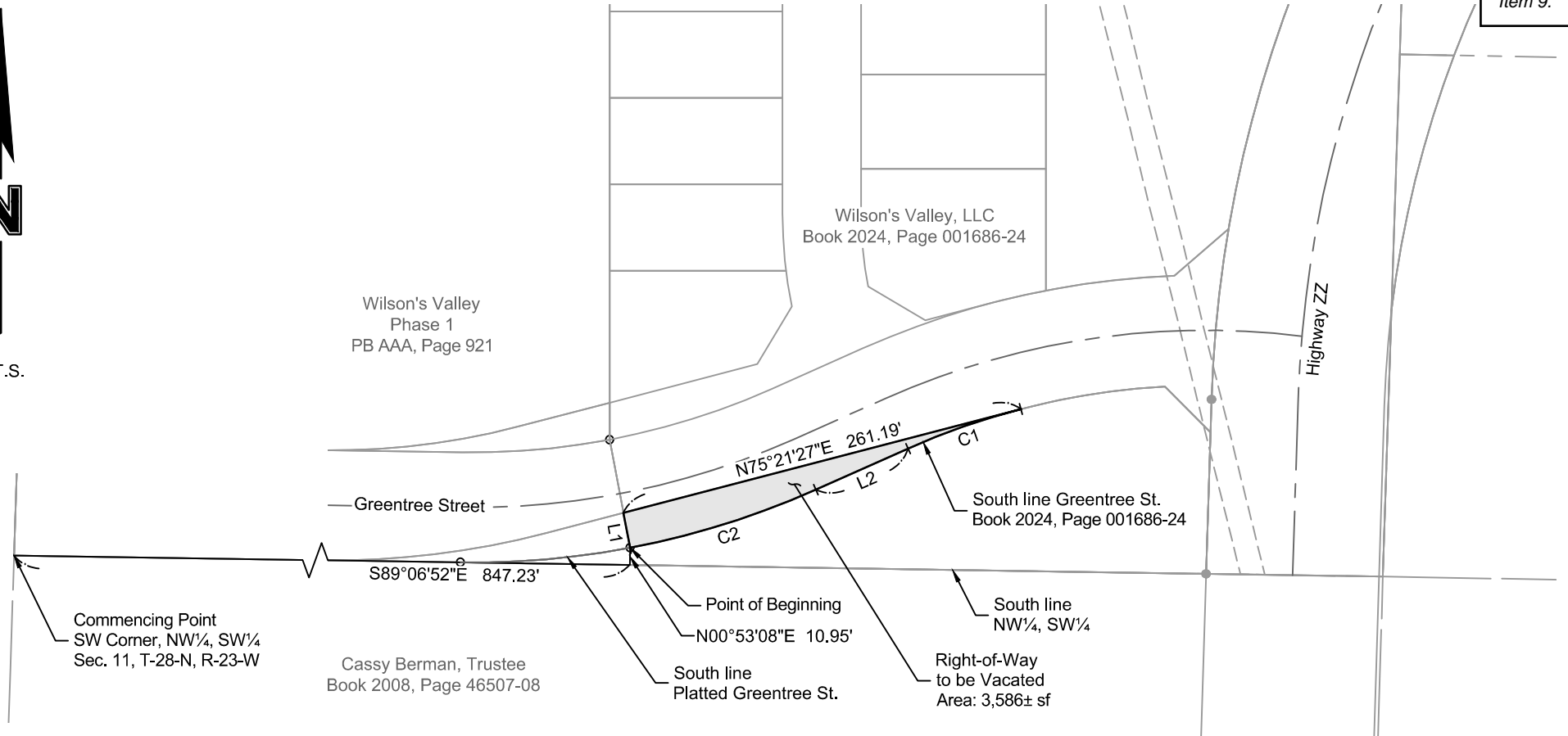
Prepared by: Olsson, Inc.
Survey MO Certificate of Authority #LC366
550 St. Louis Street
Springfield MO 65806
Tel 417.890.8802
Prepared for: City of Republic, MO
Project No.: 021-05396



Digitally signed by David D. Drumm
Date: 2024.07.11 06:51:59-05'00'



N.T.S.



LINE TABLE		
#	Direction	Length
L1	N10°43'35"W	22.62'
L2	S65°58'42"W	64.09'

CURVE TABLE					
#	Radius	Length	Delta	Chord	Chord Bearing
C1	465.00'	76.12'	9°22'45"	76.04'	S70°40'04"W
C2	535.00'	124.15'	13°17'43"	123.87'	S72°37'33"W



This sketch is not a boundary survey. It is intended to show the configuration of a proposed right-of-way vacation. It should not be used to locate property lines and does not meet the Standards for Property Boundary Surveys.

PROJECT NO:	021-05396
DRAWN BY:	CDA
DATE:	07.05.2024

**GREENTREE STREET RIGHT-OF-WAY VACATION
REPUBLIC, GREENE COUNTY, MISSOURI**



Olsson, Inc. Survey MO
Certificate of Authority #LC366
550 St. Louis Street
Springfield, MO 65806
TEL 417.890.8802 FAX 417.890.8805

EXHIBIT

Findings of Fact

Date of Hearing:

10/07/2024

Time:

6:00

Type of Application:

Vacation

Name of Applicant:

Greentree St WV Ph II (VAC 24-003)

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:

3,586 sq/ft vacancy along Greenwood
Road alignment changes

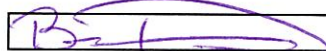
Based on these findings, I have concluded to recommend the application to the City Council for:

Approval Denial

Commissioner Name:

Brian Doubrava

Commissioner Signature:



Date:

2024-10-07

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:

Due to change in alignment of street in construction

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:

10/07/2024

Time:

6:00

Type of Application:

Vacation

Name of Applicant:

Greentree St WV Ph II (VAC 24-003)

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:

Raouan Ellis-H

Commissioner Signature:



Date:

10-7-2024

AGENDA ITEM ANALYSIS

Project/Issue Name: 24-60 An Ordinance of the City Council Approving Amendment of the Zoning Code and Official Map by Changing the Classification of Approximately 28.88 Acres of Property, located at the 7200 Block of West Farm Road 170, from Kirkwood Estates Planned Development District (PDD 23-005) to Kirkwood Estates Planned Development District (PDD 24-003).

Submitted By: Chris Tabor, Principal Planner

Date: October 15, 2024

Issue Statement

Kyle Kirk and Kirk Werks, LLC have applied to change the Zoning Classification of approximately (28.88) acres of property located at the 7200 Block of West Farm Road 170 from Kirkwood Estates Planned Development District (PDD 23-005) to **Kirkwood Estates Planned Development District Amended (PDD)**.

Discussion and/or Analysis

The property subject to this Rezoning Application is comprised of approximately **(28.88) acres** of land located at the 7200 Block of West Farm Road 170, which consists of a total of 4 parcels. The current zoning for the site is Kirkwood Estates Planned Development District (PDD 23-005). Lot 1 is the site of Kirk's Collision Center, an Auto Repair Shop, while the remaining lots are all vacant.

Applicant's Proposal

The City Council approved previous Development Plans for this site on July 26 of 2022 and October 17 of 2023, by the same applicant, that is similar in some of the use and design elements to the third proposed plan. The most substantial change to the proposed plan from the previous iterations includes a reconfiguration of the residential portion of the Development Plan. The previously approved Development Plan allowed for 50 lots (lots 7 – 56) adhering to the required standards of the Medium-Density Single-Family Residential (R1-M) Zoning District; whereas the newly proposed plan allows for 59 lots (7 – 65) adhering to the required standards of the High-Density Single-Family Residential (R1-H) Zoning District.

Lots 1 – 6 remain as commercial use lots that will meet the City of Republic's General Commercial (C-2) Zoning District regulations. A more thorough summary is contained in the following paragraph.

The Applicant is proposing the Rezoning of this property to a Planned Development District (PDD) that will consist of two separate uses: commercial and single-family residential. Lots 1 – 6 (10.26 acres) are designated as commercial use lots and will adhere to the City’s General Commercial (C-2) Zoning District regulations. Lots 7 – 65 (11.81 acres) are designated as residential use lots and will adhere to the City’s Single-Family High-Density Residential (R1-H) Zoning District regulations. Screening and parking requirements will be in compliance with the City of Republic’s adopted Municipal Code. The Development Plan also contains new water, sanitary sewer, and stormwater systems to support the development, the required Secondary Arterial Street (Bailey Avenue), and Local Streets to support the development.

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

- **Lots 1 – 6: General Commercial (C-2)**
 - Note: Compliance with the General Commercial (C-2) District Regulations
 - Total Area: 10.26 acres
 - Total Lots: 6
 - Permitted Uses: General Commercial (C-2)
- **Lots 7 – 65: High-Density Single-Family Residential (R1-H)**
 - Note: Compliance with the High Density Single-Family Residential District (R1-H) Regulations
 - Total Area: 11.81 acres
 - Total Lots: 59
 - Permitted Uses: Single-Family Residential
 - Density: 4.9 Dwelling Units/Acre

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

Consistency with the Planned Development District (PDD) Ordinance

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

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

- The proposed Development Plan shall involve a mixture or variation of land uses or densities.
 - Kirkwood Estates is a residential and commercial mixed-use development consisting of single-family and commercial lots
- The proposed Development Plan shall involve the provision of all infrastructure deemed necessary to adequately serve the potential development.

- The Kirkwood Estates PDD Development Plan includes provisions for municipal water and sewer services, a plan for stormwater management, and the construction and dedication of a Secondary Arterial Street (Bailey Avenue), identified in the City's Major Thoroughfare Plan.
- The proposed Development Plan shall involve design elements that promote the City of Republic's Comprehensive Plan and other adopted plans of the City.
 - The City of Republic's Comprehensive and Land Use Plans promote the expansion of commercial and residential development at locations supported by the City's water, sanitary sewer, and transportation networks; the Kirkwood Estates Development can be adequately supported by the City's 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 Kirkwood Estates Development Plan includes the construction of a Secondary Arterial City Street (Bailey Avenue) identified on the City's Major Thoroughfare Plan. The street will connect the development from East US Highway 60 to West Farm Road 170 and then to the south property line of the development.

Consistency with the Comprehensive Plan

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

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

- **Goal:** Support market conditions to develop a greater variety of residential options
 - **Objective:** Support a variety of housing developments and styles to ensure a range of options are available
- **Goal:** Support new development that is well-connected to the existing community
 - **Objective:** Encourage development that improves and expands upon existing infrastructure
 - **Objective:** Promote development aligning with current adopted plans of the City
- **Goal:** Recognize potential infill sites as opportunities for development

- **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 agricultural, commercial, and residential zoned properties and uses:

- North: East US Highway 60
- South: Greene County Agricultural
- East: Medium Density Single-Family Residential (R1-M); Greene County General Commercial
- West: Local Commercial (C-1) and General Commercial (C-2); Greene County General Commercial

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

Capacity to Serve Potential Development and Land Use

Municipal Water and Sewer Service: Portions of the proposed development are currently served by City of Republic sanitary sewer and water service; the remaining portions of the development not currently served by these utilities are in proximity to these services.

The proposed development will connect to existing gravity sanitary sewer mains in the area; the effluent will travel from the development to the McElhaney Lift Station and then to the Shuyler Creek Lift Station before being pumped to the Wastewater Treatment Facility.

The development will be served via a looped water system, connecting to existing water mains parallel to East US Highway 60 and West Farm Road 170 and to an existing water main located in the subdivision to the east. The exact location and size of the water mains required to serve the development will be determined during the infrastructure design process.

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

Transportation: The Development Plan includes the construction and dedication of a new Secondary Arterial within the development area, known as Bailey Avenue, identified in the City's Major Thoroughfare and Transportation Plans, in addition to multiple Local Streets to serve Lots within the development.

The Applicant provided a Traffic Impact Study (TIS) Memo, reviewed by MODOT and the City of Republic, to analyze the impact of the traffic generated from the proposed development. The results of the TIS Memo indicate the development warrants a Right-In/Right-Out (RIRO) at the intersection with East US Highway 60. These improvements are required during the initial phase of construction of Bailey



Avenue from West Farm Road 170 to East US Highway 60. The transportation improvements required to support the development are the responsibility of the Developer.

The City will be working with MODOT and the Applicant throughout the development process, including during construction of the required transportation improvements to support the development.

No parcel within the development will have direct access to East US Highway 60 or West Farm Road 170.

Stormwater: The Development Plan contains areas designated for stormwater retention/detention, designed to accommodate stormwater generated by the development. Additional stormwater areas and/or easements may be required through the engineering design process. The stormwater retention/detention areas, drainage easements, and all open space/common areas will be owned and maintained by the Developer and/or a Property Owners Association.

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

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

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

Recommended Action

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

AN ORDINANCE OF THE CITY COUNCIL APPROVING AMENDMENT OF THE ZONING CODE AND OFFICIAL MAP BY CHANGING THE CLASSIFICATION OF APPROXIMATELY 28.88 ACRES OF PROPERTY, LOCATED AT THE 7200 BLOCK OF WEST FARM ROAD 170, FROM KIRKWOOD ESTATES PLANNED DEVELOPMENT DISTRICT (PDD 23-005) TO KIRKWOOD ESTATES PLANNED DEVELOPMENT DISTRICT (PDD 24-003)

WHEREAS, the City of Republic, Missouri, (“City” and/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, in 2022, Kyle Kirk and Kirk Werks, LLC (together, “Applicant”) submitted an application to the City’s BUILDS Department to rezone approximately 28.88 acres of real property located at the 7200 Block of West Farm Road 170 in Republic, Missouri (“Property”), from Agricultural (AG) and General Commercial (C-2) to Kirkwood Estates Planned Development District (PDD), identified as PDD 22-003; and

WHEREAS, on or about July 26, 2022, City Council approved the application for PDD 22-003 and accompanying Development Plan, via Ordinance 22-46; and

WHEREAS, on or about October 17, 2023, City Council approved the application for PDD 23-005 and accompanying Development Plan, via Ordinance 23-47; and

WHEREAS, the Applicant recently submitted an application (“Application”) to amend the Development Plan for the Kirkwood Estates PDD, the approval of which requires amendment to the zoning classification of the Property under the provisions of Chapter 405, Article 405-IV of the Republic Municipal Code; and

WHEREAS, based upon the substance of the proposed amendments to the Development Plan, pursuant to Republic Municipal Code § 405.250(C), the City submitted the Application and proposed amended Development Plan to the Planning and Zoning Commission (“PZ Commission”) and set a public hearing on the application for October 7, 2024; and

WHEREAS, on or about September 18, 2024, pursuant to Republic Municipal Code § 405.980, the City published notice of the time and date for the public hearing 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, on October 7, 2024, the PZ Commission conducted the public hearing on the Application and proposed amended Development Plan, after which the PZ Commission rendered written findings of fact on the Application, amended Development Plan, and rezoning and subsequently submitted those findings, along with its recommendations, to the Council; and

WHEREAS, the PZ Commission, by a vote of 4 Ayes to 0 Nays, recommended approval of the Application and the amended Development Plan; and

WHEREAS, the Application and proposed Amended Development Plan was submitted to the City Council for a first reading at its regular meeting on October 15, 2024, and a second reading at its regular meeting on November 5, 2024, after which the City Council voted to approve the amended 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 approximately 28.88 acres, located at the 7200 Block of West Farm Road 170, more fully described in the legal description herein below, from Kirkwood Estates Planned Development District (PDD) (identified as PDD 23-005), to Kirkwood Estates Planned Development District (PDD) (identified as PDD 24-003):

BLOCK A DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 28, RANGE 23 WEST IN GREENE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING COTTON PICKER SPINDLE MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 23 WEST; THENCE N01°54'00"W ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, 20.00 FEET; THENCE LEAVING SAID EAST LINE, N88°29'47"W, 667.50 FEET TO A 5/8-INCH IRON PIN (CAPPED "PLS-2007017965") ON THE NORTH RIGHT-OF-WAY LINE OF FARM ROAD 170; THENCE N1°54'00"W, 20.00 FEET TO A 5/8-INCH IRON PIN (CAPPED "PLS-2007017965"); THENCE N88°29'47"W ALONG SAID RIGHT-OF-WAY LINE, 202.98 FEET TO A 5/8-INCH IRON PIN (CAPPED "PLS-2007017965") FOR THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN; THENCE N88°29'28"W, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 463.11 FEET TO A 5/8-INCH IRON PIN (CAPPED "PLS-2007017965"); THENCE N1°55'25"E, A DISTANCE OF 340.21 FEET TO A 5/8-INCH IRON PIN (CAPPED "PLS-2007017965") ON THE SOUTH RIGHT-OF-WAY LINE EAST BOUND US HIGHWAY 60; THENCE N64°20'48"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF EAST BOUND US HIGHWAY 60, A DISTANCE OF 522.13 FEET TO A 5/8-INCH IRON PIN (CAPPED "PLS-2007017965"); THENCE S1°53'41"W, A DISTANCE OF 636.48 FEET TO THE POINT OF BEGINNING, CONTAINING 4.9 ACRES.

BLOCK B DESCRIPTION:

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 28, RANGE 23 WEST IN GREENE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT A SURVEY MONUMENT CAPPED "PLS2190" MARKING THE SOUTHWEST CORNER OF LOT 14 OF OLDE TOWN AT THE KERR PLACE SUBDIVISION; THENCE N88°20'38"W, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 28, RANGE 23, A DISTANCE OF 588.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N88°20'38"W, ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 215.20 FEET TO A SURVEY MONUMENT; THENCE N1°44'21"E, A DISTANCE OF 1309.32 FEET TO A SURVEY MONUMENT ON THE SOUTH RIGHT-OF-WAY LINE OF FARM ROAD 170; THENCE

S88°07'01"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 218.98 FEET; THENCE S1°54'17"W, A DISTANCE OF 1308.46 FEET TO THE POINT OF BEGINNING, CONTAINING 6.5 ACRES.

BLOCK C DESCRIPTION:

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 28, RANGE 23 WEST IN GREENE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT A SURVEY MONUMENT CAPPED "PLS 2190" MARKING THE SOUTHWEST OF LOT 14 OF OLDE TOWN AT THE KERR PLACE SUBDIVISION. THENCE N1°52'33"E, ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE TO 1306.13 FEET; THENCE N88°07'01"W, A DISTANCE OF 507.72 FEET; THENCE S01°54'17"W, A DISTANCE OF 1308.15 FEET TO A POINT ON THE SOUTH LINE OF THE NE1/4 OF THE NW1/4 OF SECTION 15, TOWNSHIP 28, RANGE 23; THENCE S88°20'38"E, A DISTANCE OF 508.38 FEET TO THE POINT OF BEGINNING, CONTAINING 15.3 ACRES.

- 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:** 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:



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:

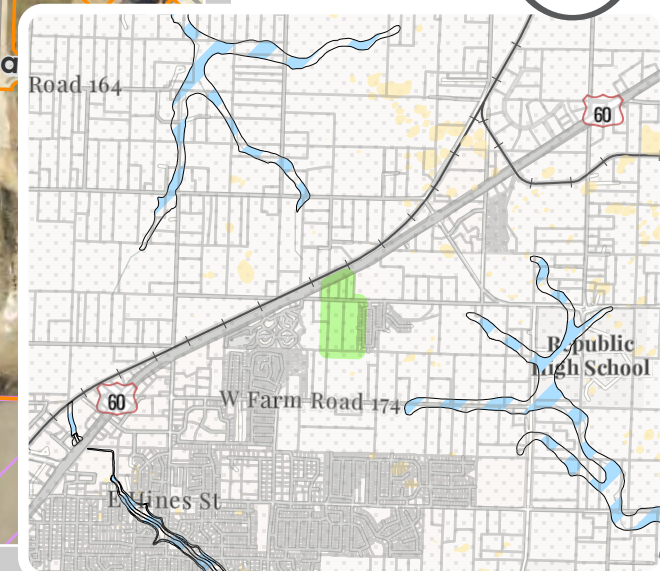
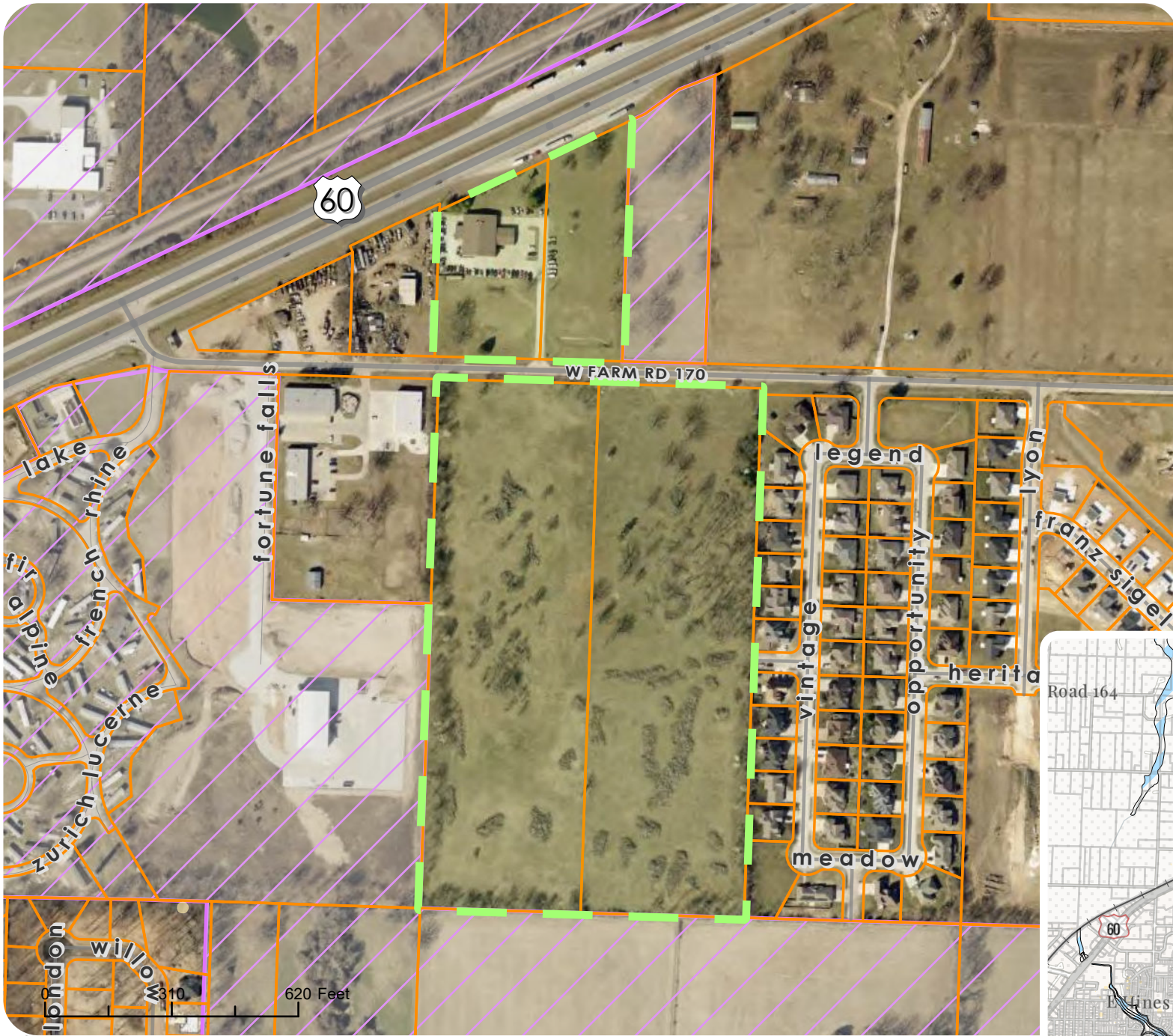
Owner/Applicant
 Kyle Kirk/Kirk Werks LLC

ADDRESS
 7200 Block of West Farm
 Road 170

ZONING
 KIRKWOOD ESTATES PDD
 (PDD 23-005) | REQUESTED
 KIRKWOOD ESTATES PDD
 AMENDED

WARD
 1

ACREAGE
 28.88



KIRKWOOD ESTATES PDD AMENDED
PDD 24-003 | PDD

	Site Extent		Sinkholes
	Out of City		Floodplain

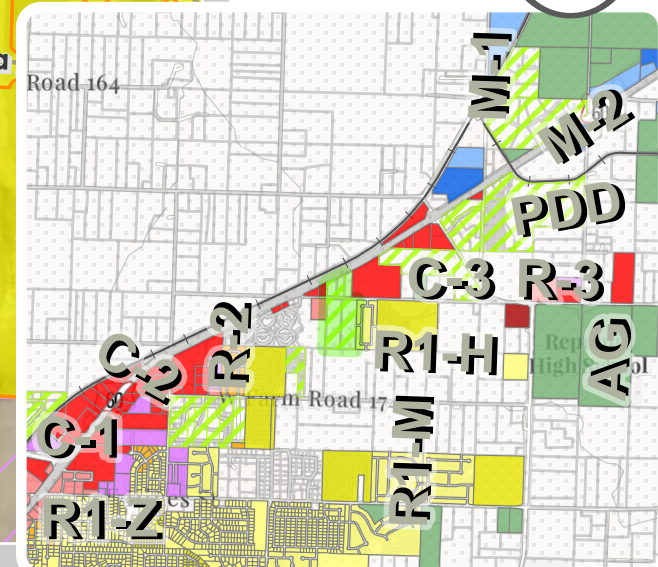
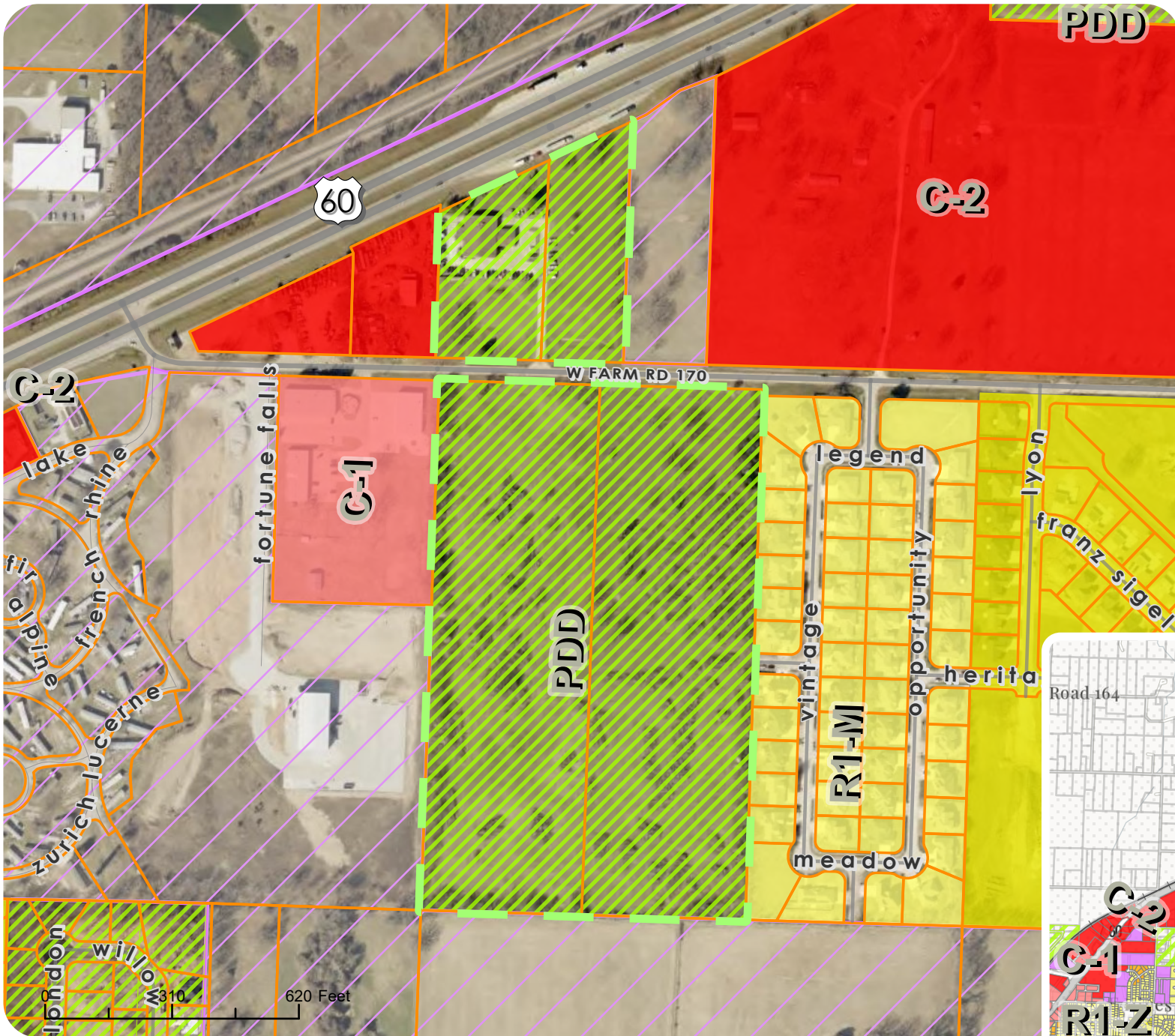
Owner/Applicant
 Kyle Kirk/Kirk Werks LLC

ADDRESS
 7200 Block of West Farm
 Road 170

ZONING
 KIRKWOOD ESTATES PDD
 (PDD 23-005) | REQUESTED
 KIRKWOOD ESTATES PDD
 AMENDED

WARD
 1

ACREAGE
 28.88



KIRKWOOD ESTATES PDD AMENDED
PDD 24-003 | PDD

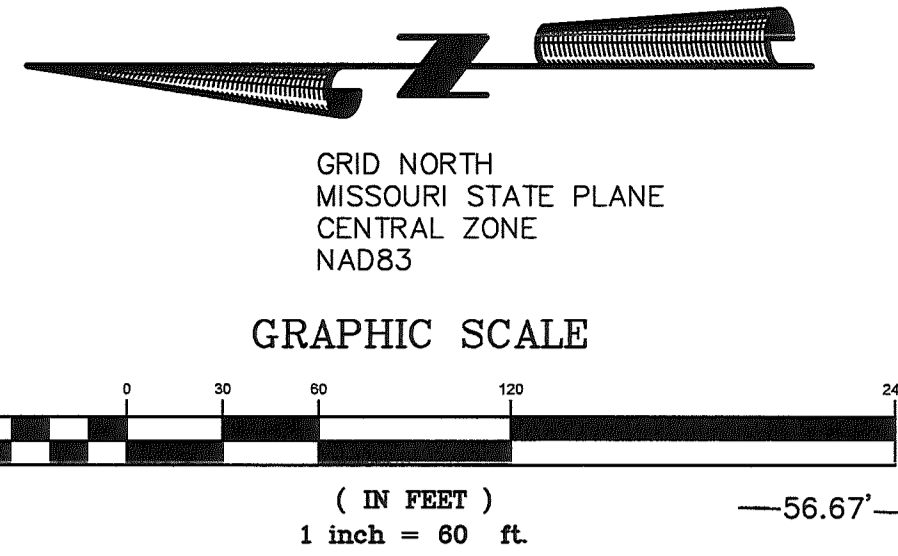
-  **Site Extent**
-  **Out of City**

ZONING REGULATIONS, USES, AND HEIGHT & AREA REQUIREMENTS

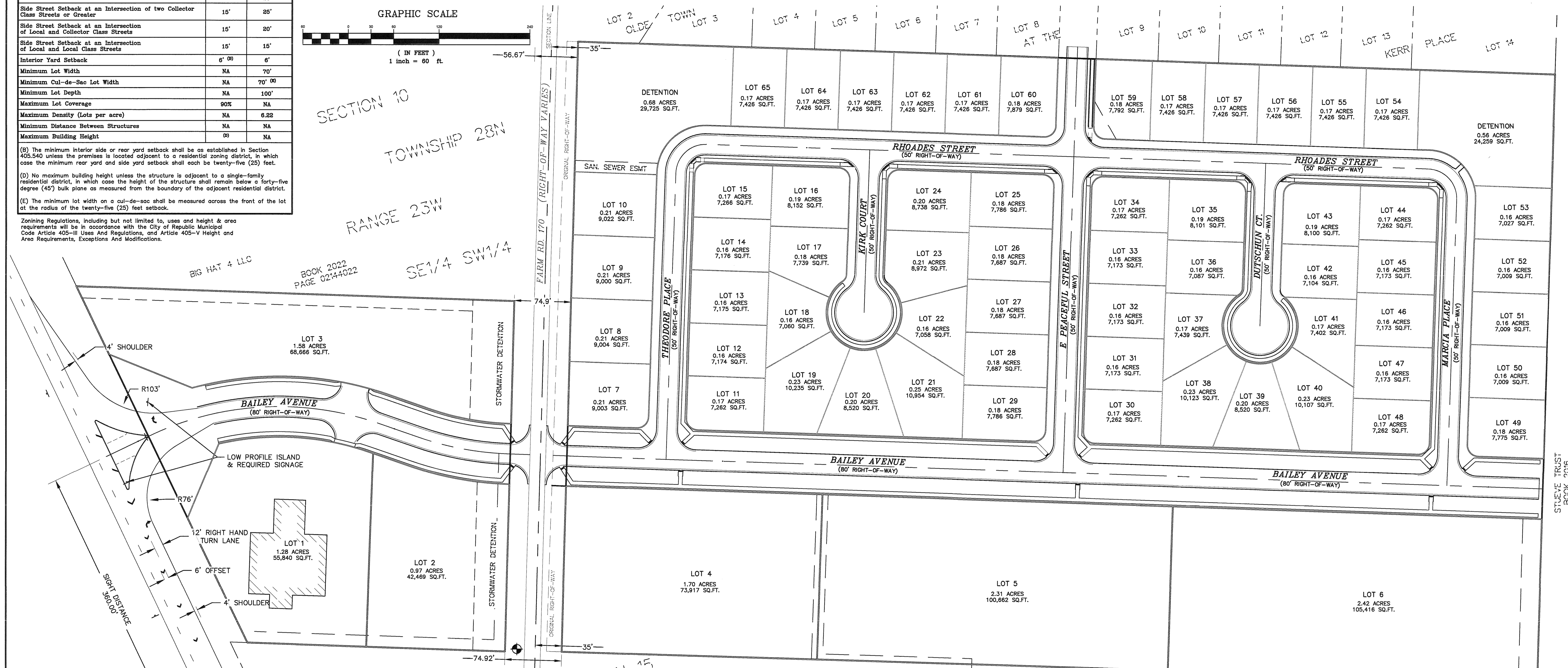
Table with 3 columns: Requirement, C-2, R1-H. Rows include Minimum Lot Size, Front Setback, Rear Setback, Side Street Setback, Interior Yard Setback, etc.

(B) The minimum interior side or rear yard setback shall be as established in Section 405.540 unless the premises is located adjacent to a residential zoning district...

Zoning Regulations, including but not limited to, uses and height & area requirements will be in accordance with the City of Republic Municipal Code Article 405-III Uses And Regulations, and Article 405-V Height and Area Requirements, Exceptions And Modifications.



DEVELOPMENT PLAN AMENDED KIRKWOOD ESTATES

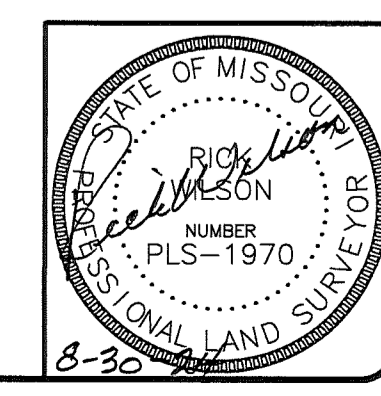


DEVELOPMENT NOTES table with columns for Zoning Districts, Street Classifications, and General notes.

Landscaping, Screening, and Bufferyards table with columns for Landscaped Area Requirements and Screening Requirements.

PREPARED BY WILSON SURVEYING CO., INC.

SURVEYING/ENGINEERING/LAND PLANNING (417)-522-7870 Email: Rick.Wilson@wilsurveying.com



MARY BROWN BOOK 2011 PAGE 527-11 KOK SUPPLY & LEASING LLC BOOK 2005 PAGE 71546-05

Findings of Fact

Date of Hearing:

10/07/2024

Time:

6:00

Type of Application:

Planned Development District

Name of Applicant:

Kirkwood Estates 2nd Amend (PDD 24-003)

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:

28.88 acres Amended PDD

1-6 = C-2

7-65 = R1-H previous R1-M

Utilities & Transportation adequate w/ plans

R1RO on US60 w/ no parcel access to US60

C-2 to North

C-1 + County to W

R-M to East

County to S

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

Approval

Denial

Commissioner Name:

Brian Debraue

Commissioner Signature:

Brian Debraue

Date:

2024-10-07

Findings of Fact

Date of Hearing:

10/07/2024

Time:

6:00

Type of Application:

Planned Development District

Name of Applicant:

Kirkwood Estates 2nd Amend (PDD 24-003)

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:

10/17/24

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:

o Conforms to surrounding use
o addition of 9 extra lots from original plan
o R1-M to R1-H.

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:



AGENDA ITEM ANALYSIS

Project/Issue Name: 24-61 An Ordinance of the City Council Approving Amendment of the Zoning Classification of 3.10 Acres of Real Property Located at 3155 East Sawyer Road from Eclipse Event Center Planned Development District (PDD) to Light Industrial (M-1).

Submitted By: Patrick Ruiz, Associate Planner

Date: October 15, 2024

Issue Statement

The City of Republic has applied to change the Zoning Classification of approximately 3.10 acres of property located at 3155 East Sawyer Road, from Eclipse Event Center Planned Development District (PDD) to Light Industrial (M-1).

Discussion and/or Analysis

The property subject to this Rezoning Application consists of approximately 3.10 acres of land located at 3155 E. Sawyer Rd.; the property is currently vacant but was previously the site of the Brookline South Lift Station prior to it being relocated to the West within the Hankins Farm Subdivision in 2023.

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**.

- **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.
- **Goal:** Support new development that is well-connected to the existing community.
 - **Objective:** Encourage development that improves and expands upon existing infrastructure.
 - **Objective:** Promote development aligning with current adopted plans of the City.

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

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

Compatibility with Surrounding Land Uses

The subject property is adjacent to the Hankins Farm Planned Development District (PDD) to the west, east, and north property lines. The lots within the Hankins Farm PDD, neighboring the subject property, are assigned land uses permitted in the Light Industrial (M-1) Zoning District. It is also adjacent to Light Industrial (M-1) zoned parcels to the south across East Sawyer Street.

The Light Industrial (M-1) Zoning District is intended to permit and establish regulations to provide a designated location for restricted manufacturing and related uses which are separated from dissimilar uses.

Such rezoning would be compatible with the surrounding land uses.

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 wastewater infrastructure through a 15" inch gravity sanitary sewer line that runs through the property from east to west, parallel to the floodplain, to an existing Lift Station. Effluent would travel through gravity lines to the Brookline South Lift Station, McElhane Lift Station, and the Shuyler Creek Lift Station before being pumped through a series of force mains to the Wastewater Treatment Facility.

Water is currently available to the site through an 8" water main in close proximity to the east and a 12" water main across Sawyer Road.

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

Transportation:

The property has access off Sawyer Road, a Secondary Arterial class road.

The Traffic Impact Study (TIS) requirement for this Rezoning Application has been waived; however, the City still reserves the right to conduct a TIS if the application for the site was a commercial land use in nature.

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

Sinkholes: The subject 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 3.10 ACRES OF REAL PROPERTY LOCATED AT 3155 EAST SAWYER ROAD FROM ECLIPSE EVENT CENTER PLANNED DEVELOPMENT DISTRICT (PDD) TO LIGHT INDUSTRIAL (M-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, the City, acting as the Applicant, applied for (“Application”) an amendment to the Zoning Code and Official Zoning Map rezoning certain real property consisting of approximately 3.10 acres located at 3155 East Sawyer Road (the “Property”), from its current zoning of Planned Development District (PDD) to Light Industrial (M-1); and

WHEREAS, the City set a public hearing on the Application before the Planning and Zoning Commission (“PZ Commission”) for October 7, 2024; and

WHEREAS, on September 18, 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 October 7, 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 4 Ayes to 0 Nays, recommended approval of the Application; and

WHEREAS, the Application was submitted to the City Council for first and second read at its regular meeting on October 15, 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 3.10 acres located at 3155 East Sawyer Road in Republic, Missouri, more fully described in the legal description herein below, from the zoning classification of Eclipse Event Center Planned Development District (PDD) to Light Industrial (M-1):

A TRACT OF LAND BEING A PART OF THE SOUTHEAST QUARTER (SE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 34, TOWNSHIP 29 NORTH, RANGE 23 WEST IN GREENE

COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE N88°13'40"W, ALONG THE SOUTH LINE OF SAID SE¼ OF THE SE¼, 890.61 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING N88°13'40"W, ALONG SAID SOUTH LINE, 373.65 FEET; THENCE N01°46'20"E, 361.70 FEET; THENCE S88°13'40"E, 373.65 FEET; THENCE S01°46'20"W, 361.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 135,145.1 SQ.FT. (3.10 ACRES) MORE OR LESS AND BEING SUBJECT TO ANY EASEMENTS AND RIGHT-OF-WAY OF RECORD.

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
City of Republic

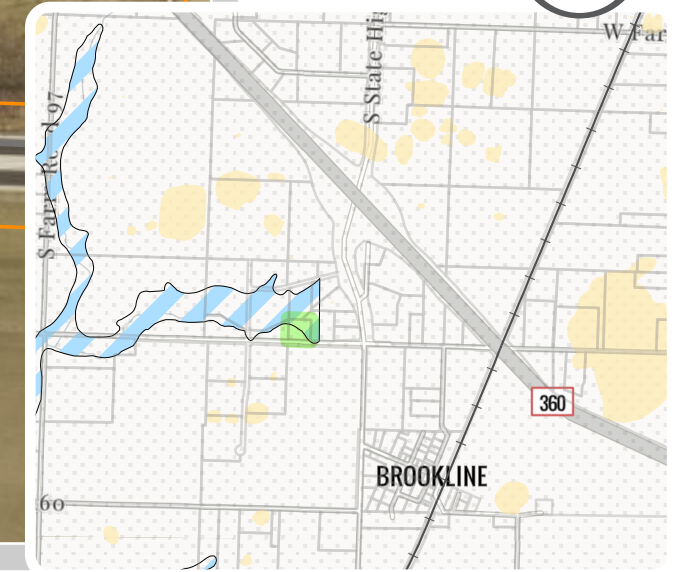
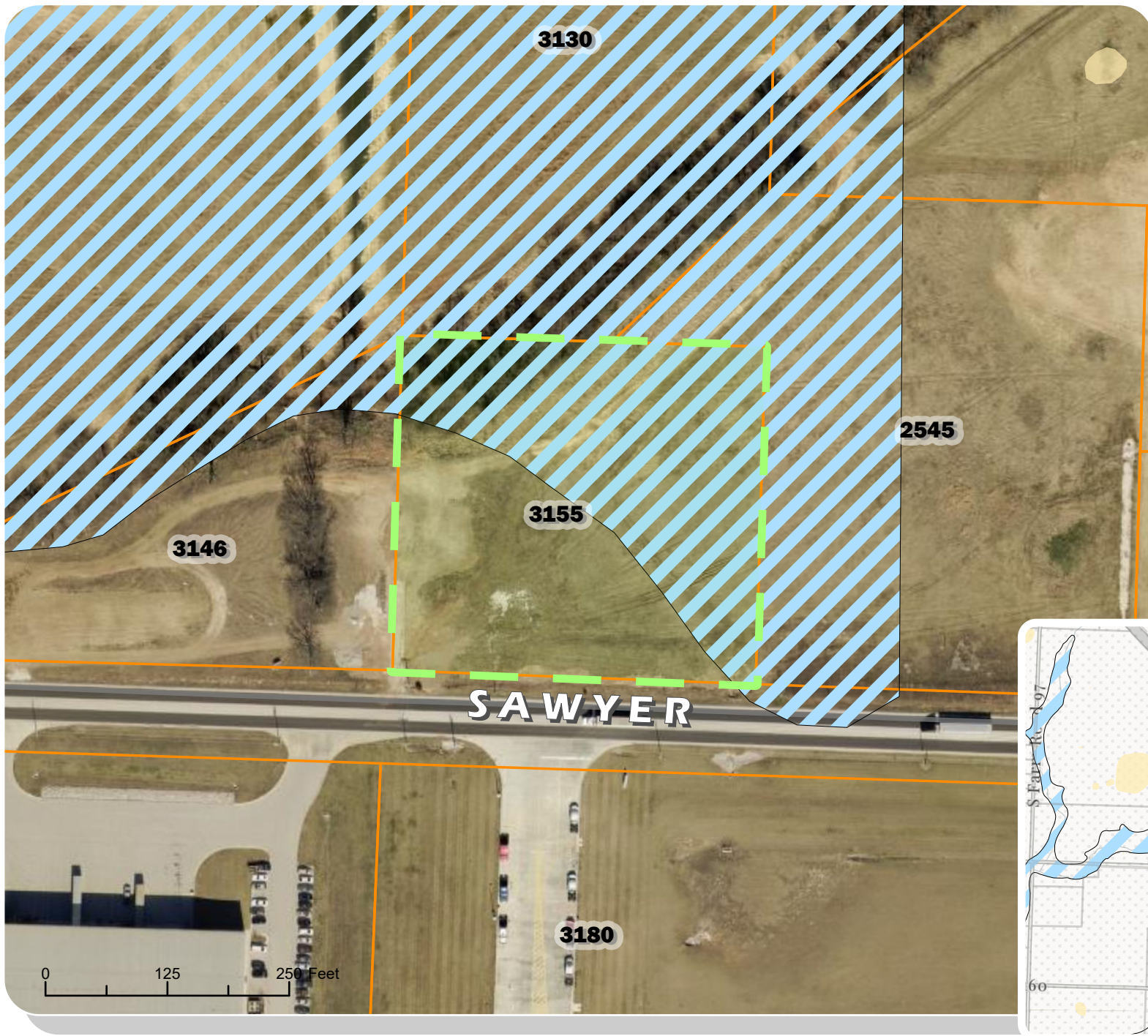
ADDRESS
3155 E. Sawyer Rd.

ZONING
ECLIPSE EVENT CENTER PDD |
REQUESTED M-1

PIN
1434400006

WARD
2

ACREAGE
3.10



3155 E. SAWYER RD.
REZN 24-016 | REZONE

	Site Extent		Sinkholes
	Out of City		Floodplain

Owner/Applicant
City of Republic

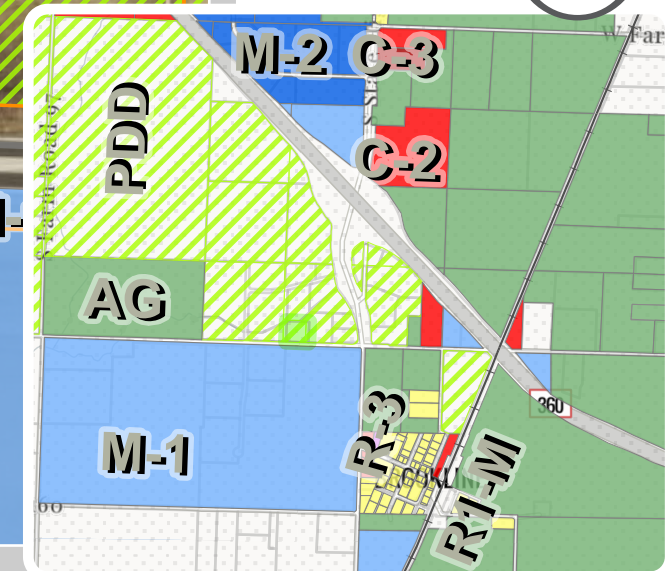
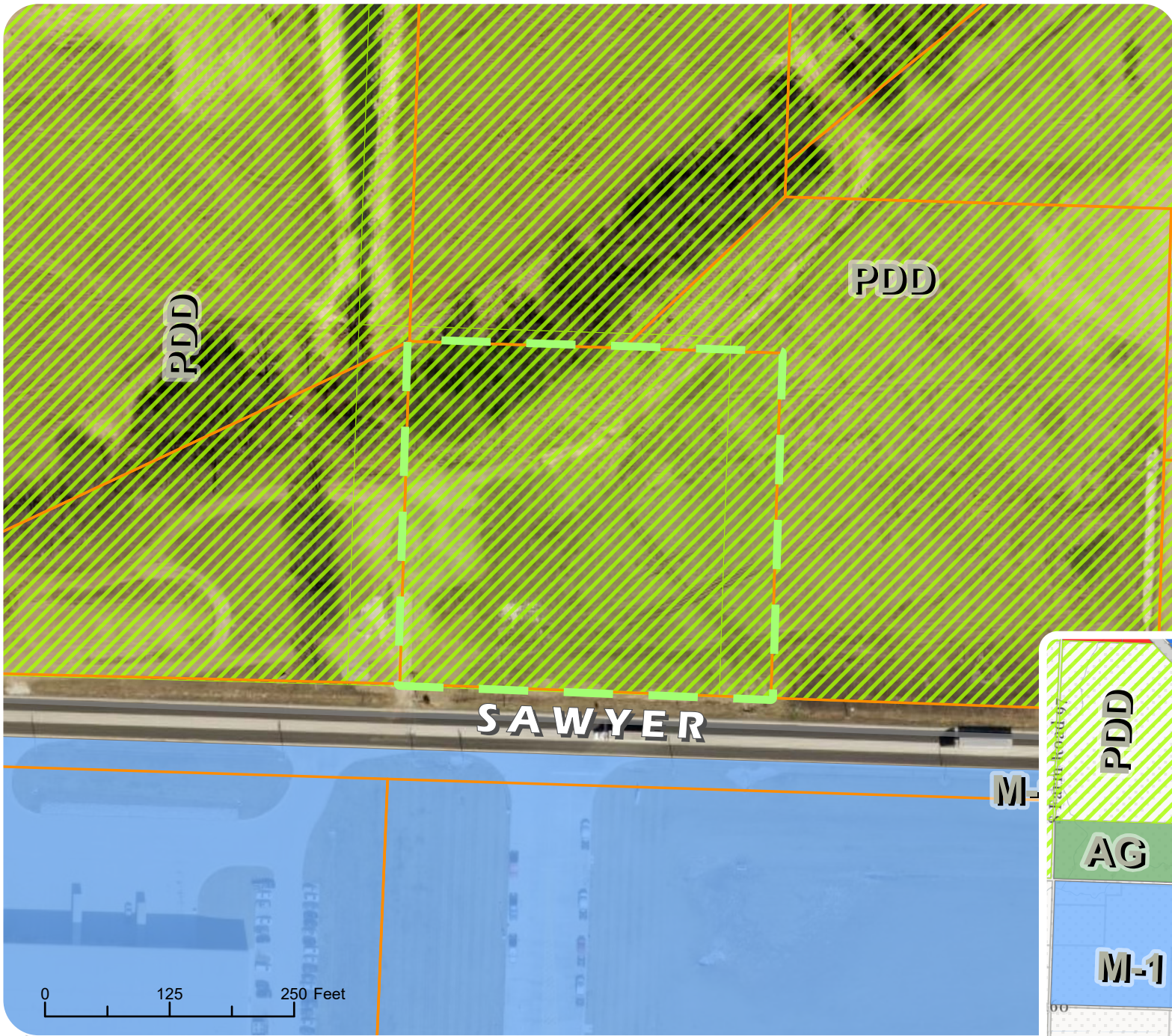
ADDRESS
3155 E. Sawyer Rd.

ZONING
ECLIPSE EVENT CENTER PDD |
REQUESTED M-1

PIN
1434400006

WARD
2

ACREAGE
3.10



3155 E. SAWYER RD.
REZN 24-016 | REZONE

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

Findings of Fact

Date of Hearing: 10/07/2024 Time: 6:00 Type of Application: Rezone

Name of Applicant: 3155 E Sawyer Rd (REZN 24-016) Location: City Council Chambers

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

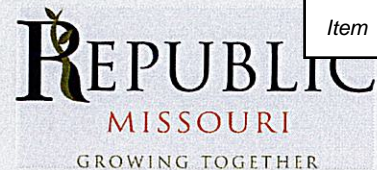
- Conforming to the City's adopted Land Use Plan [X] Yes [] No
Conforming to the City's adopted Transportation Plan [X] Yes [] No
Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) [X] Yes [] No
Compatible with surrounding land uses [X] Yes [] No
Able to be adequately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

Statement of Relevant Facts Found:

3.1 acres PDD -> M-1
Old Light Station
M-1 surrounding on all sides aspect of Hankins PDD
Sewer + Water capacity
Traffic access on Sawyer Rd - TIS waived
Flood plain on site
No known sinkholes

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

Commissioner Name: Brian Doubrava Commissioner Signature: [Signature] Date: 2024-10-07



Findings of Fact

Date of Hearing:

10/07/2024

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

3155 E Sawyer Rd (REZN 24-016)

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:

10/7/24

Findings of Fact

Date of Hearing:

10/07/2024

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

3155 E Sawyer Rd (REZN 24-016)

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:

o Conforms w/ surrounding land use
o

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:

10/7/24

Findings of Fact

Date of Hearing:

10/07/2024

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

3155 E Sawyer Rd (REZN 24-016)

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:

Consistent w/ zoning classifications and purpose, Transportation plan

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

Approval Denial

Commissioner Name:

RAUSM ELLIS III

Commissioner Signature:

Rausm Ellis III

Date:

10-7-2024



AGENDA ITEM ANALYSIS

Project/Issue Name: 24-62 An Ordinance of the City Council Amending Title IV (“Land Use”), Article 405-II (“Destination Of Districts And General District Regulations”), Chapter 405 (“Zoning Regulations”), Section 405.030 (“Districts Enumerated”), Article 405-III (“Zoning Districts -- Use And Regulations”), Section 405.148 (“MSD’ Main Street District”), Article 405-IV (“Height And Area Requirements, Exceptions And Modifications”), Sections 405.540 (“Height And Area Regulations Established – Chart”) and 405.545 (“Height And Area Exceptions And Conditions”), Article 405-VI (“Off-Street Parking And Loading Requirements”), Section 405.570 (“Generally”), Article 405-VII (“Additional District Provisions”), Section 405.620 (“Exterior Lighting Standards”), Article 405-X (“Landscaping And Screening”), Sections 405.750 (“Applicability”), 405.770 (“Landscaped Area Requirements”), And 405.810 (“Screening Requirements”), of the Municipal Code of the City of Republic, Missouri.

Submitted By: Patrick Ruiz, Associate Planner

Date: October 15, 2024

Issue Statement

Consideration to approve Amendments that specifically relates to **Section 405.148 “MSD” Main Street District** and additional Sections that generally regulates such district in Chapter 405 Zoning Regulations.

Discussion and/or Analysis

The City of Republic is requesting Amendments to Chapter 405 Zoning Regulations– specifically to **Section 405.148 “MSD” Main Street District** and additional Sections that generally regulates such district. Additional Sections being considered for Amendments are called out in the following Articles:

- Article 405-II Destination Of Districts And General District Regulations Section 405.030,
- Article 405-V Height And Area Requirements, Exceptions And Modifications Sections 405.540 and 405.545,
- Article 405-VI Off-Street Parking And Loading Requirements Section 405.570,
- Article 405-VII Additional District Provisions Section 405.620 and,
- Article 405-X Landscaping And Screening Sections 405.750, 405.770, and 405.810



In general, implementing a new Zoning District is needed when two challenges are presented within a defined geographical area. Those challenges would include when existing uses and structures are unable to conform to the present Zoning Regulations and future development to the existing Zoning District standards, offered in the Republic Municipal Code, would drastically change the unique character of the area. The proposed Main Street District Amendments address both challenges for Downtown Republic and specifically outline the following:

- **Intent.**
 - Implement a district that accommodates mixed-used developments normally found in a downtown area such as those that include retail, office, and residential uses.
- **Physical Character.**
 - Provide a Zoning District that conforms with existing structures in the downtown area while providing flexibility for future development.
 - Providing a district that promotes an active streetscape with a pedestrian friendly shopping environment by limiting off-street parking requirements and requiring construction and/or preservation of new and existing sidewalk.
 - Preserve the existing character of the downtown area by allowing buildings to abut up to the public right-of-way by eliminating certain setback requirements and limiting landscaping buffering.
- **Update existing related regulations.**
 - Ensure new exterior lighting, off-street parking, or landscaping is provided in accordance with the standards and regulations of the Republic Municipal Code.
 - Require screening for new developments to reduce the amount of nuisances to adjacent properties with less intense zoning designations.
- **Delineate Downtown Area.**
 - Centered around the Main Street Corridor.
 - Delineated by the following streets: Anderson Street, Walnut Avenue, Pine Avenue, and Elm Street.

Lastly, amendments that do not directly relate to the Main Street District (MSD) were included to ensure clarity of future enforcement regarding the Zoning Regulations for future developments and existing uses.

Recommended Action

Staff recommends the approval of the referenced Amendments in the outlined Sections.

AN ORDINANCE OF THE CITY COUNCIL AMENDING TITLE IV (“LAND USE”), ARTICLE 405-II (“DESTINATION OF DISTRICTS AND GENERAL DISTRICT REGULATIONS”), CHAPTER 405 (“ZONING REGULATIONS”), SECTION 405.030 (“DISTRICTS ENUMERATED”), ARTICLE 405-III (“ZONING DISTRICTS - USE AND REGULATIONS”), SECTION 405.148 (“MSD’ MAIN STREET DISTRICT”), ARTICLE 405-IV (“HEIGHT AND AREA REQUIREMENTS, EXCEPTIONS AND MODIFICATIONS”), SECTIONS 405.540 (“HEIGHT AND AREA REGULATIONS ESTABLISHED – CHART”) AND 405.545 (“HEIGHT AND AREA EXCEPTIONS AND CONDITIONS”), ARTICLE 405-VI (“OFF-STREET PARKING AND LOADING REQUIREMENTS”), SECTION 405.570 (“GENERALLY”), ARTICLE 405-VII (“ADDITIONAL DISTRICT PROVISIONS”), SECTION 405.620 (“EXTERIOR LIGHTING STANDARDS”), ARTICLE 405-X (“LANDSCAPING AND SCREENING”), SECTIONS 405.750 (“APPLICABILITY”), 405.770 (“LANDSCAPED AREA REQUIREMENTS”), AND 405.810 (“SCREENING REQUIREMENTS”), 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 further promote the City’s mission, vision and values, in the best interest of the City and its citizenship body as a whole; and

WHEREAS, the City has identified a need to amend the existing City Municipal Code provisions on zoning regulations as they primarily relate to the Main Street District to, among other things, help preserve the unique character of the downtown area while encouraging investment and development in the area.

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

Section 1: Title IV (“Land Use”), Chapter 405 (“Zoning Regulations”), Article 405-II (“Destination Of Districts And General District Regulations”), Section 405.030 (“Districts Enumerated”), is hereby amended to read as follows:

Chapter 405 Zoning Regulations

Article 405-II Destination Of Districts And General District Regulations

Section 405.030 Districts Enumerated

In order to classify, regulate and restrict the locations of trades, industries and the location of buildings designed for specified uses, to regulate and limit the heights and bulk of buildings erected or structurally altered to regulate and limit the intensity of the use of the lot areas, and to regulate and determine the areas of yards and other open spaces within the surrounding such buildings, the City of Republic, Missouri, is hereby divided into districts, of which there shall be ~~thirteen (13)~~ **fifteen (15)** in number, known as:

"AG"	Agricultural District
"R1-L"	Low Density Single-Family Residential District
"R1-M"	Medium Density Single-Family Residential District
"R1-H"	High Density Single-Family Residential District
"R1-MH"	Manufactured, Modular, and Mobile Home Residential District
"R1-Z"	Zero Lot Line Residential District
"R-2"	Two-Family Residential District
"R-3"	Multi-Family Residential District
<u>"MSD"</u>	<u>Main Street District</u>
"C-1"	Local Commercial District
"C-2"	General Commercial District
<u>"C-3"</u>	<u>General Commercial District</u>
"M-1"	Light Industrial District
"M-2"	Heavy Industrial District
"PDD"	Planned Development District

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: Title IV ("Land Use"), Chapter 405 ("Zoning Regulations"), Article 405-III ("Zoning Districts -- Use and Regulations"), Section 405.148 ("MSD" Main Street District"), is hereby amended to read as follows:

Chapter 405 Zoning Regulations

Article 405-III Zoning Districts -- Use and Regulations

Section 405.148 "MSD" Main Street District

A. Intent. The intent of this district is to provide a ~~zone~~ **district** which will accommodate the ~~broad range of~~ **mixed-used developments that includes** retail shopping activities, office and residential uses that are normally found in the core area of a City and where. ~~The district also allows for flexibility of development is allowed up to the property lot line by eliminating setback requirements with no and limiting off-street parking facilities required of the private development requirements.~~ **The district also allows for flexibility of development is allowed up to the property lot line by eliminating setback requirements with no and limiting off-street parking facilities required of the private development requirements.** The zoning of property to the "MSD" Main Street District is intended to provide development opportunities consistent with the existing character within the core of ~~d~~**Downtown Republic that exhibits buildings abutted up to or in close proximity of the public right-of-way and limited amounts of off-street parking.** ~~Downtown Republic is the original commercial district within the City. The majority of buildings in the core of downtown have been constructed close to the public right-of-way. Public Parking lots are available and on-street parking is present to serve the downtown businesses. The result is a character unique to downtown that is not found elsewhere in the City. This district provides for the majority of retail uses, while encouraging that promotes an active streetscape with a pedestrian friendly shopping environment.~~ **The core of Downtown Republic is centered along the Main**

Street Corridor and the perimeter boundary is defined by the following streets: Anderson Street, Walnut Avenue, Pine Avenue, and Elm Street. ~~This district restricts automobile oriented uses and is intended to allow multi-story buildings with office and residential uses above the ground floor level. In addition, the district is intended to allow flexibility from the conventional development standards found elsewhere in the City.~~

B. Uses Permitted.

1. Furniture and home furnishings stores.
2. Electronics and appliance stores.
3. Food and beverage stores.
4. Health and personal care stores.
5. Clothing and clothing accessories stores.
6. Sporting goods, hobby and music stores.
7. General merchandise stores.
8. Miscellaneous store retailers such as florists, office supplies, stationery stores and gift stores, novelty stores, souvenir stores, used merchandise stores, pet and pet supply stores, art dealers.
9. Publishing industries.
- ~~10. Motion Picture Theaters~~
- ~~11. Broadcasting stations~~
- ~~10.~~ ~~12.~~ Finance and insurance offices.
- ~~11.~~ ~~13.~~ Real estate, rental and leasing services.
- ~~12.~~ ~~14.~~ Professional, scientific and technical services.
- ~~13.~~ ~~15.~~ Administrative and support services.
- ~~14.~~ ~~16.~~ Educational services.
- ~~15.~~ ~~17.~~ Health care and social assistance.
- ~~16.~~ ~~18.~~ Performing arts.
- ~~17.~~ ~~19.~~ Museums, historical sites and similar institutions.
- ~~18.~~ ~~20.~~ Food services and drinking places.
- ~~19.~~ ~~21.~~ Personal and laundry services.
- ~~20.~~ ~~22.~~ Religious, grantmaking, civic, professional and similar organizations.
- ~~21.~~ ~~23.~~ Executive, legislative and other general government support.
- ~~22.~~ ~~24.~~ Postal services.
- ~~23.~~ ~~25.~~ Public parks and playgrounds, including public recreation or service buildings and publicly-owned swimming pools.
- 24. Parking lots, garages, and similar facilities for off-street parking.**

- 25. Residential uses provided such uses are located above the first floor non-residential uses in a single attached mixed-use building, so as to create a continuous non-residential facade, on the first-floor level along all street frontages.**
- 26. Comprehensive marijuana dispensary facility as defined in Article XIV Section 2 of the Missouri Constitution and by the Missouri Department of Health and Senior Services (or its successor) with a valid license issued by the Missouri Department of Health and Senior Services (or its successor) and complying with the rules and regulations of the Missouri Department of Health and Senior Services and City ordinances.**
- 27. Medical marijuana dispensary facility as defined in Article XIV Section 1 of the Missouri Constitution and by the Missouri Department of Health and Senior Services (or its successor) with a valid license issued by the Missouri Department of Health and Senior Services (or its successor) and complying with the rules and regulations of the Missouri Department of Health and Senior Services and City ordinances.**
- 28. Microbusiness dispensary facility as defined in Article XIV Section 2 of the Missouri Constitution and by the Missouri Department of Health and Senior Services (or its successor) with a valid license issued by the Missouri Department of Health and Senior Services (or its successor) and complying with the rules and regulations of the Missouri Department of Health and Senior Services and City ordinances.**
- 29. Auction sales and flea markets entirely within enclosed buildings.**
- 30. Veterinarian, dog grooming, boarding, pet daycare, or similar place of animal care, provided that only treatment or care be given to animals kept within the building. No outside cages, kennels, fences, equipment, materials, or accessories to the business shall be stored outside or used on the premises.**

C. Height And Area Regulations. The height and area regulations set forth in Article V shall be observed.

D. Design Standards.

1. Parking and loading requirements. Off-street parking and loading spaces shall be provided in accordance with the requirements for specific uses set forth in Article VI.
2. Landscaping and open space regulations. Landscaping and open space regulations shall be provided in accordance with the requirements for specific uses set forth in Article X.
3. Screening and bufferyard requirements. Screening and bufferyard requirements shall be provided in accordance with the requirements for specific uses set forth in Article XI.
4. Sign regulations. Sign regulations shall be provided in accordance with the requirements for specific uses set forth in Chapter 415.

- 5. Additional district provisions. Additional provisions relating to exterior lighting, accessory buildings, stormwater regulations and access are provided in Article VII.
- 6. **Preservation and/or Construction of existing/new sidewalk, meeting minimum City standards, shall be maintained and/or provided when development of a vacant lot or expansion of the footprint of an existing structure occurs.**

~~E. Use Limitations. No outdoor storage or sale of merchandise or material is allowed in this district.~~

E. ~~F. Site Plan Review. Development in the Main Street District shall be subject to site plan review requirements and procedures. Building materials will be reviewed with respect to the design guidelines in the Main Street District. Facades and outdoor seating will be reviewed according to the facade design guidelines and to ensure that safety and efficient pedestrian movement on City existing sidewalks is maintained.~~

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 3: Title IV (“Land Use”), Chapter 405 (“Zoning Regulations”), Article 405-V (“Height And Area Requirements, Exceptions And Modifications”), Section 405.540 (“Height And Area Regulations Established -- Chart”), and Section 405.545 (“Height And Area Exceptions And Conditions”, are hereby amended to read as follows:

Chapter 405 Zoning Regulations

Article 405-IV Height and Area Requirements, Exceptions And Modifications

Section 405.540 Height and Area Regulations Established -- Chart

The required height and area regulations are established and shown on the following chart which is part of Article V.

	AG	<u>R1-1L</u>	<u>R1-1M</u>	<u>R1-1H</u>	R1-MH	<u>R1-1Z</u>	R-2	R-3	<u>MSD</u>	C-1	C-2	C-3	M-1	M-2
Min. Lot Size	3 acres	12,000 s.f.	9,000 s.f.	7,000 s.f.	6,000 s.f.	5,000 s.f.	10,000 s.f.	2,500 s.f.	--	--	--	--	--	--
Front Setback	25'	25'	25'	25'	25'	25'	25'	15'	-- ^(H)	15'	15'	15'	15'	15'
Rear Setback	25'	25'	25'	25'	25'	25'	25'	15'	-- ^{(D)(H)}	15' ^(B)	15' ^(B)	15' ^(B)	15' ^(C)	15' ^(C)
Side Street Setback at an Intersection of two	25'	25'	25'	25'	25'	25'	25'	15'	-- ^{(E)(H)}	15'	15'	15'	15'	15'

Collector Class Streets or Greater														
Side Street Setback at an Intersection of two Local and Collector Class Streets	20'	20'	20'	20'	25'	25'	25'	15'	-- (E)(H)	15'	15'	15'	15'	15'
Side Street Setback at an Intersection of two Local and Local Class Streets	15'	15'	15'	15'	25'	25'	25'	15'	-- (E)(H)	15'	15'	15'	15'	15'
Interior Side Yard Setback	6'	6'	6'	6'	6'	0 ^(A)	6'	15 ^(B)	-- ^(D)	6' ^(B)	6' ^(B)	6' ^(B)	15' ^(C)	15' ^(C)
Min. Lot Width	100'	100'	80'	70'	60'	45'	85'	70'	--	--	--	--	--	--
Min. Cul-de-sac Lot Width	60'	80' ^{(G)(E)}	70' ^{(G)(E)}	60' ^{(G)(E)}	40' ^{(G)(E)}	40' ^{(G)(E)}	80' ^{(G)(E)}	60' ^{(G)(E)}	--	--	--	--	--	--
Min. Lot Depth	200'	110'	100'	90'	80'	100'	100'	100'	--	--	--	--	--	--
Max. Lot Coverage	--	--	--	--	--	--	--	--	90% ^(I)	80%	90%	90%	90%	90%
Max Density (Lots per Acre)	0.33	3.63	4.84	6.22	7.26	8.71	4.36	17.42 ^(J)	--	--	--	--	--	--
Min Distance Between Structures	--	--	--	--	--	--	--	15'	--	--	--	--	--	--
Max Building Height	--	--	--	--	--	--	--	--	(F)	(E)(F)	(E)(F)	(E)(F)	(E)(F)	(E)(F)

NOTES: The coordinating notes (subscript 1-12) concerning this table are contained in Section 405.545: Height and Area Exceptions and Conditions.

405.545 Height And Area Exceptions And Conditions

- A. The dwelling unit shall be placed on one (1) interior side property line with a zero (0) setback and the dwelling unit setback on the other interior side property line shall be a minimum of ten (10) feet, excluding the connecting elements such as fences, walls and trellises, but including covered porches, patios and storage spaces which are part of the principal structure. Non-zero lot line dwelling units shall comply with the interior side yard setbacks of the appropriate single-family residential district.
- B. The minimum interior side or rear yard setback shall be as established in Section 405.540 unless the premises is located adjacent to a residential zoning district, in which case the minimum rear yard and or side yard setback shall each be twenty-five (25) feet.
- C. The minimum interior side or rear yard setback shall be as established in Section 405.540 unless the premises is located adjacent to a residential zoning district, in which case the minimum rear yard and or side yard setback shall each be thirty-five (35) feet in a "M-1" District; and fifty (50) feet in a "M-2" District.
- D. **The minimum interior side or rear yard setback shall be as established in Section 405.540 unless the premises is located adjacent to a residential zoning district, in which case the minimum rear yard and/or side yard setback shall each be fifteen (15) feet.**
- E. **The minimum side street setback shall be as established in Section 405.540 unless the development is located within a sight visibility triangle, in which case the minimum side street setback shall be determined by the City Traffic Engineer.**
- F. ~~D~~-No maximum building height unless the structure is adjacent to a single-family residential district, in which case the height of the structure shall remain below a forty-five degree (45°) bulk plane as measured from the boundary of the adjacent residential district.
- G. ~~E~~-The minimum lot width on a cul-de-sac shall be measured across the front of the lot at the radius of the twenty-five (25) feet setback.
- H. **Sidewalks located within the Main Street District (MSD) must be preserved to maintain the character of the Downtown area. Structures must be setback far enough from property lines to preserve existing sidewalk line.**
- I. **The maximum density for the Multi-Family Residential District (R-3) shall be determined by dwelling units per acre.**
- J. **Property with a Principal Structure constructed prior to November 5th, 2024, shall be exempt from this standard.**

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 4: Title IV (“Land Use”), Chapter 405 (“Zoning Regulations”), Article 405-VI (“Off-Street Parking And Loading Requirements”), Section 405.570 (“Generally”), is hereby amended to read as follows:

Chapter 405 Zoning Regulations

Article 405-VI Off-Street Parking And Loading Requirements

Section 405.570 Generally

- A. At the time of erection of a new structure, or at the time of enlargement or change in use of an existing structure within any district in the City, the minimum off-street parking or loading spaces shall be provided as established below:
1. Automotive sales and service; new and used motor vehicles, mobile homes, trailers, and rental establishments. One (1) parking space for each four hundred (400) square feet of enclosed total building floor area, plus one (1) parking space for each three thousand (3,000) square feet of open sales or lot area.
 2. Automotive washing establishments and car washes. Queuing spaces for waiting automobiles equal to two (2) times the maximum capacity for each wash rack, measured by the greatest number of automobiles undergoing some phase of laundering at the same time plus one (1) parking space for each two (2) employees.
 3. Bowling alley. Five (5) parking spaces for each alley.
 4. Business, professional or public office building, studio, bank, medical or dental clinic. Three (3) parking spaces plus one (1) additional parking space for each four hundred (400) square feet of floor area over one thousand (1,000) square feet.
 5. Church or temple. One (1) parking space for each eight (8) seats in the main auditorium.
 6. Commercial or light manufacturing office/warehouse space, or self-storage for purposes solely related to dispatching work, clerical work or personal storage not related to retail sales or other uses indicated elsewhere. Three (3) parking spaces plus one (1) parking space for each employee employed therein.
 7. Community center, library, museum or art gallery. Ten (10) parking spaces plus one (1) additional space for each three hundred (300) square feet of floor area in excess of two thousand (2,000) feet.
 8. Dance or gymnastics studio, dance hall, assembly or exhibition hall without fixed seats. One (1) parking space for each five (5) persons based upon designed maximum occupancy.
 9. Dance or gymnastics studio, dance hall, assembly or exhibition hall with fixed seats. One (1) parking space for each five (5) seats.

10. Furniture or appliance store, hardware store, wholesale establishments, machinery or equipment sales and service, clothing or shoe repair or service shop. Two (2) parking spaces plus one (1) additional parking space for each three hundred (300) square feet of floor area over one thousand (1,000) feet.
11. Gas station, convenience stores or similar retail/service establishment. One (1) parking space for each three hundred fifty (350) square feet of total building floor area plus one (1) parking space for each three (3) seats of on-site seating, but not less than ten (10) parking spaces shall be provided. Service area at gas pumps shall not be counted as parking spaces.
12. Golf club. One (1) parking space for each five (5) members.
13. High schools, colleges, universities or trade schools. One (1) parking space for each employee, plus two (2) parking spaces for each three (3) commuting students during the greatest attendance period. All parking for additional uses shall be calculated separately.
14. Hospital. One (1) parking space for each four (4) beds.
15. Hotel. One (1) parking space for each three (3) sleeping rooms or suites plus one (1) parking space for each two hundred (200) square feet of commercial floor area contained therein.
16. Manufacturing or industrial establishment, research or testing laboratory, creamery, bottling plant, warehouse or similar establishment. One (1) parking space for every two (2) employees on the maximum working shift plus parking space to accommodate all trucks and other vehicles used in connection therewith.
17. Mortuary or funeral home. One (1) parking space for each fifty (50) square feet of floor space in slumber rooms, parlors or individual funeral service rooms.
18. Printing or plumbing shop or similar service establishment. One (1) parking space for each three (3) persons employed therein.
19. Private club or lodge. One (1) parking space for every ten (10) members.
20. Restaurant, nightclub, cafe or similar recreation or amusement establishment. One (1) parking space for each one hundred (100) square feet of floor area.
21. Retail store or personal service establishment, except as otherwise specified herein. One (1) parking space for each two hundred (200) square feet of floor area.
22. Rooming house or boarding house. One (1) parking space for each two (2) sleeping rooms.
23. Sanatorium, convalescent home, nursing home or assisted care facility, not including retirement communities. One (1) parking space for each three (3) beds, plus one (1) for each two (2) employees on the longest shift.
24. School (except high school or college). One (1) parking space for each ten

- (10) seats in the auditorium or main assembly room, or one (1) parking space for each classroom, whichever is greater.
- 25. Sports arena, stadium or gymnasium (except school). One (1) parking space for each five (5) seats or seating spaces.
- 26. Theater or auditorium (except school). One (1) parking space for each five (5) seats or bench seating spaces.
- 27. Tourist home or motel. One (1) parking space for each sleeping room or suite.

B. Exceptions

- 1. **Any development within the Main Street District (MSD) shall not be required to provide the minimum amount of off-street parking or loading spaces outlined in this Article.**
 - a. **If off-street parking is provided within the development, it must abide by the standards and regulations, excluding the amount of parking spaces, outlined in this Article.**

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 5: Title IV (“Land Use”), Chapter 405 (“Zoning Regulations”), Article 405-VII (“Additional District Provisions”), Section 405.620 (“Exterior Lighting Standards”), is hereby amended to read as follows:

Chapter 405 Zoning Regulations

Article 405-VII Additional District Provisions

Section 405.620 Exterior Lighting Standards

- A. To reduce the spillover of light and glare on operators of motor vehicles, pedestrians, and land uses in the proximity of the light source. This section is not intended to apply to public street lighting, signs, seasonal displays or emergency warning lights.
 - 1. The following exterior lighting standards shall apply specifically to:
 - a. Outdoor recreational uses. Ball Diamonds, Playing Fields and Tennis Courts lights shall have limited hours of operation and the lights for said use shall not remain on continuously at all times.
 - b. Private outdoor lights. Private outdoor lights installed by a public utility on private property for security purposes, provided the installation of is approved by all property owners of residential property from the light source can be viewed directly.
 - c. "R-3", **“MSD”**, "C-1", "C-2", "M-1" and "M-2" zoning districts. Exterior lighting for multi-family, commercial or industrial uses are permitted provided that direct illumination from any light source

does not cause illumination in excess of one-half (0.5) lumens per square foot in any adjacent residential district.

2. The following exterior lighting standards are required of all exterior lighting.
 - a. The light source or luminaire for all exterior lighting shall have a cutoff so that the bare light bulb, lamp or light source is completely shielded from the direct view of an observer at ground level at a property line adjacent to a public right-of-way or property zoned residential or, if a bufferyard is required, at the interior bufferyard line.
 - b. No flickering or flashing lights shall be permitted.
 - c. Light sources or luminaires shall not be located within bufferyard areas except on pedestrian walkways.

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

Section 6: Title IV ("Land Use"), Chapter 405 ("Zoning Regulations"), Article 405-X ("Landscaping And Screening"), Sections 405.750 ("Applicability"), 405.770 ("Landscaped Area Requirements"), and 405.810 ("Screening Requirements"), are hereby amended to read as follows:

Chapter 405 Zoning Regulations

Article 405-X Landscaping And Screening

Section 405.750 Applicability

- A. All new structures, buildings and parking lots must comply with the landscaping and screening standards of this Article.
- B. If an addition is proposed to a building; an additional building is proposed for a lot; or if an expansion is proposed to an existing parking lot, the existing and expanded parking lot shall comply with the provisions of this Article.
- C. Exceptions.
 1. Previously approved developments which have been given a permit to begin construction.
 2. Additions to existing structures that are under ten percent (10%) of the gross floor area of the existing structure or five thousand (5,000) square feet, whichever is less.
 3. Subdivisions that include a mix of commercial and industrial zoning that were developed in a coordinated fashion with the intent to mix uses and zoning without the need to buffer and screen between these uses, such as a business park development. This exception shall not apply to situations in which a local commercial, commercial office, or residential district adjoins an industrial district.

4. An application for alternative landscaping schemes is justified only when one (1) or more of the following conditions apply. In such a case, the applicant shall describe in a letter to the Community Development Department which of the requirements set forth in this Article will be met with modifications, which project conditions justify using alternatives and how the proposed measures equal or exceed normal compliance. The request will be evaluated on a case-by-case basis.
 - a. The site involves space limitations or unusually shaped parcels.
 - b. Topography, soil, vegetation, or other site conditions are such that full compliance is impossible or impractical.
 - c. Safety considerations require a change.
5. Landscaping, screening and bufferyard standards shall apply to all applicable situations, regardless of requests from adjoining property owners to omit the same.
6. **Main Street District (MSD) – Property with a Principal Structure constructed prior to November 5th, 2024, shall be exempt from Article 405-X Landscaping And Screening.**
7. **Main Street District (MSD) – Property with this zoning designation is exempt from Section 405.770 Landscaped Area Requirements (B)(1)(2).**

[...]

Section 405.770 Landscaped Area Requirements

- A. Where Required. All uses must provide and maintain a landscaped area as provided in this Section. Landscaped areas may not include rights-of-way and accessory uses, and must be maintained as a permeable and uncovered surface that contains living material. No more than twenty percent (20%) of the required landscaped area may consist of porous non-living materials.

Landscaped Area Requirements	
Type of Use	Required Landscaped Area (percent)
Single-family Residential	30
Two-family Residential	30
Multifamily Residential	20
Commercial	10
Industrial	10
<u>Mixed-Use</u>	<u>10</u>

- B. Placement Of Landscaped Areas. Landscaping in the following areas shall be provided:
 1. Landscaped area a minimum of six (6) feet in width along street frontages; and
 2. Landscaped area a minimum of six (6) feet in width along all perimeter property

lines. This required landscape area may be utilized in conjunction with the screening requirements of this Article. This requirement does not apply to single-family detached dwellings.

3. Plantings shall not be placed within the required sight triangle at the intersection of any public thoroughfare or private driveway with a public thoroughfare according to the table below.

Sight Triangle Requirements					
Intersecting Street	Driveway	Local	Collector	Secondary Arterial	Primary Arterial
Driveway	A	A	A	A	B
Local	A	A	A	A	B
Collector	A	A	A	B	B
Secondary Arterial	A	A	B	C	C
Primary Arterial	B	B	B	C	C
Key:					
A = ten-foot-by-ten-foot sight triangle					
B = thirty-foot-by-thirty-foot sight triangle					
C = sixty-foot-by-sixty-foot sight triangle					

4. The utility locations shall be agreed upon prior to submission of landscape plans. Utility easements shall be provided at locations that minimize their impact on required bufferyards and perimeter landscaping. Plantings on utility easements shall be limited to ornamental trees, shrubs and hedges and ground cover. Each required canopy tree may be replaced by two (2) understory or ornamental trees to reduce conflicts with overhead utilities. Plantings in or adjacent to a utility easement shall be coordinated with the utility.

[. . .]

405.810 Screening Requirements

- A. Applicability. All uses must provide and maintain screening as required by this Section. In cases where a use would be required to provide both landscaping and screening at the same location, the two (2) requirements may overlap; however, the most restrictive requirement applies. Additionally, screening requirements may be counted toward the percent of landscaped area required by Section 405.770.
- B. Screening Table. The following table establishes which type of screen is required. To determine the type required, first identify the zoning of the subject lot (the new or expanded use). Then identify the zoning of each adjacent lot. Types of screens are labeled A, B and C; these are described in Section 405.810(C).

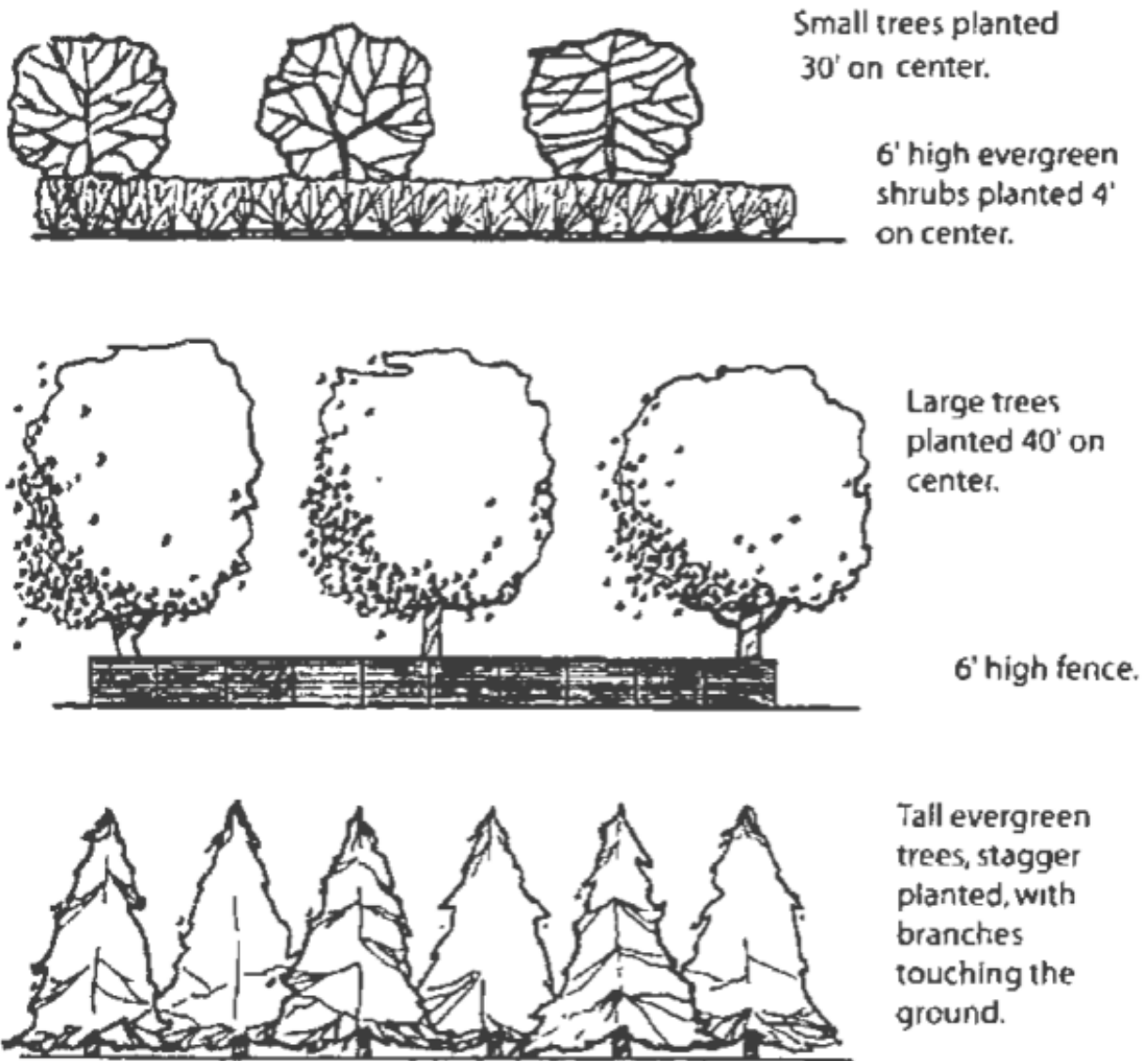
Types of Screening required

Zoning of Subject Lot	Zoning of Adjacent Lot														
	AG	R1-L	R1-M	R1-H	R1-Z	R-2	R-3	MH	C-0	<u>MSD</u>	C-1	C-2	C-3	M-1	M-2
AG	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	<u>n/a</u>	n/a	n/a	n/a	n/a	n/a
R1-L	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	<u>n/a</u>	n/a	n/a	n/a	n/a	n/a
R1-M	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	<u>n/a</u>	n/a	n/a	n/a	n/a	n/a
R1-H	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	<u>n/a</u>	n/a	n/a	n/a	n/a	n/a
R1-Z	B	A	A	A	n/a	n/a	n/a	n/a	n/a	<u>n/a</u>	n/a	n/a	n/a	n/a	n/a
R-2	B	A	A	A	A	n/a	n/a	n/a	n/a	<u>n/a</u>	n/a	n/a	n/a	n/a	n/a
R-3	B	A	A	A	A	A	n/a	n/a	n/a	<u>n/a</u>	n/a	n/a	n/a	n/a	n/a
MH	B	A	A	A	A	A	A	n/a	n/a	<u>n/a</u>	n/a	n/a	n/a	n/a	n/a
C-0	B	A	A	A	A	A	A	A	n/a	<u>n/a</u>	n/a	n/a	n/a	n/a	n/a
<u>MSD</u>	<u>B</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>
C-1	B	A	A	A	A	A	A	A	C	<u>C</u>	n/a	n/a	n/a	n/a	n/a
C-2	B	A	A	A	A	A	A	A	C	<u>C</u>	C	n/a	n/a	n/a	n/a
C-3	B	A	A	A	A	A	A	A	B	<u>C</u>	C	C	n/a	n/a	n/a
M-1	B	A	A	A	A	A	A	A	B	<u>B</u>	B	B	C	n/a	n/a
M-2	B	A	A	A	A	A	A	A	A	<u>A</u>	A	A	A	B	n/a

C. Types of Screens.

1. Opaque screen, Type A. An opaque screen is intended to exclude all visual contact between uses and to create a strong impression of special separation.
 - a. Height. Type A screens must be opaque from the ground to a height of at least six (6) feet, with intermittent visual obstructions to a height of at least twelve (12) feet.
 - b. Materials and Installation.
 - (1) The opaque screen may be composed of wall, vinyl/wood fence, landscaped earth berm, planted vegetation or existing vegetation.
 - (2) Compliance of planted vegetative screens or natural vegetation will be judged on the basis of the average mature height and density of foliage of the subject species or field observation of existing vegetation.
 - (3) The opaque portion of the screen must be opaque in all seasons of the year. At maturity, the portion of intermittent visual obstructions may not contain any completely unobstructed openings more than ten (10) feet wide. The portion of intermittent visual obstructions may contain deciduous plants.
 - (4) Planting areas for the placement of these screens must be a minimum of five (5) feet wide.

- c. Example. Suggested planting patterns that will achieve this standard are included in the following diagram. See Section 430.080 for lists of suggested plant materials.



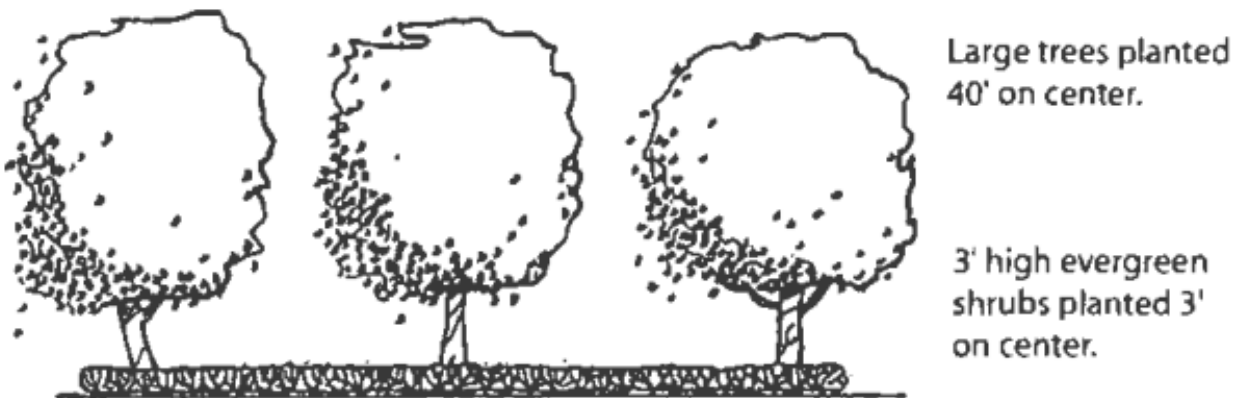
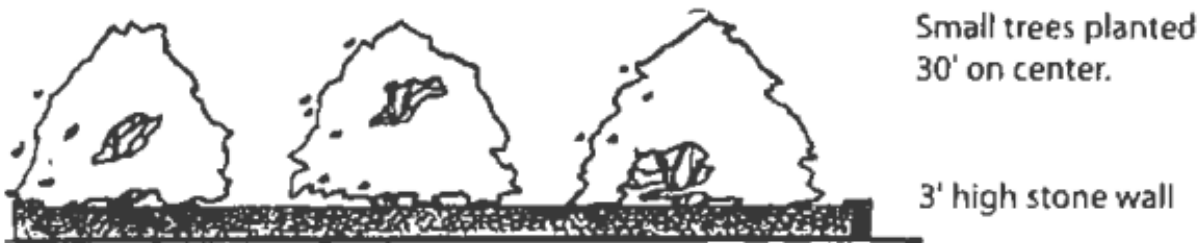
- 2. Semi-opaque screen, Type B. The semi-opaque screen is intended to partially block visual contact between uses and create a strong impression of the separation of spaces.
 - a. Height. Type B screens must be opaque from the ground to a height of three (3) feet, with intermittent visual obstructions to a height of at least twelve (12) feet.
 - b. Materials and installation.
 - (1) The semi-opaque screen may be composed of a wall, vinyl/wood fence, landscaped earth berm, planted vegetation or existing vegetation.
 - (2) Compliance of planted vegetative screens or natural

vegetation will be judged on the basis of the average mature height and density of foliage of the subject species or field observation of existing vegetation.

(3) At maturity, the portion of intermittent visual obstructions may not contain any completely unobstructed openings more than ten (10) feet wide. The zone of intermittent visual obstruction may contain deciduous plants.

(4) Planting areas for the placement of these screens must be a minimum of five (5) feet wide.

c. Example. Suggested planting patterns that will achieve this standard are included in the following diagram. See Section 430.080 for lists of suggested plant materials.



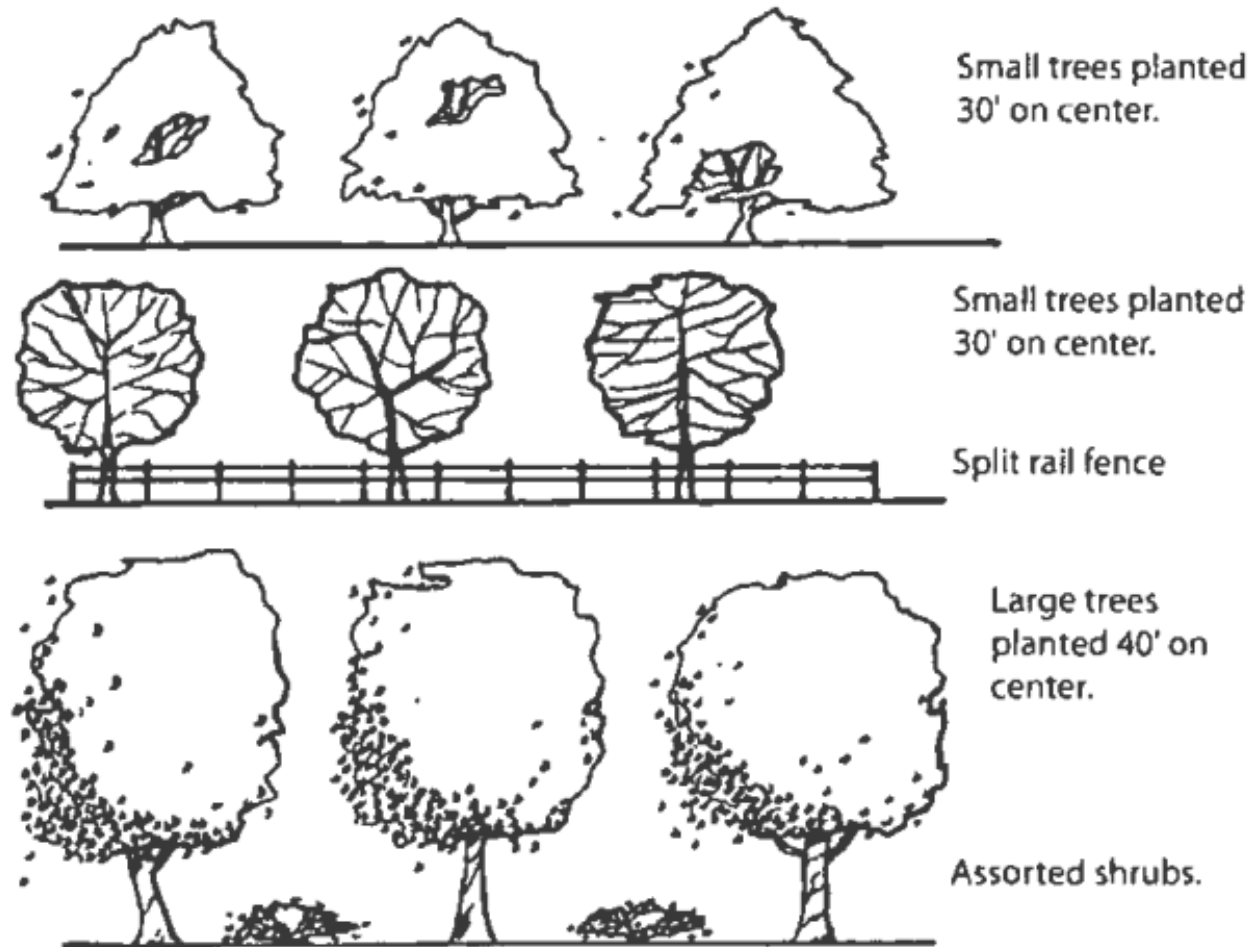
3. Broken screen, Type C. The broken screen is intended to create the impression of a separation of spaces without necessarily eliminating visual contact between the spaces.

a. Height. Type C screens must be composed of intermittent visual obstructions from the ground to a height of at least twelve (12) feet.

b. Materials.

- (1) The broken screen may be composed of a wall, vinyl/wood fence, landscaped earth berm, planted vegetation or existing vegetation.
- (2) Compliance of planted vegetative screens or natural vegetation will be judged on the basis of the average mature height and density of the foliage of the subject species or field observation of existing vegetation. The screen may contain deciduous plants.
- (3) Planting areas for the placement of these screens must be a minimum of five (5) feet wide.

c. Example. Suggested planting patterns which will achieve this standard are included in the following diagrams. See Section 430.080 for lists of suggested plant materials.



4. Location of screens. Screening required by this Section must be located along the common lot line(s) of adjacent uses. Where uses are separated by an intervening right-of-way, screening is not required. In its review of a site plan, the Community Development Department may require the location or

dimensions to be modified to better achieve the desired level of screening on a particular site. [Ord. No. 16-23 § 1, 11-28-2016]

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

- Section 7:** 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 8:** All ordinances and parts of ordinances in conflict herewith are hereby repealed.
- Section 9:** The City Administrator or his/her designee, on behalf of the City, is authorized to take the necessary steps to execute this Ordinance.
- Section 10:** The WHEREAS clauses above are specifically incorporated herein by reference.
- Section 11:** 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 12:** 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:

405.030 Districts Enumerated

In order to classify, regulate and restrict the locations of trades, industries and the location of buildings designed for specified uses, to regulate and limit the heights and bulk of buildings erected or structurally altered to regulate and limit the intensity of the use of the lot areas, and to regulate and determine the areas of yards and other open spaces within the surrounding such buildings, the City of Republic, Missouri, is hereby divided into districts, of which there shall be ~~thirteen (13)~~ fifteen (15) in number, known as:

"AG"	Agricultural District
"R1-L"	Low Density Single-Family Residential District
"R1-M"	Medium Density Single-Family Residential District
"R1-H"	High Density Single-Family Residential District
"R1-MH"	Manufactured, Modular, and Mobile Home Residential District
"R1-Z"	Zero Lot Line Residential District
"R-2"	Two-Family Residential District
"R-3"	Multi-Family Residential District
<u>"MSD"</u>	<u>Main Street District</u>
"C-1"	Local Commercial District
"C-2"	General Commercial District
<u>"C-3"</u>	<u>General Commercial District</u>
"M-1"	Light Industrial District
"M-2"	Heavy Industrial District
"PDD"	Planned Development District

405.148 "MSD" Main Street District

A. *Intent.* The intent of this district is to provide a ~~zone~~ district which will accommodate ~~the broad range of mixed-used developments that includes~~ retail shopping activities, office and residential uses that are normally found in the core area of a City ~~and where.~~ The district also allows for flexibility of development ~~is allowed up to the property lot line by eliminating setback requirements with no~~ and limiting off-street parking ~~facilities required of the private development requirements.~~ The zoning of property to the "MSD" Main Street District is intended to provide development opportunities consistent with the existing character within the core of ~~e~~Downtown Republic that exhibits buildings abutted up to or in close proximity of the public right-of-way and limited amounts of off-street parking. ~~Downtown Republic is the original commercial district within the City. The majority of buildings in the core of downtown have been constructed close to the public right-of-way. Public Parking lots are available and on-street parking is present to serve the downtown businesses.~~ The result is a character unique to downtown that is not found elsewhere in the City. ~~This district provides for the majority of retail uses, while encouraging~~ that promotes an active streetscape with a pedestrian friendly shopping environment. The core of Downtown Republic is centered along the Main Street Corridor and the perimeter boundary is defined by the following streets: Anderson Street, Walnut Avenue, Pine Avenue, and Elm Street. ~~This district restricts automobile-oriented uses~~

~~and is intended to allow multi-story buildings with office and residential uses above the ground floor level. In addition, the district is intended to allow flexibility from the conventional development standards found elsewhere in the City.~~

B. *Uses Permitted.*

1. Furniture and home furnishings stores.
2. Electronics and appliance stores.
3. Food and beverage stores.
4. Health and personal care stores.
5. Clothing and clothing accessories stores.
6. Sporting goods, hobby and music stores.
7. General merchandise stores.
8. Miscellaneous store retailers such as florists, office supplies, stationery stores and gift stores, novelty stores, souvenir stores, used merchandise stores, pet and pet supply stores, art dealers.

9. Publishing industries.

~~10. Motion Picture Theaters~~

~~11. Broadcasting stations~~

10. Finance and insurance offices.

11. Real estate, rental and leasing services.

12. Professional, scientific and technical services.

13. Administrative and support services.

14. Educational services.

15. Health care and social assistance.

16. Performing arts.

17. Museums, historical sites and similar institutions.

18. Food services and drinking places.

19. Personal and laundry services.

20. Religious, grantmaking, civic, professional and similar organizations.

21. Executive, legislative and other general government support.

22. Postal services.

23. Public parks and playgrounds, including public recreation or service buildings and publicly-owned swimming pools.

24. Parking lots, garages, and similar facilities for off-street parking.
25. Residential uses provided such uses are located above the first floor non-residential uses in a single attached mixed-use building, so as to create a continuous non-residential facade, on the first-floor level along all street frontages.
26. Comprehensive marijuana dispensary facility as defined in Article XIV Section 2 of the Missouri Constitution and by the Missouri Department of Health and Senior Services (or its successor) with a valid license issued by the Missouri Department of Health and Senior Services (or its successor) and complying with the rules and regulations of the Missouri Department of Health and Senior Services and City ordinances.
27. Medical marijuana dispensary facility as defined in Article XIV Section 1 of the Missouri Constitution and by the Missouri Department of Health and Senior Services (or its successor) with a valid license issued by the Missouri Department of Health and Senior Services (or its successor) and complying with the rules and regulations of the Missouri Department of Health and Senior Services and City ordinances. [Ord. No. 19-28, 12-10-2019]
28. Microbusiness dispensary facility as defined in Article XIV Section 2 of the Missouri Constitution and by the Missouri Department of Health and Senior Services (or its successor) with a valid license issued by the Missouri Department of Health and Senior Services (or its successor) and complying with the rules and regulations of the Missouri Department of Health and Senior Services and City ordinances.
29. Auction sales and flea markets entirely within enclosed buildings.
30. Veterinarian, dog grooming, boarding, pet daycare, or similar place of animal care, provided that only treatment or care be given to animals kept within the building. No outside cages, kennels, fences, equipment, materials, or accessories to the business shall be stored outside or used on the premises.
- C. *Height And Area Regulations.* The height and area regulations set forth in Article V shall be observed.
- D. *Design Standards.*
1. *Parking and loading requirements.* Off-street parking and loading spaces shall be provided in accordance with the requirements for specific uses set forth in Article VI.
 2. *Landscaping and open space regulations.* Landscaping and open space regulations shall be provided in accordance with the requirements for specific uses set forth in Article X.
 3. *Screening and bufferyard requirements.* Screening and bufferyard requirements shall be provided in accordance with the requirements for specific uses set forth in Article XI.

4. *Sign regulations.* Sign regulations shall be provided in accordance with the requirements for specific uses set forth in Chapter **415**.
5. *Additional district provisions.* Additional provisions relating to exterior lighting, accessory buildings, stormwater regulations and access are provided in Article **VII**.
6. Preservation and/or Construction of existing/new sidewalk, meeting minimum City standards, shall be maintained and/or provided when development of a vacant lot or expansion of the footprint of an existing structure occurs.

~~E. Use Limitations. No outdoor storage or sale of merchandise or material is allowed in this district.~~

F. *Site Plan Review.* Development in the Main Street District shall be subject to site plan review requirements and procedures. ~~Building materials will be reviewed with respect to the design guidelines in the Main Street District. Facades and outdoor seating will be reviewed according to the facade design guidelines and~~ to ensure that safety and efficient pedestrian movement on ~~City~~ existing sidewalks is maintained.

[Ord. No. 06-58 §1, 8-14-2006]

405.540 Height And Area Regulations Established -- Chart

The required height and area regulations are established and shown on the following chart which is part of Article **V**.

	A G	R1- 4L	R1- 4M	R1- 4H	R1- MH	R1- 4Z	R-2	R-3	MSD	C-1	C-2	C-3	M-1	M-2
Min. Lot Size	3 ac re s	12,0 00 s.f.	9,00 0 s.f.	7,00 0 s.f.	6,000 s.f.	5,00 0 s.f.	10, 000 s.f.	2,5 00 s.f.	--	--	--	--	--	--
Front Setback	25 '	25'	25'	25'	25'	25'	25'	15'	-- ^(H)	15'	15'	15'	15'	15'
Rear Setback	25 '	25'	25'	25'	25'	25'	25'	15'	-- (D)(H)	15' (B)	15' (B)	15' (B)	15' (C)	15' (C)
Side Street Setback at an Intersection of two Collector Class Streets or Greater	25 '	25'	25'	25'	25'	25'	25'	15'	-- (E)(H)	15'	15'	15'	15'	15'
Side Street Setback at an Intersection of two Local and Collector Class Streets	20 '	20'	20'	20'	25'	25'	25'	15'	-- (E)(H)	15'	15'	15'	15'	15'

Side Street Setback at an Intersection of two Local and Local Class Streets	15'	15'	15'	15'	25'	25'	25'	15'	-- (E)(H)	15'	15'	15'	15'	15'
Interior Side Yard Setback	6'	6'	6'	6'	6'	0 ^(A)	6'	15 ^(B)	-- (D)	6 ^(B)	6 ^(B)	6 ^(B)	15 ^(C)	15 ^(C)
Min. Lot Width	100'	100'	80'	70'	60'	45'	85'	70'	--	--	--	--	--	--
Min. Cul-de-sac Lot Width	60'	80' ^(G) ^(E)	70' ^(G) ^(E)	60' ^(G) ^(E)	40' ^(GE)	40' ^(G) ^(E)	80' ^(GE)	60' ^(GE)	--	--	--	--	--	--
Min. Lot Depth	200'	110'	100'	90'	80'	100'	100'	100'	--	--	--	--	--	--
Max. Lot Coverage	--	--	--	--	--	--	--	--	90% (J)	80%	90%	90%	90%	90%
Max Density (Lots per Acre)	0.33	3.63	4.84	6.22	7.26	8.71	4.36	17.42 (I)	--	--	--	--	--	--
Min Distance Between Structures	--	--	--	--	--	--	--	15'	--	--	--	--	--	--
Max Building Height	--	--	--	--	--	--	--	--	(F)	(ED)	(ED)	(ED)	(ED)	(ED)

NOTES: The coordinating notes (subscript 1-12) concerning this table are contained in Section 405.545: Height and Area Exceptions and Conditions.

[Ord. No. 03-56 §1, 8-25-2003; Ord. No. 04-19 §1, 3-8-2004; Ord. No. 04-64 §1, 10-11-2004; Ord. No. 07-38 §1, 5-29-2007; Ord. No. 17-06 § 1, 1-17-2017]

405.545 Height And Area Exceptions And Conditions

- A. The dwelling unit shall be placed on one (1) interior side property line with a zero (0) setback and the dwelling unit setback on the other interior side property line shall be a minimum of ten (10) feet, excluding the connecting elements such as fences, walls and trellises, but including covered porches, patios and storage spaces which are part of the principal structure. Non-zero lot line dwelling units shall comply with the interior side yard setbacks of the appropriate single-family residential district.
- B. The minimum interior side or rear yard setback shall be as established in Section **405.540** unless the premises is located adjacent to a residential zoning district, in which case the minimum rear yard and/or side yard setback shall each be twenty-five (25) feet.
- C. The minimum interior side or rear yard setback shall be as established in Section **405.540** unless the premises is located adjacent to a residential zoning district, in which case the minimum rear yard and/or side yard setback shall each be thirty-five (35) feet in a "M-1" District; and fifty (50) feet in a "M-2" District.

- D. The minimum interior side or rear yard setback shall be as established in Section 405.540 unless the premises is located adjacent to a residential zoning district, in which case the minimum rear yard and/or side yard setback shall each be fifteen (15) feet.
- E. The minimum side street setback shall be as established in Section 405.540 unless the development is located within a sight visibility triangle, in which case the minimum side street setback shall be determined by the City Traffic Engineer.
- F. No maximum building height unless the structure is adjacent to a single-family residential district, in which case the height of the structure shall remain below a forty-five degree (45°) bulk plane as measured from the boundary of the adjacent residential district.
- G. The minimum lot width on a cul-de-sac shall be measured across the front of the lot at the radius of the twenty-five (25) feet setback.
- H. Sidewalks located within the Main Street District (MSD) must be preserved to maintain the character of the Downtown area. Structures must be setback far enough from property lines to preserve existing sidewalk line.
- I. The maximum density for the Multi-Family Residential District (R-3) shall be determined by dwelling units per acre.
- J. Property with a Principal Structure constructed prior to November 5th, 2024, shall be exempt from this standard.

[Ord. No. 03-56 §1, 8-25-2003; Ord. No. 04-19 §1, 3-8-2004; Ord. No. 07-38 §1, 5-29-2007]

405.570 Generally

- A. At the time of erection of a new structure, or at the time of enlargement or change in use of an existing structure within any district in the City, the minimum off-street parking or loading spaces shall be provided as established below:
 1. *Automotive sales and service; new and used motor vehicles, mobile homes, trailers, and rental establishments.* One (1) parking space for each four hundred (400) square feet of enclosed total building floor area, plus one (1) parking space for each three thousand (3,000) square feet of open sales or lot area.
 2. *Automotive washing establishments and car washes.* Queuing spaces for waiting automobiles equal to two (2) times the maximum capacity for each wash rack, measured by the greatest number of automobiles undergoing some phase of laundering at the same time plus one (1) parking space for each two (2) employees.
 3. *Bowling alley.* Five (5) parking spaces for each alley.
 4. *Business, professional or public office building, studio, bank, medical or dental clinic.* Three (3) parking spaces plus one (1) additional parking space for each four hundred (400) square feet of floor area over one thousand (1,000) square feet.

5. *Church or temple.* One (1) parking space for each eight (8) seats in the main auditorium.
6. *Commercial or light manufacturing office/warehouse space, or self-storage for purposes solely related to dispatching work, clerical work or personal storage not related to retail sales or other uses indicated elsewhere.* Three (3) parking spaces plus one (1) parking space for each employee employed therein.
7. *Community center, library, museum or art gallery.* Ten (10) parking spaces plus one (1) additional space for each three hundred (300) square feet of floor area in excess of two thousand (2,000) feet.
8. *Dance or gymnastics studio, dance hall, assembly or exhibition hall without fixed seats.* One (1) parking space for each five (5) persons based upon designed maximum occupancy.
9. *Dance or gymnastics studio, dance hall, assembly or exhibition hall with fixed seats.* One (1) parking space for each five (5) seats.
10. *Furniture or appliance store, hardware store, wholesale establishments, machinery or equipment sales and service, clothing or shoe repair or service shop.* Two (2) parking spaces plus one (1) additional parking space for each three hundred (300) square feet of floor area over one thousand (1,000) feet.
11. *Gas station, convenience stores or similar retail/service establishment.* One (1) parking space for each three hundred fifty (350) square feet of total building floor area plus one (1) parking space for each three (3) seats of on-site seating, but not less than ten (10) parking spaces shall be provided. Service area at gas pumps shall not be counted as parking spaces.
12. *Golf club.* One (1) parking space for each five (5) members.
13. *High schools, colleges, universities or trade schools.* One (1) parking space for each employee, plus two (2) parking spaces for each three (3) commuting students during the greatest attendance period. All parking for additional uses shall be calculated separately.
14. *Hospital.* One (1) parking space for each four (4) beds.
15. *Hotel.* One (1) parking space for each three (3) sleeping rooms or suites plus one (1) parking space for each two hundred (200) square feet of commercial floor area contained therein.
16. *Manufacturing or industrial establishment, research or testing laboratory, creamery, bottling plant, warehouse or similar establishment.* One (1) parking space for every two (2) employees on the maximum working shift plus parking space to accommodate all trucks and other vehicles used in connection therewith.
17. *Mortuary or funeral home.* One (1) parking space for each fifty (50) square feet of floor space in slumber rooms, parlors or individual funeral service rooms.

18. *Printing or plumbing shop or similar service establishment.* One (1) parking space for each three (3) persons employed therein.
19. *Private club or lodge.* One (1) parking space for every ten (10) members.
20. *Restaurant, nightclub, cafe or similar recreation or amusement establishment.* One (1) parking space for each one hundred (100) square feet of floor area.
21. *Retail store or personal service establishment, except as otherwise specified herein.* One (1) parking space for each two hundred (200) square feet of floor area.
22. *Rooming house or boarding house.* One (1) parking space for each two (2) sleeping rooms.
23. *Sanatorium, convalescent home, nursing home or assisted care facility, not including retirement communities.* One (1) parking space for each three (3) beds, plus one (1) for each two (2) employees on the longest shift.
24. *School (except high school or college).* One (1) parking space for each ten (10) seats in the auditorium or main assembly room, or one (1) parking space for each classroom, whichever is greater.
25. *Sports arena, stadium or gymnasium (except school).* One (1) parking space for each five (5) seats or seating spaces.
26. *Theater or auditorium (except school).* One (1) parking space for each five (5) seats or bench seating spaces.
27. *Tourist home or motel.* One (1) parking space for each sleeping room or suite.

B. Exceptions

1. Any development within the Main Street District (MSD) shall not be required to provide the minimum amount of off-street parking or loading spaces outlined in this Article.
 - a. If off-street parking is provided within the development, it must abide by the standards and regulations, excluding the amount of parking spaces, outlined in this Article.

[CC 1999 §26-51; Ord. No. 04-19 §1, 3-8-2004]

405.620 Exterior Lighting Standards

- A. To reduce the spillover of light and glare on operators of motor vehicles, pedestrians, and land uses in the proximity of the light source. This section is not intended to apply to public street lighting, signs, seasonal displays or emergency warning lights.
 1. The following exterior lighting standards shall apply specifically to:
 - a. *Outdoor recreational uses.* Ball Diamonds, Playing Fields and Tennis Courts lights shall have limited hours of operation and the lights for said use shall not remain on continuously at all times.

- b. *Private outdoor lights.* Private outdoor lights installed by a public utility on private property for security purposes, provided the installation of is approved by all property owners of residential property from the light source can be viewed directly.
 - c. *"R-3", "MSD", "C-1", "C-2", "M-1" and "M-2" zoning districts.* Exterior lighting for multi-family, commercial or industrial uses are permitted provided that direct illumination from any light source does not cause illumination in excess of one-half (0.5) lumens per square foot in any adjacent residential district.
2. The following exterior lighting standards are required of all exterior lighting.
- a. The light source or luminaire for all exterior lighting shall have a cutoff so that the bare light bulb, lamp or light source is completely shielded from the direct view of an observer at ground level at a property line adjacent to a public right-of-way or property zoned residential or, if a bufferyard is required, at the interior bufferyard line.
 - b. No flickering or flashing lights shall be permitted.
 - c. Light sources or luminaires shall not be located within bufferyard areas except on pedestrian walkways.

405.750 Applicability

- A. All new structures, buildings and parking lots must comply with the landscaping and screening standards of this Article.
- B. If an addition is proposed to a building; an additional building is proposed for a lot; or if an expansion is proposed to an existing parking lot, the existing and expanded parking lot shall comply with the provisions of this Article.
- C. *Exceptions.*
 - 1. Previously approved developments which have been given a permit to begin construction.
 - 2. Additions to existing structures that are under ten percent (10%) of the gross floor area of the existing structure or five thousand (5,000) square feet, whichever is less.
 - 3. Subdivisions that include a mix of commercial and industrial zoning that were developed in a coordinated fashion with the intent to mix uses and zoning without the need to buffer and screen between these uses, such as a business park development. This exception shall not apply to situations in which a local commercial, commercial office, or residential district adjoins an industrial district.
 - 4. An application for alternative landscaping schemes is justified only when one (1) or more of the following conditions apply. In such a case, the applicant shall describe in a letter to the Community Development Department which of the requirements set forth in this Article will be met with modifications, which project

conditions justify using alternatives and how the proposed measures equal or exceed normal compliance. The request will be evaluated on a case-by-case basis. [Ord. No. 16-23 § 1, 11-28-2016]

- a. The site involves space limitations or unusually shaped parcels.
 - b. Topography, soil, vegetation, or other site conditions are such that full compliance is impossible or impractical.
 - c. Safety considerations require a change.
5. Landscaping, screening and bufferyard standards shall apply to all applicable situations, regardless of requests from adjoining property owners to omit the same.
6. Main Street District (MSD) – Property with a Principal Structure constructed prior to November 5th, 2024, shall be exempt from Article 405-X Landscaping And Screening.
7. Main Street District (MSD) – Property with this zoning designation is exempt from Section 405.770 Landscaped Area Requirements (B)(1)(2).

405.770 Landscaped Area Requirements

A. *Where Required.* All uses must provide and maintain a landscaped area as provided in this Section. Landscaped areas may not include rights-of-way and accessory uses, and must be maintained as a permeable and uncovered surface that contains living material. No more than twenty percent (20%) of the required landscaped area may consist of porous non-living materials.

Landscaped Area Requirements	
Type of Use	Required Landscaped Area (percent)
Single-family Residential	30
Two-family Residential	30
Multifamily Residential	20
Commercial	10
Industrial	10
<u>Mixed-Use</u>	<u>10</u>

B. *Placement Of Landscaped Areas.* Landscaping in the following areas shall be provided:

- 1. Landscaped area a minimum of six (6) feet in width along street frontages; and
- 2. Landscaped area a minimum of six (6) feet in width along all perimeter property lines. This required landscape area may be utilized in conjunction with the screening requirements of this Article. This requirement does not apply to single-family detached dwellings.
- 3. Plantings shall not be placed within the required sight triangle at the intersection of any public thoroughfare or private driveway with a public thoroughfare according to the table below.

Sight Triangle Requirements					
Intersecting Street	Driveway	Local	Collector	Secondary Arterial	Primary Arterial
Driveway	A	A	A	A	B
Local	A	A	A	A	B
Collector	A	A	A	B	B
Secondary Arterial	A	A	B	C	C
Primary Arterial	B	B	B	C	C
Key:					
A = ten-foot-by-ten-foot sight triangle					
B = thirty-foot-by-thirty-foot sight triangle					
C = sixty-foot-by-sixty-foot sight triangle					

4. The utility locations shall be agreed upon prior to submission of landscape plans. Utility easements shall be provided at locations that minimize their impact on required bufferyards and perimeter landscaping. Plantings on utility easements shall be limited to ornamental trees, shrubs and hedges and ground cover. Each required canopy tree may be replaced by two (2) understory or ornamental trees to reduce conflicts with overhead utilities. Plantings in or adjacent to a utility easement shall be coordinated with the utility.

405.810 Screening Requirements

- A. *Applicability.* All uses must provide and maintain screening as required by this Section. In cases where a use would be required to provide both landscaping and screening at the same location, the two (2) requirements may overlap; however, the most restrictive requirement applies. Additionally, screening requirements may be counted toward the percent of landscaped area required by Section 405.770.
- B. *Screening Table.* The following table establishes which type of screen is required. To determine the type required, first identify the zoning of the subject lot (the new or expanded use). Then identify the zoning of each adjacent lot. Types of screens are labeled A, B and C; these are described in Section 405.810(C).

Types of Screening required

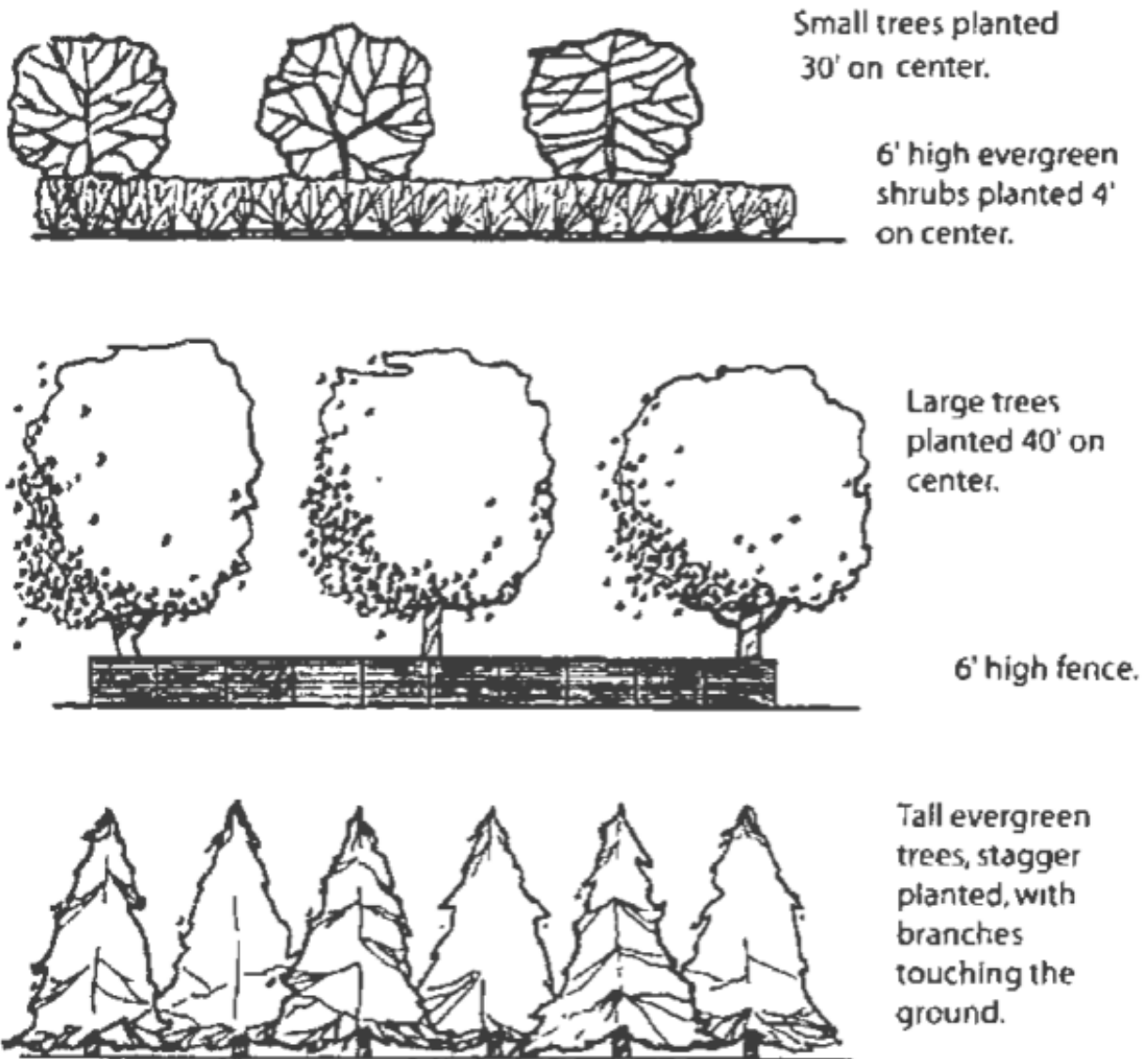
Zoning of Subject Lot	Zoning of Adjacent Lot														
	AG	R1-L	R1-M	R1-H	R1-Z	R-2	R-3	MH	C-0	MSD	C-1	C-2	C-3	M-1	M-2
AG	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
R1-L	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
R1-M	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
R1-H	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
R1-Z	B	A	A	A	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
R-2	B	A	A	A	A	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
R-3	B	A	A	A	A	A	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
MH	B	A	A	A	A	A	A	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

C-0	B	A	A	A	A	A	A	A	n/a	<u>n/a</u>	n/a	n/a	n/a	n/a	n/a
<u>MSD</u>	<u>B</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>
C-1	B	A	A	A	A	A	A	A	C	<u>C</u>	n/a	n/a	n/a	n/a	n/a
C-2	B	A	A	A	A	A	A	A	C	<u>C</u>	C	n/a	n/a	n/a	n/a
C-3	B	A	A	A	A	A	A	A	B	<u>C</u>	C	C	n/a	n/a	n/a
M-1	B	A	A	A	A	A	A	A	B	<u>B</u>	B	B	C	n/a	n/a
M-2	B	A	A	A	A	A	A	A	A	<u>A</u>	A	A	A	B	n/a

C. Types of Screens.

1. *Opaque screen, Type A.* An opaque screen is intended to exclude all visual contact between uses and to create a strong impression of special separation.
 - a. *Height.* Type A screens must be opaque from the ground to a height of at least six (6) feet, with intermittent visual obstructions to a height of at least twelve (12) feet.
 - b. *Materials and Installation.*
 - (1) The opaque screen may be composed of wall, vinyl/wood fence, landscaped earth berm, planted vegetation or existing vegetation.
 - (2) Compliance of planted vegetative screens or natural vegetation will be judged on the basis of the average mature height and density of foliage of the subject species or field observation of existing vegetation.
 - (3) The opaque portion of the screen must be opaque in all seasons of the year. At maturity, the portion of intermittent visual obstructions may not contain any completely unobstructed openings more than ten (10) feet wide. The portion of intermittent visual obstructions may contain deciduous plants.
 - (4) Planting areas for the placement of these screens must be a minimum of five (5) feet wide.

- c. *Example.* Suggested planting patterns that will achieve this standard are included in the following diagram. See Section **430.080** for lists of suggested plant materials.



2. *Semi-opaque screen, Type B.* The semi-opaque screen is intended to partially block visual contact between uses and create a strong impression of the separation of spaces.
- Height.* Type B screens must be opaque from the ground to a height of three (3) feet, with intermittent visual obstructions to a height of at least twelve (12) feet.
 - Materials and installation.*

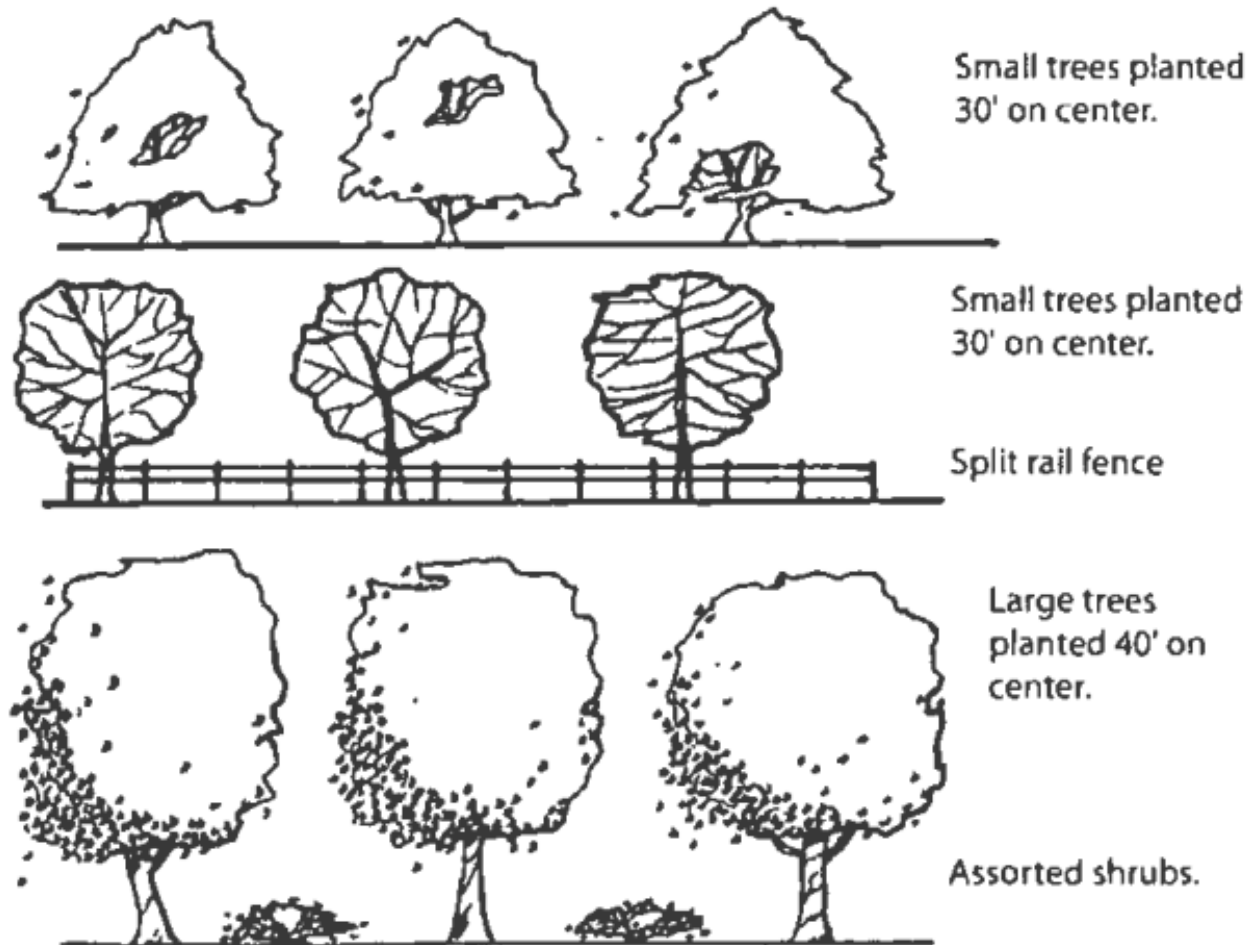
- (1) The semi-opaque screen may be composed of a wall, vinyl/wood fence, landscaped earth berm, planted vegetation or existing vegetation.
 - (2) Compliance of planted vegetative screens or natural vegetation will be judged on the basis of the average mature height and density of foliage of the subject species or field observation of existing vegetation.
 - (3) At maturity, the portion of intermittent visual obstructions may not contain any completely unobstructed openings more than ten (10) feet wide. The zone of intermittent visual obstruction may contain deciduous plants.
 - (4) Planting areas for the placement of these screens must be a minimum of five (5) feet wide.
- c. *Example.* Suggested planting patterns that will achieve this standard are included in the following diagram. See Section **430.080** for lists of suggested plant materials.



3. *Broken screen, Type C.* The broken screen is intended to create the impression of a separation of spaces without necessarily eliminating visual contact between the spaces.
 - a. *Height.* Type C screens must be composed of intermittent visual obstructions from the ground to a height of at least twelve (12) feet.
 - b. *Materials.*
 - (1) The broken screen may be composed of a wall, vinyl/wood fence, landscaped earth berm, planted vegetation or existing vegetation.
 - (2) Compliance of planted vegetative screens or natural vegetation will be judged on the basis of the average mature height and density of the foliage of the subject species or field observation of existing vegetation. The screen may contain deciduous plants.

(3) Planting areas for the placement of these screens must be a minimum of five (5) feet wide.

- c. Example. Suggested planting patterns which will achieve this standard are included in the following diagrams. See Section **430.080** for lists of suggested plant materials.



4. *Location of screens.* Screening required by this Section must be located along the common lot line(s) of adjacent uses. Where uses are separated by an intervening right-of-way, screening is not required. In its review of a site plan, the Community Development Department may require the location or dimensions to be modified to better achieve the desired level of screening on a particular site.
[Ord. No. 16-23 § 1, 11-28-2016]

[Ord. No. 15-21 §1, 8-10-2015]

Findings of Fact

Date of Hearing:

10/07/2024

Time:

6:00

Type of Application:

Code Amendment

Name of Applicant:

Main Street District Amendment (ORD 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:

Main Street District section amendment
Mixed use for Downtown Republic

Extents of District
Anderson, Pine,
Elm, Walnut

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

Approval Denial

Commissioner Name:

Brian Debraun

Commissioner Signature:

Brian Debraun

Date:

2024-10-07

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:

10/07/2024

Time:

6:00

Type of Application:

Code Amendment

Name of Applicant:

Main Street District Amendment (ORD 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:

update downtown mainstreet ord & code to be applicable.

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:

10/7/24

Findings of Fact

Date of Hearing: 10/07/2024 Time: 6:00 Type of Application: Code Amendment

Name of Applicant: Main Street District Amendment (ORD 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: RAUSIN ELLIS #4 Commissioner Signature: [Signature] Date: 10-7-2024

AGENDA ITEM ANALYSIS

Project/Issue Name: A Public Hearing of the City Council Regarding Approving a Petition for the Creation of a Community Improvement District; Establishing the Farm Road 93 Community Improvement District as a Political Subdivision of the State of Missouri; and Directing the City Clerk to Notify the Missouri Department of Economic Development of the Creation of the District.

Submitted By: Karen Haynes, Community Development Director

Date: October 15, 2024

Issue Statement

The Community Development Department is requesting approval of a Petition for the formation of the Farm Road 93 Community Improvement District (CID).

Discussion and/or Analysis

The Community Development Department received approval of a Resolution on August 27, 2024, authorizing the City Administrator to work with the Developer on a draft of the CID Petition for the purpose of promoting investment in the City. Subsequently, the Community Development Department received a Petition for the creation of the Farm Road 93 Community Improvement District (CID) on September 27, 2024 for the contiguous properties owned by OR-Shamrock Richards, LLC generally described as the following:

- Located southwest of the intersection of US Highway 60 and north Oakwood Avenue; generally bounded on the west and north by US Highway 60, on the east by North Oakwood Avenue, and on the south by a line extending west from West Farm Road 174, but excluding parcels currently occupied by McCormack Auto Repair.

The intent of the CID is to promote future retail development within the area and encourage investment in the City; the CID will fund infrastructure for the project, including a new public street, stormwater, and underground utility infrastructure.

The Missouri State Statutes Section 67.1401 to 67.1571 authorizes the governing body of a municipality, upon Petition requesting the formation, and after a Public Hearing, to adopt an Ordinance establishing a Community Improvement District.

The CID Petition includes the following parameters, which have been reviewed by City Staff and Legal



Counsel and meet the requirements of the law:

- Governed by a Board of Directors consisting of five (5) members
- The CID is requesting to impose a sales tax of one (1) percent
- The term of the CID shall be twenty-seven (27) years from the date of approval
- The District has until June 30, 2025 to execute a Development Agreement and/or Cooperation Agreement with the City

The CID is proposing the extension of Republic Commons to the north from its existing terminus near Panda Express, east to intersect with North Oakwood Avenue; the details of the location of the new Public Street and associated infrastructure will be outlined in a Preliminary Plat and subsequent Infrastructure Design Plans; the Preliminary Plat has been scheduled for review by the Planning & Zoning Commission.

Following the approval of the Preliminary Plat, Infrastructure Plans will be submitted to the City for review, which will detail a scope of work for the Developer's Agreement, including the construction of all required infrastructure. The Developer's Agreement will require final approval by City Council in the future.

Recommended Action

Staff recommends approval.

AGENDA ITEM ANALYSIS

Project/Issue Name: 24-63 An Ordinance of the City Council Approving a Petition for the Creation of a Community Improvement District; Establishing the Farm Road 93 Community Improvement District as a Political Subdivision of the State of Missouri; and Directing the City Clerk to Notify the Missouri Department of Economic Development of the Creation of the District.

Submitted By: Karen Haynes, Community Development Director

Date: October 15, 2024

Issue Statement

The Community Development Department is requesting approval of a Petition for the formation of the Farm Road 93 Community Improvement District (CID).

Discussion and/or Analysis

The Community Development Department received approval of a Resolution on August 27, 2024, authorizing the City Administrator to work with the Developer on a draft of the CID Petition for the purpose of promoting investment in the City. Subsequently, the Community Development Department received a Petition for the creation of the Farm Road 93 Community Improvement District (CID) on September 27, 2024 for the contiguous properties owned by OR-Shamrock Richards, LLC generally described as the following:

- Located southwest of the intersection of US Highway 60 and north Oakwood Avenue; generally bounded on the west and north by US Highway 60, on the east by North Oakwood Avenue, and on the south by a line extending west from West Farm Road 174, but excluding parcels currently occupied by McCormack Auto Repair.

The intent of the CID is to promote future retail development within the area and encourage investment in the City; the CID will fund infrastructure for the project, including a new public street, stormwater, and underground utility infrastructure.

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The CID Petition includes the following parameters, which have been reviewed by City Staff and Legal



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The CID is proposing the extension of Republic Commons to the north from its existing terminus near Panda Express, east to intersect with North Oakwood Avenue; the details of the location of the new Public Street and associated infrastructure will be outlined in a Preliminary Plat and subsequent Infrastructure Design Plans; the Preliminary Plat has been scheduled for review by the Planning & Zoning Commission.

Following the approval of the Preliminary Plat, Infrastructure Plans will be submitted to the City for review, which will detail a scope of work for the Developer's Agreement, including the construction of all required infrastructure. The Developer's Agreement will require final approval by City Council in the future.

Recommended Action

Staff recommends approval.

AN ORDINANCE OF THE CITY COUNCIL APPROVING A PETITION FOR THE CREATION OF A COMMUNITY IMPROVEMENT DISTRICT; ESTABLISHING THE FARM ROAD 93 COMMUNITY IMPROVEMENT DISTRICT AS A POLITICAL SUBDIVISION OF THE STATE OF MISSOURI; AND DIRECTING THE CITY CLERK TO NOTIFY THE MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT OF THE CREATION OF THE DISTRICT

WHEREAS, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri (the “CID Act”) authorize the governing body of any municipality, upon a proper petition requesting the formation and after a public hearing, to adopt an ordinance establishing a community improvement district; and

WHEREAS, on September 30, 2024, a “Petition to Establish the Farm Road 93 Community Improvement District,” a copy of which is attached as **Exhibit A** (the “CID Petition”), was submitted to the City requesting the formation of the Farm Road 93 Community Improvement District (the “District”); and

WHEREAS, the City Clerk verified that the CID Petition complied with the CID Act; and

WHEREAS, the City Council held a duly-noticed public hearing on October 15, 2024, at which all persons interested in the formation of the District were allowed an opportunity to speak and at which time the City Council heard all protests and received all endorsements; and

WHEREAS, the City Council finds that notice of the formation of the District has been duly given and the public hearing thereon has been held in which all reasonable protests, objections and endorsements have been heard, all in accordance with Section 67.1431 of the CID Act; and

WHEREAS, the City Council further finds that the CID Petition is proper in that it meets all of the requirements of Section 67.1421 of the CID Act.

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

Section 1. The Farm Road 93 Community Improvement District is hereby created within the City as a political subdivision of the State of Missouri having the powers and purposes set forth in the CID Petition. The District shall include the contiguous tracts of real estate described in **Exhibit A** of the CID Petition, and shall be governed by a board of directors consisting of five (5) members hereafter appointed by the Mayor with the consent of the City Council in accordance with the CID Act, subject to the qualifications set forth in the CID Petition. The District is authorized to impose a sales tax in the amount set forth in the CID Petition.

Section 2. The term of the existence of the District shall be from the effective date of this Ordinance until 27 years from such effective date. Notwithstanding the foregoing, the term of the existence of the District shall expire on June 30, 2025, if the District has not executed a development agreement or cooperation agreement reasonably acceptable to the City by such date.

Section 3. The City Clerk is hereby directed to prepare and file with the Missouri Department of Economic Development the report specified in Section 67.1421.6 of the CID Act.

Section 4. The officers of the City are hereby authorized and directed to execute all documents and take such actions as they may deem necessary or advisable to carry out and perform the purposes of this Ordinance and to make ministerial alterations, changes or additions to the documents herein approved, authorized and confirmed which they may approve, and the execution of such action shall be conclusive evidence of such necessity or advisability. All actions taken to date by the officers of the City with respect to the CID Petition and the District, including, without limitation, the provision of notices for the public hearing regarding the creation of the District, are hereby ratified.

Section 5. The sections of this Ordinance shall be severable. If any section of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining sections shall remain valid, unless the court finds that: (a) the valid sections are so essential to and inseparably connected with and dependent upon the void section that it cannot be presumed that the City Council has or would have enacted the valid sections without the void one; and (b) the valid sections, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 6. This Ordinance shall take effect and be in full force 10 days 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 15th day of October 2024.

Attest:

Eric Franklin, Mayor

Laura Burbridge, City Clerk

Approved as to Form:



Megan McCullough, City Attorney

Final Passage and Vote:

**PETITION TO ESTABLISH THE
FARM ROAD 93
COMMUNITY IMPROVEMENT DISTRICT**
City of Republic, Greene County, Missouri

Submitted September 30,2024

**PETITION TO ESTABLISH THE
FARM ROAD 93 COMMUNITY IMPROVEMENT DISTRICT**

To the City Council of the City of Republic, Greene County, Missouri (the "City")

The undersigned (collectively, the "Petitioners"), being the owners of record of more than fifty percent (50%) by assessed value of the real property within the boundaries of the proposed Farm Road 93 Community Improvement District (the "District") and the owners of record of more than fifty percent (50%) per capita of all owners of real property within the boundaries of the District, do hereby petition and request that the City approve and establish the Farm Road 93 Community Improvement District in order to fund all or part of the cost of services and public improvements provided and made within the District under the authority of Sections 67.1401 to 67.1571, RSMo. (the "Community Improvement District Act" or "Act") in accordance with this Petition. In support of this Petition, Petitioners state as follows:

1. Legal Description and Map of District Boundaries; Property Areas; Ownership.

The legal description of the District is attached hereto as **Exhibit A**. A map illustrating the District boundaries is attached hereto as **Exhibit B**. The boundaries of the District are contiguous. The Petitioners collectively own more than 50% by assessed value of the real estate within the District and comprise more than 50% per capita of all owners of real property within the boundaries of the District. A listing of all the owners of real estate in the District, all of whom have signed this Petition, is attached hereto as **Exhibit C**.

2. Name of District.

The name of the proposed District is the "Farm Road 93 Community Improvement District."

3. Signatures May Not Be Withdrawn Later Than Seven Days After Submittal.

Notice has been provided to all Petitioners that their signatures may not be withdrawn later than seven (7) days after the filing of this Petition with the City Clerk. This notice is included on each signature page attached to this Petition.

4. Five-Year Plan.

A five-year plan stating a description of the purposes of the District, the services it will provide, each improvement it will make from the list of allowable improvements under Section 67.1461 of the Act, an estimate of the costs of these services and improvements to be incurred, the anticipated sources of funds to pay the costs, and the anticipated terms of the sources of funds to pay the costs is attached hereto as **Exhibit D** and includes **Exhibits D-1 and D-2**.

5. Type of District.

The District will be a political subdivision.

6. Board of Directors.

A. The District will be governed by a five (5) member board of directors (the "Board").

B. Each Director, during the Director's entire term, shall:

- i) Be at least 18 years of age;
- ii) Be a citizen of the United States of America;
- iii) Be a resident of the state of Missouri; and
- iv) Except for one director (the "Independent Director") as described below, be an owner of real property within the District, which is defined in the Act as the individual or individuals or entity or entities who own a fee interest in real property that is located within the district ("Owner") or their legally authorized representative ("Owner Representative"); or an owner of a business operating within the District, which the Act defines for business organizations and other entities as the individual who is legally authorized to represent the entity with regard to the District ("Business Owner"); and

C. Each Director who is an Owner or Owner Representative located in the District must declare to be either an Owner or Owner Representative. All Owner Representatives must be certified in writing as an Owner Representative by the Owner. In the event the Owner de-certifies an Owner Representative as an authorized representative of the Owner, for any reason at the discretion of the Owner, the Owner Representative shall immediately be ineligible to be a Director and shall automatically be removed from the Board.

D. Each Independent Director is not required to be an Owner or Owner Representative or Business Owner, but instead shall meet the following requirements in accordance with Section 67.1451.2(3) of the Act:

- i) Reside within the City;
- ii) Be qualified and registered to vote as set forth in Section 67.1451.2(3)(b) of the Act;
- iii) Have no financial interest in any real property or business operating within the District; and
- iv) Not be a relative, within the second degree of consanguinity or affinity, to an owner of real property or business operating within the District

E. Except for the initial Directors which are named, approved, and appointed by way of the City Council's approval of this Petition, each Director (other than the

Independent Director) shall be appointed by the Mayor with the advice and consent of the City Council according to a slate submitted by the Board to the City Clerk.

F. The Petitioners hereby propose the following slate of Directors:

NAME	TYPE	TERM
Curtis Jared	Owner Representative	4 Years
Tyler Creach	Owner Representative	4 Years
Kerry Rovig	Owner Representative	2 Years
David Havens	Owner Representative	2 Years
Macy Mitchell	Independent Director	2 Years

G. The initial Directors named above shall serve for the terms set forth opposite their names or until their successors are appointed in accordance with this Petition. Their successors shall serve for four-year terms or until their successors are appointed in accordance with the Act. If so appointed, there shall be no limits on the number of times a person may serve as a Director and there shall not be any term limits. By execution of this Petition, the Petitioners each hereby agree, represent and warrant that the individuals listed on the slate above as Owner Representatives are hereby named and designated as Owner Representatives.

H. In the event for any reason a Director is not able to serve his or her full term or is removed from the Board for any reason ("Exiting Director"), any vacancy to the Board shall be filled by appointment of an interim director ("Interim Director") which shall be appointed by the remaining Board of Directors. Notwithstanding anything to the contrary, any Director's failure to meet the qualification requirements set forth in this Section 6, either in a Director's individual capacity or in a Director's representative capacity, shall constitute cause for the Board to take appropriate action to remove said Director. However, the failure to meet such representation requirements shall not affect the Board's authority to hold meetings, exercise any of the District's powers or take any otherwise lawful action, assuming a lawful quorum to do so.

7. Successor Directors.

A. Successor Directors, whether to serve a new term or to fill a vacancy on the Board, shall be appointed in accordance with the Act and, except for the Independent Director, according to a slate submitted to the City Clerk by the Board. The City Clerk shall deliver the slate to the Mayor. The Mayor may appoint such successor Directors according to the slate submitted, provided that such appointments shall not be effective unless the City Council consents to said appointments; or the Mayor or the City Council may reject the slate submitted and request in writing that the Board submit an alternate slate.

B. If an alternate slate is requested, the Board shall submit an alternate slate to the City Clerk. The City Clerk shall deliver the alternate slate to the Mayor. The Mayor may appoint the successor Directors, other than the Independent Director, according to the alternate slate submitted, and the City Council may consent to the appointment; or, the Mayor or the City Council may reject the alternate slate

submitted and request that the Board submit another alternate slate.

- C. The procedure described above shall continue until the successor Directors, other than the Independent Director, are appointed by the Mayor with the consent of the City Council.

8. Total Assessed Value.

As of the date of submittal of this Petition, the total assessed value of all privately-owned real property located within the District is \$631,900.

9. Determination of Blight.

The Petitioners do not seek a determination that the District, or any portion thereof, is a blighted area.

10. Life of District.

Subject to the provisions of Section 13 of this Petition, the District will continue to exist and function until the earliest of: (i) twenty-seven years (27) from the adoption of the ordinance establishing the District unless the municipality extends the length of time under section 67.1481 of the Act; (ii) the date on which the entire cost of the CID Projects (as such term is defined on Exhibit D attached hereto, and including Exhibits D-1 and D-2) and accrued interest is reimbursed by revenue from the CID Sales Tax (as herein defined); or (iii) the date on which all bonds, notes, or other obligations issued by or on behalf of the District (the "CID Obligations") to pay the costs of the CID Projects have been fully repaid (however, in this regard, a refinancing or restructuring of said bond issue shall not constitute a repayment thereof). Notwithstanding anything contained herein, (1) the District shall terminate if no District sales or use tax is collected within five (5) years following the adoption of the City ordinance establishing the District and (2) the District shall terminate upon the payment of CID Project costs in the amount of \$2,500,000 (plus accrued interest), as more fully described in a cooperative agreement to be entered into among the City, the District and the developer of the property within the District.

11. Maximum Rates of Real Property Tax and Sales Tax.

A. Real Estate Taxes.

The District will not impose real estate taxes.

B. Sales and Use Taxes.

The District may, by resolution, impose a district sales and use tax (the "CID Sales Tax"), at a maximum rate not to exceed one percent (1.0%), on all retail sales made in the District which are subject to taxation pursuant to Sections 144.010 to 144.525, RSMo., except sales of motor vehicles, trailers, boats, or outboard motors and sales to or by public utilities and providers of communications, cable, or video services. No resolution adopted by the District regarding the CID Sales Tax shall become effective unless the Board submits to the qualified voters of the District, by mail-in ballot, a proposal to authorize the CID Sales Tax pursuant to Section 67.1545 of the Act, and a majority of the qualified voters in the District cast

ballots in favor of the CID Sales Tax.

12. Maximum Rates of Special Assessments and the Method of Assessment.

The District will not impose special assessments.

13. Limitations on Borrowing Capacity.

The District will have the authority to borrow funds from any public or private source and issue obligations and provide security for the repayment of same as provided by the Act and as otherwise provided by Missouri law, including, without limitation, pledging CID Sales Tax revenue. Petitioners do not seek limitations on the borrowing capacity of the District.

14. Limitations on Revenue Generation.

The District will have no limitations on the revenue it may generate.

15. Other Limitations on District Powers.

The District will have the authority and powers granted to community improvement districts and political subdivisions under the Act and as otherwise provided by Missouri law.

16. Annual Reports and Meetings.

The District shall comply with the reporting and meeting requirements described in Sections 67.1471 and 105.145, RSMo., and acknowledges that such meetings shall be open to the public and subject to the requirements of the Missouri Sunshine Law set forth in RSMo. Section 610.010, et seq.

17. Request for Ordinance Establishing District.

The Petitioners respectfully request the City Council of the City of Republic, Missouri to hold a public hearing in accordance with section 67.1421, RSMo. and adopt an ordinance to establish the District as set forth in this Petition.

18. Severability

If any provision of this Petition shall be held or deemed to be invalid, inoperative, or unenforceable as applied in any particular case, or in all cases, because it conflicts with any other provision or provisions of this Petition or for any other reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision contained in this Petition invalid, inoperative, or unenforceable to any extent whatsoever.

Signature Page to Petition to Establish the Farm Road 93 Community Improvement District

The undersigned requests that the City Council of the City of Republic, Missouri establish the Farm Road 93 Community Improvement District according to the preceding Petition.

Name of Owner: OR-Shamrock Richards LLC
Owner's Telephone Number:
Owner's Mailing Address: 2831 S Ingram Mill Road Springfield, MO 65804

Owner's Property within the District

Table with 6 columns: Address, Parcel ID, Owner, Acreage, Assessed Value, Notes, Map. Lists property details for OR-Shamrock Richards LLC.

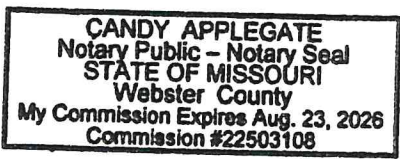
By executing this Petition, the undersigned represents and warrants that he or she is authorized to execute this Petition on behalf of the property owner named immediately above. Signatures may not be withdrawn later than seven days after this Petition is filed with the City Clerk.

By: [Signature] Date 9/30/24
Signature of Owner or Person Signing for Owner, as Trustee

STATE OF MO)
COUNTY OF Greene) SS.

Before me personally appeared David O'Reilly, to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this 30 day of September, 2024.

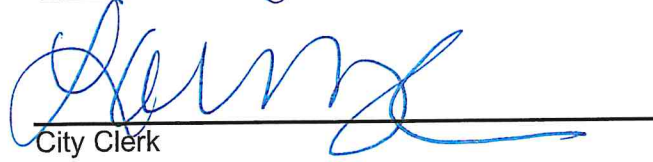


[Signature]
Notary Public
Commission Expires: 8/23/2026

[SEAL]

CLERK'S RECEIPT OF PETITION

This Petition to Establish the Farm Road 93 Community Improvement District was accepted as in substantial compliance with RSMo. 67.1421 in the office of the City Clerk of Republic, Missouri on the 30 day of September 2024.



City Clerk

[SEAL]

EXHIBIT A
District Legal Description

Town East Description:

Tract I: All of Lot One (1), Town East, a Minor Subdivision in Republic, Greene County, Missouri, set forth in Plat Book AAA, Page 942, Greene County, Missouri.

Tract II: All of Lot Three (3), Town East, a Minor Subdivision in Republic, Greene County, Missouri, set forth in Plat Book AAA, Page 942, Greene County, Missouri.

Tract III: All of Lot Four (4), Town East, a Minor Subdivision in Republic, Greene County, Missouri, set forth in Plat Book AAA, Page 942, Greene County, Missouri.

Proposed Right-of-Way Description:

All that part of the Southeast Quarter of the Northwest Quarter of Section 16, Township 28 North, Range 23 West of the Fifth Principal Meridian, City of Republic, Greene County, Missouri for a variable with perpetual street right-of-way, being more particularly described as follows: Beginning at a point lying South 88°20'34" East, a distance of 10.00 feet from the Southeast corner of Lot One of Town East, a Minor Subdivision in the City of Republic, Greene County, Missouri as shown on the recorded plat thereof; thence, South 02°10'41" West, along and with the West right-of-way line of Oakwood Avenue, a distance of 60.00 feet; thence North 88°20'34" West, leaving said West line, a distance of 336.09 feet; thence, South 43°53'16" West, a distance of 315.35 feet; thence, South 46°06'44" East, a distance of 5.00 feet; thence, South 43°54'44" West, a distance of 174.25 feet; thence, South 34°24'24" West, a distance of 88.04 feet to the North line of Republic Commons Phase I, a subdivision in the City of Republic, Greene County, Missouri, per the recorded plat thereof; thence North 88°15' 01" West, along and with said North line, a distance of 107.31 feet to an existing iron pin; thence, North 43°54'44" East, a distance of 327.93 feet to an existing iron pin at the Southeasterly corner of Lot Four of Town East; thence North 43°56'04" East, along and with the Southeasterly line of said Lot Four, a distance of 196.95 feet to an existing iron pin at the Southeasterly corner of Lot Three of said Town East; thence, North 43°49'37" East, along and with the Southeasterly line of said Lot Three, a distance of 150.12 feet to an existing iron pin at the Southwest corner on Lot One of said Town East; thence, South 88°20'34" East, a distance of 363.20 feet to the POINT OF BEGINNING, containing 1.40 acres, more or less.

Shamrock Remainder Description:

All that part of the Southeast Quarter of the Northwest Quarter of Section 16, Township 28 North, Range 23 West of the Fifth Principal Meridian, City of Republic, Greene County, Missouri, being more particularly described as follows: Commencing at an existing iron pin the Southeast corner of Lot One of Town East, a minor subdivision as recorded in Plat Book "AAA" at Page 942 of the Greene County, Missouri Deed Records; thence, South 88°20'34" East, a distance of 10.00 feet to an existing iron pin on the West Right-of-way line of Oakwood Avenue; thence, South 02°10'40" West, along and with said West line, a distance of 60.00 feet to the POINT OF BEGINNING; thence, continue South 02°10'40" West, along and with said West line, a distance of 441.04 feet; thence, North 88°15'01" West, a distance of 705.12 feet to the Easterly line of proposed street; thence, along and with the Easterly and Southerly line of said proposed street, the following five (5) courses:

North 34°24'24" East, a distance of 88.04 feet; thence North 43°54'44" East, a distance of 174.25 feet; thence North 46°06'44" West, a distance of 5.00 feet; thence North 43°53'16" East, a distance of 315.35 feet; thence South 88°20'34" East, a distance of 336.09 feet

To the POINT OF BEGINNING, containing 5.35 acres, more or less, and being subject to easements, restrictions or rights-of-way, if any.

EXHIBIT B
Map of District Boundary

Farm Road 93 Community Improvement District - Boundary

**TOWN EAST SUBDIVISION &
PART SECTION 16, T28N, R23W**

CID Boundary Line

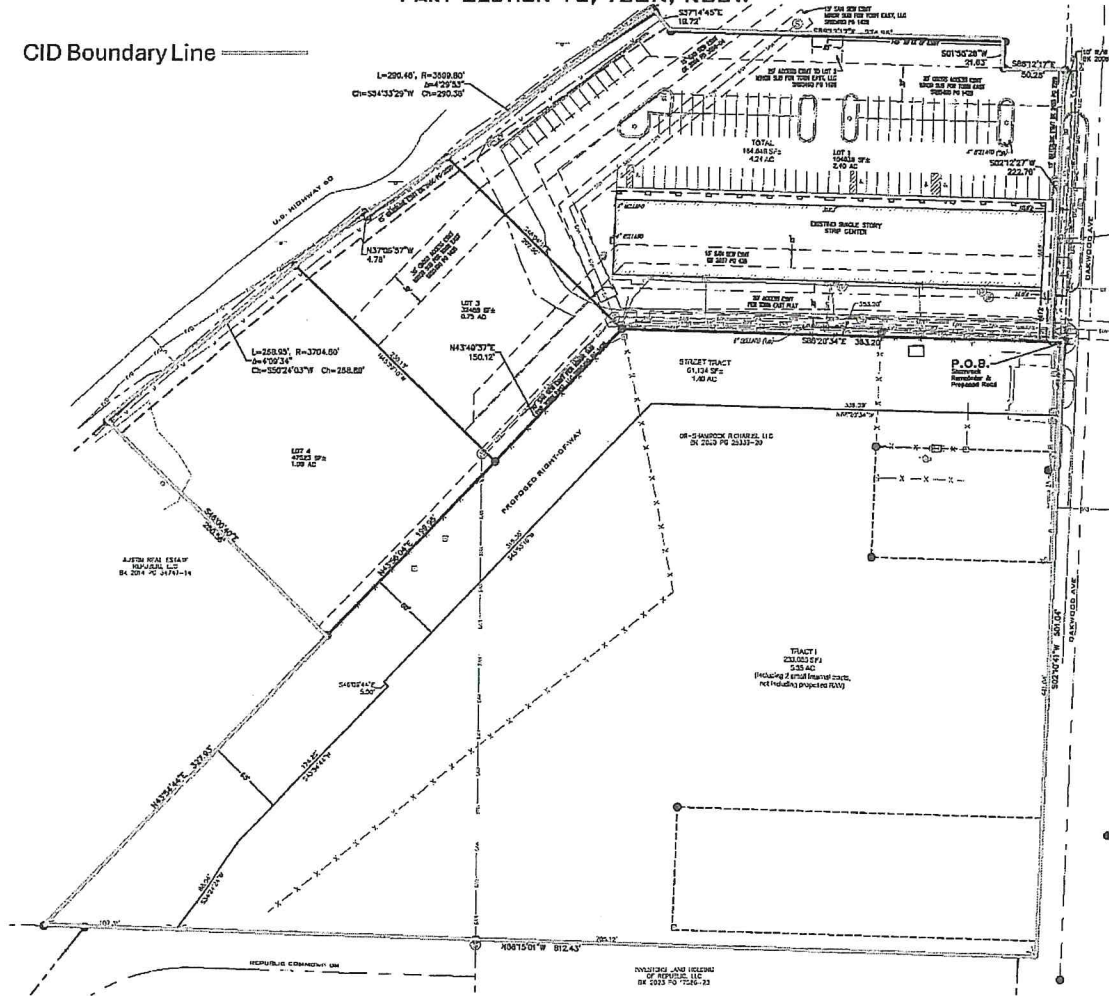
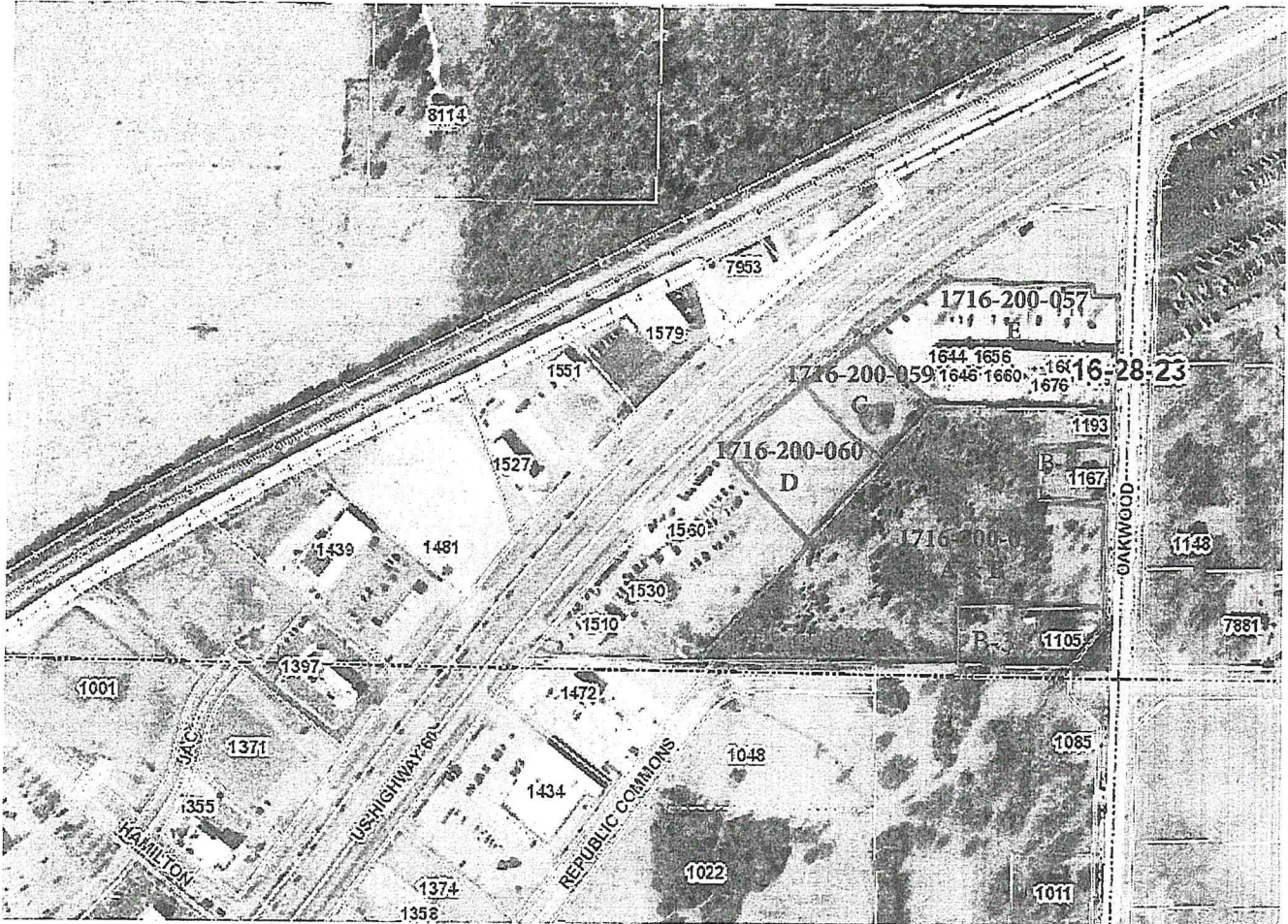


EXHIBIT C

List of Owners of Real Property within District



Address	Parcel ID	Owner	Acreage	Assessed Value	Notes	Map
1193 North Oakwood	1716-200-036	OR-Shamrock Richards LLC	1.40	\$ 3,977.57	Right-of-Way (ROW); (1.4 Acres of the 5.98 Total for the Parcel)	A
1193 North Oakwood	1716-200-036	OR-Shamrock Richards LLC	5.35	\$ 11,222.43	Remaining Acreage on Parcel ID 1716-200-036 - to be Included in CID	B
1167 North Oakwood	1716-200-005	OR-Shamrock Richards LLC		\$ 53,500.00	Included in Acreage of B above	B-2
1105 N Oakwood Avenue	1716-200-037	OR-Shamrock Richards LLC		\$ 73,700.00	Included in Acreage of B above	B-3
East US Highway 60 (Town East Lot 3)	1716-200-059	OR-Shamrock Richards LLC	0.75	\$ 46,220.00	General Commercial (C-2)	C
East US Highway 60 (Town East Lot 4)	1716-200-060	OR-Shamrock Richards LLC	1.15	\$ 7,140.00	General Commercial (C-2)	D
1644 East US Highway 60 (Town East Lot 1)	1716-200-057	OR-Shamrock Richards LLC	2.40	\$ 434,140.00	General Commercial (C-2)	E
Total Acreage			11.05			
Total Assessed Value				\$ 631,900.00		

**EXHIBIT D
FIVE-YEAR PLAN**

FIVE YEAR PLAN

**FARM ROAD 93
COMMUNITY IMPROVEMENT DISTRICT**

DATED: SEPTEMBER 30, 2024

Submitted To: City of Republic, Missouri

From: The owner of record of more than fifty percent (50%) (a) by assessed value of all real property within the hereinafter described community improvement district, and (b) per capita of all owners of real property within the proposed Farm Road 93 Community Improvement District (the "Petitioner")

Pursuant to Section 67.1421.2 of the Revised Statutes of Missouri, as amended, the following is a five-year plan for the proposed Farm Road 93 Community Improvement District, City of Republic, Missouri (the "District"), which contains the following: (a) a description of the purposes of the proposed District; (b) a summary of the services it will provide; (c) a description of the improvements it will make; and (d) an estimate of costs of the services and improvements to be incurred.

TABLE OF CONTENTS

- 1. Purpose of District**
- 2. Mission, Goals and Objectives**
- 3. Description of Improvements/Five-Year Plan**
- 4. Project Budget**

I. PURPOSE OF DISTRICT

The purpose of the proposed District is to provide assistance to or to construct, reconstruct, install, repair, maintain, and equip certain public improvements within its boundaries, as further authorized by Section 67.1461 of the Revised Statutes of Missouri, as amended, to support business activity and economic development in the District and to provide services and activities as allowed under Section 67.1461 of the Revised Statutes of Missouri, as amended. The District will also impose certain funding mechanisms to finance and administer these improvements and services as provided under Sections 67.1401 et seq. of the Revised Statutes of Missouri, as amended (the “CID Act”).

Property proposed for inclusion in the Farm Road 93 Community Improvement District (the “CID”) is owned by OR-Shamrock Richards LLC. The property is in the City of Republic, Greene County, Missouri and is located at 703 North Farm Road 93, Republic, Missouri. The property owner or an affiliated entity will be acting as the developer (the “Developer”).

In general, the District is being formed: (a) to construct public improvements within the boundaries of the District as permitted by the CID Act, including but not limited to: (i) sidewalks, internal streets, internal traffic signs and signals, utilities, drainage, water, storm and sewer systems, and other site improvements; and (ii) streetscape, lighting, benches or other seating furniture, trash receptacles, marquees, awnings, canopies, walls, and barriers; (b) to provide for professional fees, including without limitation engineering, legal and accounting, approvals, permits, inspections and other fees; and (c) to carry out any other powers set forth in sections 67.1401 to 67.1571 of the CID Act (the “Project”).

The Project will be funded from revenues generated by the District’s retailers not to exceed one percent retail sales and use tax (the “Sales Tax”) that is expected to be imposed in accordance with Section 67.1545 of the CID Act. The Project construction is anticipated to begin and be completed in January 2026.

The property owner has developed a plan for implementing the Project improvements utilizing a community improvement district. This five-year plan outlines the goals and objectives for the District, activities to achieve them, and is intended to be a working document that will be reviewed annually to maintain and fulfill the vision of the District.

II. MISSION, GOALS AND OBJECTIVES

MISSION

The mission of the District is to address infrastructure needs of a multi-tenant commercial development to improve business development opportunities through the implementation of coordinated infrastructure improvements that will benefit the community, business owners, residents, and visitors to the District.

GOALS AND OBJECTIVES

A. ORGANIZATIONAL GOAL

Provide for the effective administration and financial sustainability of the District to support the development and any complimentary activities.

1. OBJECTIVE:

- a. Create the District as a means to establish a financially sustainable funding base for project improvements to be implemented.
- b. Form and govern the District as provided in this Petition and in accordance with the Act and the Missouri Revised Statutes;
- c. Provide or cause to be provided for the benefit of the District, certain CID Projects as described in this Exhibit;
- d. Develop funding sources, including the levying of the CID Sales Tax, necessary in order to pay for the the required expenses, costs and expenses of the District and to pay for the CID Projects in a manner provided in this Petition and as authorized by the Act;
- e. Provide for ongoing administrative activities (e.g. accounting, communications, reporting) as are required by the Act; and,
- f. Such other purposes as authorized or required by the Act.

B. COMMUNITY CHARACTER IMPROVEMENT GOAL

Enhance access and safety to the District and neighboring property as a place for residents, shoppers, and businesses to conduct business through construction of traffic circulation improvements.

1. OBJECTIVE:

- a. Address transportation access and safety conditions present within the District.
- b. Integrate design features into the development that encourage community-wide use.

III. Description of Improvements and Five-Year Plan

The District anticipates making the following improvements within its boundaries as part of the Project:

- the construction of public improvements within the boundaries of the District as permitted by the CID Act, including but not limited to: (i) sidewalks, internal streets, internal traffic signs and signals, utilities, drainage, water, storm and sewer systems, and other site improvements; and
- all other costs necessary or incidental to plan, acquire, finance, develop, design and construct the connector road, including without limitation: (i) costs of all estimates, studies, surveys, plans, drawings, reports, tests, specifications and other preliminary investigations of engineers, appraisers, and surveyors; (ii) costs of acquisition, settlement and transfer of rights-of-way, easements, leases and other interests in real property; (iii) costs of clearing, excavation, earthwork, backfill and grading of land; site preparation; utility relocation; erosion, drainage and storm water control; storm sewers; and waterproofing; (iv) professional service costs for legal, accounting, financing, underwriting, costs of printing any notes, bonds or other obligations and any official statements relating thereto, costs of credit enhancement, if any, interest, capitalized interest, debt service reserves and the fees of any rating agency, placement fees, costs of issuance; and (v) costs of construction of any other public improvements described in Section 67.1461.1(16) of the Revised Statutes of Missouri, as amended.

Table 1

ESTIMATED CID PROJECT COSTS

Project Description	Cost Estimate
Utilities	\$ 200,000
Mobilization	\$ 50,000
Connecting Republic Commons to N. Oakwood Avenue (Roadway/Asphalt/Concrete/Curbs/Gutters)	\$ 1,500,000
Drainage Structures/Piping	\$ 50,000
Fencing/Buffer/Landscaping	\$ 50,000
Street Lighting/Monuments/Signage	\$ 75,000
Site Work - Soils, Rock, Topsoil	\$ 200,000
Right-of-Way Acquisition	\$ 125,000
Civil Engineering/Surveying	\$ 75,000
Legal and Professional Fees	\$ 50,000
Contingency	\$ 125,000
Total CID Project Cost Estimate	\$ 2,500,000

NOTE: Categories and amounts are for illustration purposes only and are not intended to establish limitations for any particular purpose. Savings in one budget category may be applied to additional costs incurred in other budget categories; provided however, the total amount may not exceed \$2,500,000.00 (exclusive of interest). The amount shown above excludes accrued interest on any obligations issued by the District to finance the CID Project.

Year	Activities
One	<ul style="list-style-type: none">• Establish District• Initial meeting of the board of directors to authorize imposition of sales tax• Election to impose sales tax• Project improvements initiated and completed
Two	<ul style="list-style-type: none">• Acceptance of project improvements upon completion• Collection of Sales Tax• Either reimburse for approved expenditures or make debt service payments• District administration, including the preparation of annual CID reports
Three	<ul style="list-style-type: none">• Collection of Sales Tax• Either reimburse for approved expenditures or make debt service payments• District administration, including the preparation of annual CID reports
Four	<ul style="list-style-type: none">• Collection of Sales Tax• Either reimburse for approved expenditures or make debt service payments• District administration, including the preparation of annual CID reports
Five	<ul style="list-style-type: none">• Collection of Sales Tax• Either reimburse for approved expenditures or make debt service payments• District administration, including the preparation of annual CID reports

IV. Budget

Revenues

It is anticipated the District will generate the following annual CID sales tax revenue to fund the Project.

Table 2

**Farm Road 93 Community Improvement District
 Revenue Forecast Summary**

	Year	Taxable Sales Forecast	CID Sales Tax - 1%	Net Revenue	Cumulative Totals
1	2025	\$ 3,200,000	\$ 32,000	\$ 31,360	\$ 31,360
2	2026	6,370,400	63,704	62,430	\$ 93,790
3	2027	8,910,549	89,105	87,323	\$ 181,113
4	2028	9,106,581	91,066	89,244	\$ 270,358
5	2029	9,306,926	93,069	91,208	\$ 361,566
6	2030	9,399,995	94,000	92,120	\$ 453,686
7	2031	9,493,995	94,940	93,041	\$ 546,727
8	2032	9,588,935	95,889	93,972	\$ 640,698
9	2033	9,684,824	96,848	94,911	\$ 735,610
10	2034	9,781,672	97,817	95,860	\$ 831,470
11	2035	9,879,489	98,795	96,819	\$ 928,289
12	2036	9,978,284	99,783	97,787	\$ 1,026,076
13	2037	10,078,067	100,781	98,765	\$ 1,124,841
14	2038	10,178,848	101,788	99,753	\$ 1,224,594
15	2039	10,280,636	102,806	100,750	\$ 1,325,344
16	2040	10,383,442	103,834	101,758	\$ 1,427,102
17	2041	10,487,277	104,873	102,775	\$ 1,529,877
18	2042	10,592,150	105,921	103,803	\$ 1,633,680
19	2043	10,698,071	106,981	104,841	\$ 1,738,521
20	2044	10,805,052	108,051	105,890	\$ 1,844,411
21	2045	10,913,102	109,131	106,948	\$ 1,951,359
22	2046	11,022,233	110,222	108,018	\$ 2,059,377
23	2047	11,132,456	111,325	109,098	\$ 2,168,475
24	2048	11,243,780	112,438	110,189	\$ 2,278,664
25	2049	11,356,218	113,562	111,291	\$ 2,389,955
26	2050	11,469,780	114,698	112,404	\$ 2,502,359
27	2051	11,584,478	115,845	113,528	\$ 2,615,887

Note: Net revenues equal one percent sales tax, less the 2% timely discount. The Missouri Department of Revenue ("MODOR") may retain a collection fee, however to date, the MODOR has not chosen to keep a collection fee, this is subject to change.

Expenditures

It is anticipated the District will incur CID Project costs of \$2,500,000, as outlined in Table 1. The CID sales tax revenues appear adequate to repay the CID Project costs over approximately 27 years, dependent upon the economy and District retailer performance and are provided in Table 2.

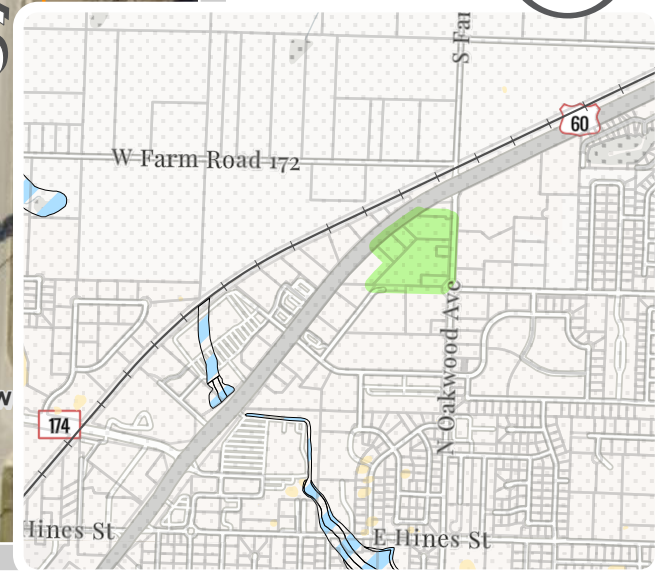
Owner/Applicant
OR-SHAMROCK RICHARDS
LLC

ADDRESS
1100 Block of North
Oakwood Avenue

ZONING
C-2 | REQUESTED N/A

WARD
2

ACREAGE
11.11



FARM ROAD 93 COMMUNITY IMPROVEMENT DISTRICT (CID)

CID 24-001 | CID

	Site Extent		Sinkholes
	Out of City		Floodplain

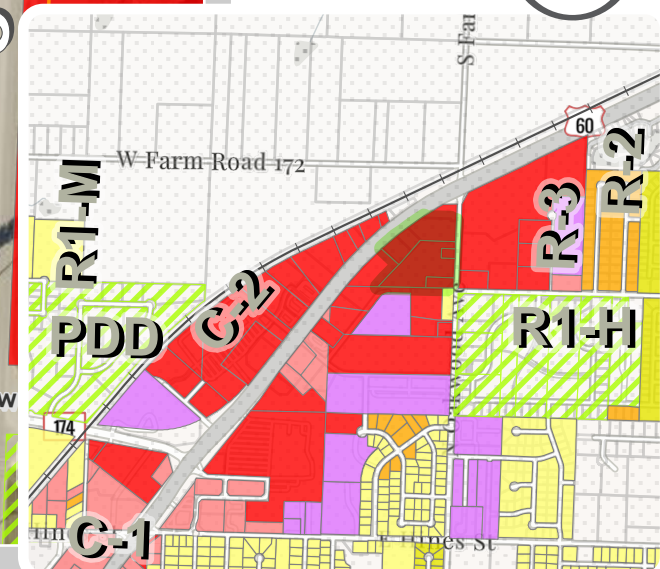
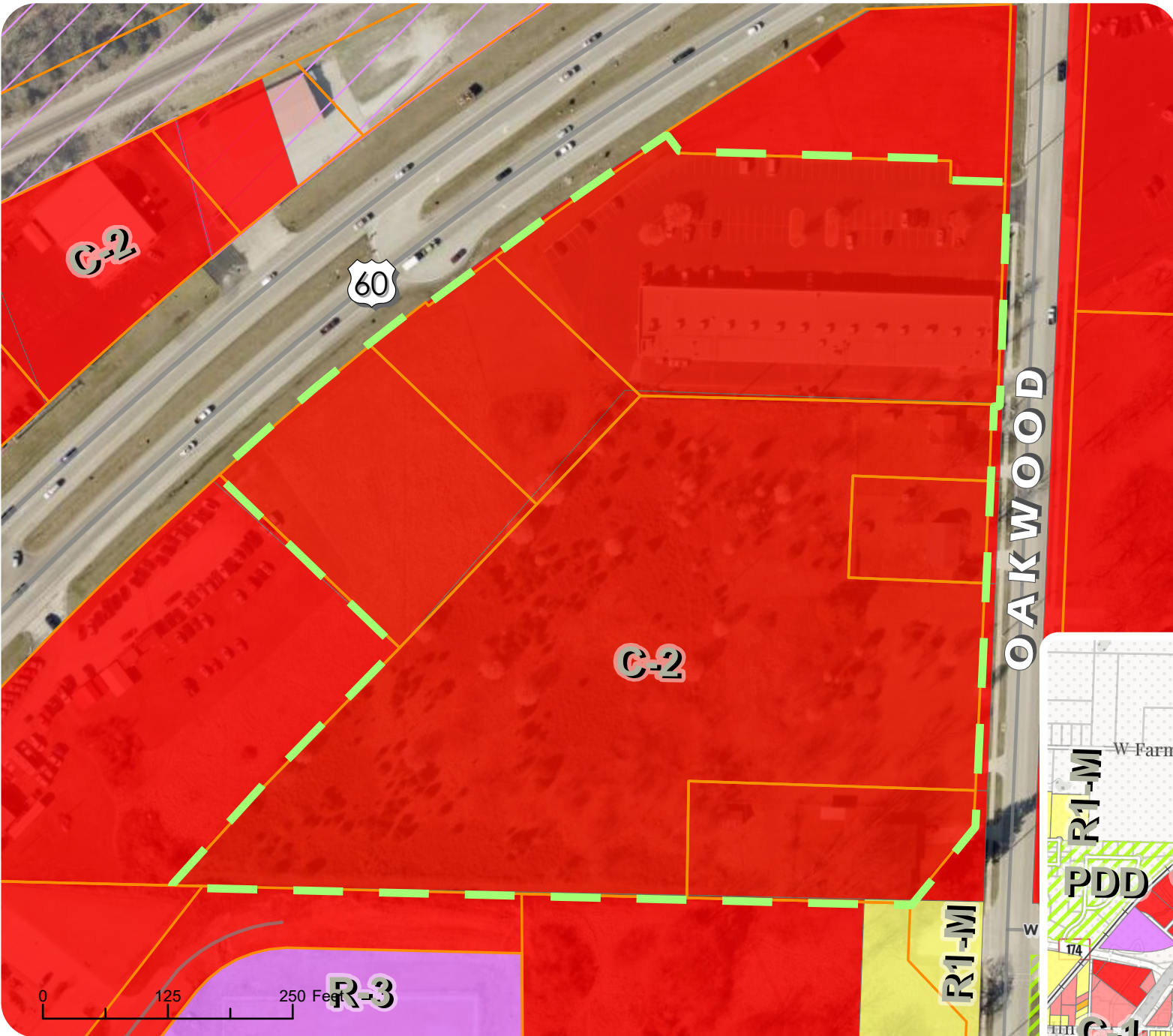
Owner/Applicant
OR-SHAMROCK RICHARDS
LLC

ADDRESS
1100 Block of North
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ZONING
C-2 | REQUESTED N/A

WARD
2

ACREAGE
11.11

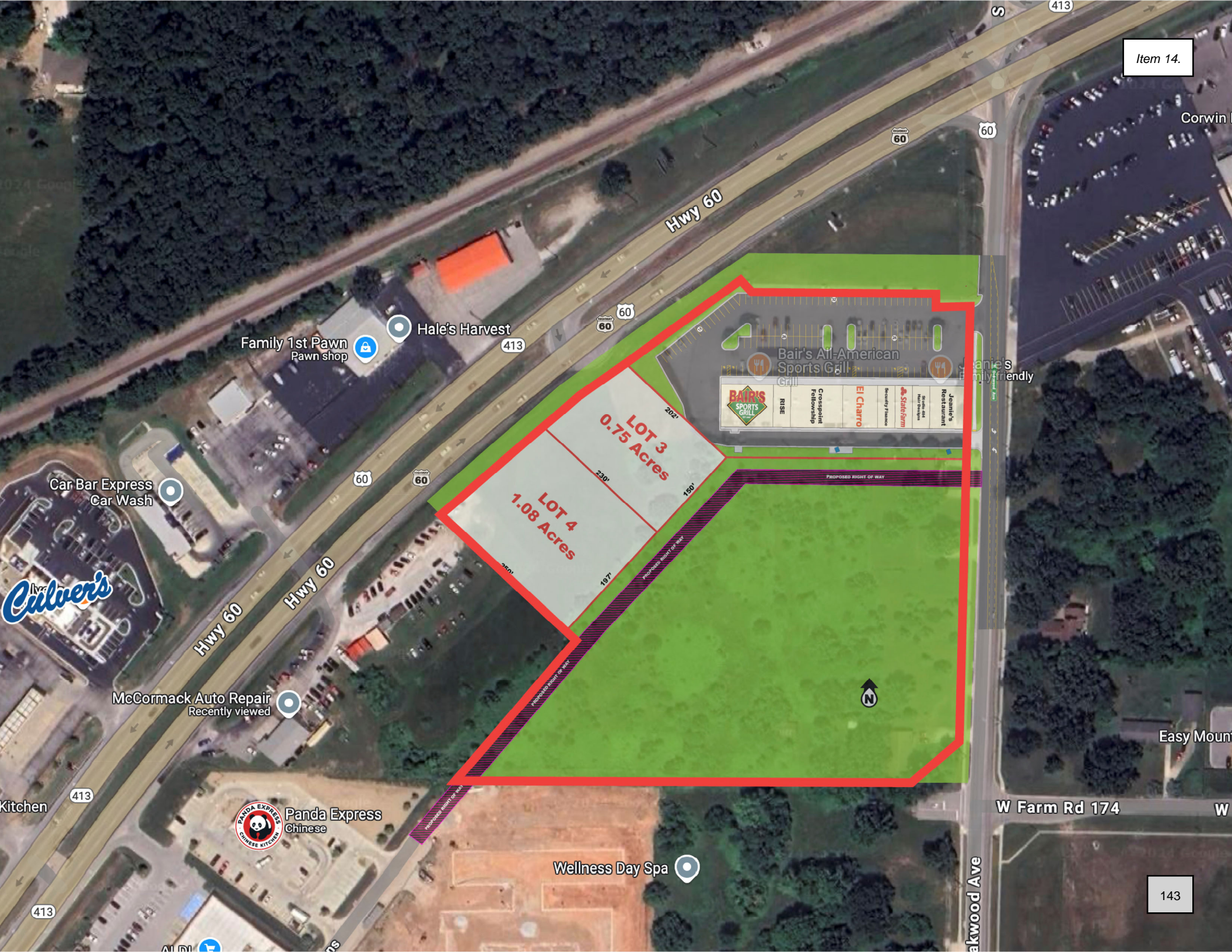


FARM ROAD 93 COMMUNITY IMPROVEMENT DISTRICT (CID)

CID 24-001 | CID

- Site Extent**
- Out of City**

Item 14.



Hwy 60

60

60

413

Family 1st Pawn
Pawn shop

Hale's Harvest

413

Bair's All-American Sports Grill

Bair's Sports Grill

Correspondence

El Charro

State Farm

Juanita's Restaurant

Family friendly

LOT 3
0.75 Acres

LOT 4
1.08 Acres

Car Bar Express
Car Wash

Live
Culver's

Hwy 60

Hwy 60

McCormack Auto Repair
Recently viewed



Kitchen

413

Panda Express
Chinese

Wellness Day Spa

W Farm Rd 174

W

Oakwood Ave

143



AGENDA ITEM ANALYSIS

Project/Issue Name: 24-57 An Ordinance of the City Council Approving the Final Plat of Wilson’s Valley Phase 2 Subdivision.

Submitted By: Chris Tabor, BUILDS Department Principal Planner

Date: October 15, 2024

Issue Statement

The City of Republic’s BUILDS Department received an Application from Stu Stinger on behalf of Wilson’s Valley LLC for the Final Plat of Wilson’s Valley Phase 2.

Discussion and/or Analysis

The Final Plat of Wilson’s Valley Phase 2 will legally divide approximately twenty-eight point six seven (28.67) acres of land into thirty-eight (81) lots zoned as Wilson’s Valley Planned Development District (PDD). The Final Plat will also convey the dedication of associated Right-of-Way, Utility, and Stormwater Easements to the City. The Final Plat includes approximately 5,156 linear feet of new street and 4,943 linear feet of new sidewalk.

The Final Plat of Wilson’s Valley Phase 2 substantially conforms to the Development Plan for Wilson’s Valley Planned Development District, as approved by City Council on May 3, 2022, in addition to the requirements of the City Code Chapter 410 Subdivision Regulations, and Article V Major Subdivision-Final Plat.

Recommended Action

Staff recommends approval of the Final Plat of Wilson’s Valley Phase 2.

AN ORDINANCE OF THE CITY COUNCIL APPROVING THE FINAL PLAT OF WILSON’S VALLEY PHASE 2 SUBDIVISION

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, on or about May 3, 2022, via Ordinance 22-24, the Council approved the Planned Development District (PDD) of Wilson’s Valley Subdivision; and

WHEREAS, Wilson’s Valley, LLC (“Applicant”) submitted an application to the BUILDS Department for review and approval of the Final Plat of Phase 2 of the Wilson’s Valley Subdivision; and

WHEREAS, the BUILDS Department has reviewed the Applicant’s proposed Final Plat for Wilson’s Valley Phase 2 Subdivision and has determined it substantially conforms to the requirements of the approved Development Plan, the requirements of applicable City Code provisions including, but not necessarily limited to, Chapter 410 Subdivision Regulations, Article 410-V Major Subdivision--Final Plat.

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

- Section 1:** That all conditions imposed by the Planning and Zoning Commission and the City Council relating to the acceptance and approval of Wilson’s Valley Phase 2 Subdivision have been met.
- Section 2:** That the Final Plat of Wilson’s Valley Phase 2 Subdivision (“Attachment 1”), expressly incorporated herein at length, is hereby approved in all respects.
- Section 3:** That the approval of the Final Plat of Wilson’s Valley Phase 2 Subdivision is contingent upon the same being recorded within sixty (60) days after the approval certificate is signed and sealed under the hand of the City Clerk.
- Section 4:** That neither the construction of structures nor the sale of lots in Wilson’s Valley Phase 2 Subdivision shall commence until the Final Plat of Wilson’s Valley Phase 2 Subdivision has been duly approved and recorded as required by law.
- 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.

Attest:

Eric Franklin, Mayor

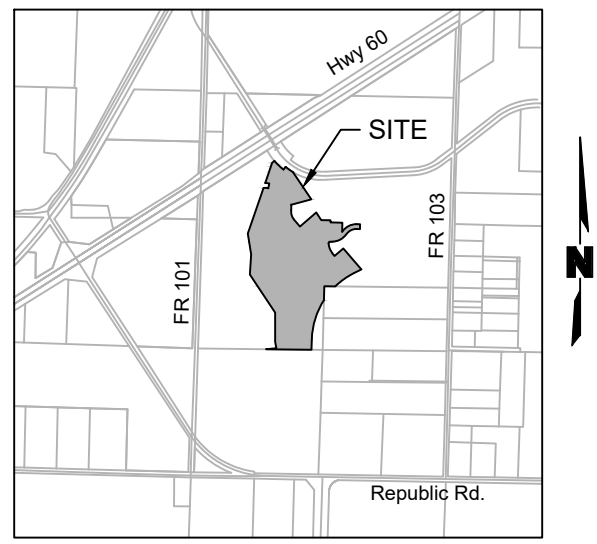
Laura Burbridge, City Clerk

Approved as to Form:



Megan McCullough, City Attorney

Final Passage and Vote:



LOCATION MAP
Sec. 11, T-28-N, R-23-W
Scale: 1"=2000'

FINAL PLAT
WILSON'S VALLEY PHASE II
PART OF THE S 1/2 OF THE NW 1/4
& PART OF THE N 1/2 OF THE SW 1/4
SECTION 11, TOWNSHIP 28 NORTH, RANGE 23 WEST
CITY OF REPUBLIC, GREENE COUNTY, MISSOURI

Table with 2 columns: LOT and **M.F.F.E. FOR 100-YR STORM (18-INCHES ABOVE TOP OF BANK). Lists lots 1 through 81 with their corresponding minimum finish floor elevations.

Four LINE TABLEs showing survey data with columns for #, Direction, and Length. Includes line numbers L1 through L46.

Two CURVE TABLEs showing curve data with columns for #, Radius, Length, Delta, Chord, and Chord Bearing. Includes curve numbers C1 through C92.

PREPARED FOR

Wilson's Valley, LLC
5051 S. National Ave, Bldg 5-100
Springfield, MO 65810

BENCHMARKS

Benchmarks shown are per the Public Improvement Plans for Wilson's Valley Phase II. Elevation datum was determined by others.

BM #1 - Existing R/W Post Marker at the SE Corner of U.S. Hwy. 60 & Farm Road 101
Elevation: 1246.26±

BM #2 - Found 5/8" Iron Pin "LS 3140" along the West side of Farm Road 101 & Approx. 1607± South of U.S. Hwy. 60.
Elevation: 1246.68±

PREPARED BY

Olsson, Inc.
550 St. Louis Street
Springfield, MO 65806

DEDICATION

As owner(s) I/We have caused the land described on this plat to be surveyed, divided, mapped, and all access rights reserved and dedicated as represented on the plat. I/We hereby dedicate, grant, and convey right-of-way and easements shown hereon to the City of Republic. Furthermore, I/We, certify that there are no suits, actions, liens, or trusts on the property conveyed herein, and warrant generally and specially the property conveyed for public use and will execute such further assurances as may be required.

Wilson's Valley, LLC Date
Stuart M. Stenger, Manager of
Stenger Management, LLC, its manager

BOUNDARY DESCRIPTION

All of that part of the South One-Half (S 1/2) of the Northwest Quarter (NW 1/4) and of the North One-Half (N 1/2) of the Southwest Quarter (SW 1/4) of Section 11, Township 28 North, Range 23 West, in the City of Republic, Greene County, Missouri, being a part of the tract of land recorded in Book 2021 at Page 034932-21 and Book 2022 at Page 028868-22 in the Greene County Recorder's Office, more particularly described as follows:

COMMENCING at an existing 5/8" iron bar marking the Southeast corner of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 11; thence N89°06'52"W, along the South line of said NW 1/4, a distance of 112.38 feet to a POINT OF BEGINNING; thence continuing N89°06'52"W, along said South line, a distance of 474.18 feet; thence along a non-tangent curve to the left having a radius of 535.00 feet, an arc length of 108.43 feet, a central angle of 11°36'43" and a chord distance of 108.24 feet which bears N85°04'46"E; thence N10°43'35"W, a distance of 70.00 feet; thence N00°00'00"W, a distance of 302.46 feet; thence N33°31'02"W, a distance of 475.49 feet; thence N03°29'07"E, a distance of 210.57 feet; thence N08°56'11"W, a distance of 218.95 feet; thence N18°55'49"E, a distance of 500.84 feet; thence along a non-tangent curve to the right having a radius of 100.00 feet, an arc length of 51.46 feet, a central angle of 29°29'05" and a chord distance of 50.89 feet which bears S87°19'46"E; thence N11°40'24"E, a distance of 50.17 feet; thence along a non-tangent curve to the left having a radius of 150.00 feet, an arc length of 43.59 feet, a central angle of 16°38'55" and a chord distance of 43.43 feet which bears N82°49'42"W; thence N18°55'49"E, a distance of 222.09 feet; thence N48°37'36"E, a distance of 23.00 feet to a point on existing railroad spur as described as exception Tract I in Book 2003 at Page 85636-03; thence continuing along said railroad spur and along a non-tangent curve to the left having a radius of 703.29 feet, an arc length of 164.05 feet, a central angle of 13°21'54" and a chord distance of 163.88 feet which bears S46°52'13"E; thence N38°26'50"E, along said railroad spur, a distance of 50.00 feet; thence continuing along said railroad spur and along a non-tangent curve to the left having a radius of 653.29 feet, an arc length of 64.79 feet, a central angle of 5°40'57" and a chord distance of 64.76 feet which bears S56°23'39"E; thence S33°15'00"E, a distance of 486.21 feet; thence S57°04'41"W, a distance of 31.45 feet; thence S32°55'19"E, a distance of 95.00 feet; thence S88°49'45"E, a distance of 96.02 feet; thence S00°00'37"W, a distance of 22.08 feet; thence S88°58'19"E, a distance of 123.69 feet; thence S00°47'23"W, a distance of 95.05 feet; thence along a non-tangent curve to the right having a radius of 175.19 feet, an arc length of 176.13 feet, a central angle of 57°36'05" and a chord distance of 168.80 feet which bears N62°13'52"E; thence S88°56'17"E, a distance of 37.00 feet; thence S01°03'43"W, a distance of 50.00 feet; thence N88°56'17"W, a distance of 37.00 feet; thence along a tangent curve to the left having a radius of 125.00 feet, an arc length of 124.87 feet, a central angle of 57°14'12" and a chord distance of 119.74 feet which bears S62°26'37"W; thence along a reverse curve to the right having a radius of 175.00 feet, an arc length of 173.99 feet, a central angle of 68°57'52" and a chord distance of 168.91 feet which bears S62°18'27"W; thence N89°12'37"W, a distance of 22.61 feet; thence along a tangent curve to the left having a radius of 15.00 feet, an arc length of 24.36 feet, a central angle of 93°03'47" and a chord distance of 21.77 feet which bears S44°15'29"W; thence along a compound curve to the left having a radius of 175.00 feet, an arc length of 117.08 feet, a central angle of 38°19'56" and a chord distance of 114.91 feet which bears S21°26'22"E; thence S40°36'20"E, a distance of 33.58 feet; thence N49°23'40"E, a distance of 120.00 feet; thence S40°36'20"E, a distance of 288.03 feet; thence S63°18'53"W, a distance of 86.02 feet; thence along a tangent curve to the left having a radius of 797.00 feet, an arc length of 238.88 feet, a central angle of 17°10'23" and a chord distance of 237.99 feet which bears S54°43'42"W; thence N88°58'33"W, a distance of 113.90 feet; thence S01°51'30"W, a distance of 146.50 feet; thence along a tangent curve to the left having a radius of 797.00 feet, an arc length of 429.93 feet, a central angle of 30°54'26" and a chord distance of 424.74 feet which bears S17°13'22"W; thence S01°46'09"W, a distance of 110.99 feet to the POINT OF BEGINNING. Containing 28.695 acres, more or less, and subject to any rights-of-way, easements, and restrictions of record.

ACKNOWLEDGEMENT

STATE OF MISSOURI
COUNTY OF GREENE SS.

On this _____ day of _____, 2024, before me personally appeared Stuart M. Stenger, who duly sworn did say that he is the Manager of Wilson's Valley, LLC, a Missouri Limited Liability Company, and that the foregoing instrument was signed and sealed on behalf of said Limited Liability Company and acknowledged to be the free act and deed of said company.

In testimony whereof, I have hereunto set my hand and affixed my official seal the day and year first written above.

Notary Public

CERTIFICATE OF COMPLIANCE WITH ZONING & SUBDIVISION REGULATIONS

I, _____, City Planner of the City of Republic, Missouri, do hereby certify on the _____ day of _____, 2024, the Final Plat of Wilson's Valley Phase II conforms to the City of Republic Land Use Regulations, in accordance with Title IV of the Republic Code of Ordinances.

City Planner

CERTIFICATE OF TAXES PAID

There are no unpaid taxes due and payable at the time of plat approval and no unpaid special assessments, whether or not due and payable at the time of plat approval on any of the lands included in this plat, and all outstanding taxes and special assessments have been paid on all property dedicated to public use.

Parcel Number
County Collection Official Date

APPROVAL BY THE CITY COUNCIL

I, Laura Burbridge, City Clerk of the City of Republic, Greene County, Missouri, do hereby certify that the Plat of Wilson's Valley Phase II was presented to, accepted and approved by the City Council of said City of Republic, and approved by General Ordinance No. _____ on the _____ day of _____, 2024.

Laura Burbridge, City Clerk Date

CERTIFICATE OF SURVEY AND ACCURACY

That I, David D. Drumm do hereby declare that this plat was prepared under my supervision from an actual survey of the land herein described prepared by Olsson dated August 6, 2024 and signed by David D. Drumm P.L.S. No. 2007017958 and that the corner monuments and lot corner pins shown herein were placed under the personal supervision of David D. Drumm P.L.S. No. 2007017958 in accordance with the Department of Agriculture's "Missouri Standards for Property Boundary Surveys" for an Urban Class type property and the Subdivision Regulations for the City of Republic, Missouri.

David D. Drumm, MO PLS 2007017958 Date 10/07/2024
Olsson, Inc., MO LC 366
ddrumm@olsson.com

NOTES

- 1. No plantings or obstructions other than mail boxes are permitted within the limits of any right-of-way or drainage easement.
2. No fences or obstructions to be built within drainage easements.
3. No structures are to be built between right-of-way line and building setback line except those structures which are incidental to the principal structure and permissible by the Republic Municipal Code.
4. Centerline bearing of street is same as adjacent lot line.
5. Maintenance of any area referred to as a common area or detention area is the responsibility of the Property Owner's Association.
6. All Accessory Structures must be constructed in accordance with Republic Municipal Code 405.640.
7. Lot corner pins are 1/2" rebar with plastic cap marked "Olsson LC 366", unless noted otherwise.
8. All lot corners shall be set within 1-year after the date of recording this plat.
9. Sidewalks will be constructed along at least one side of each street and the full radius of each cul-de-sac in accordance with Chapter 410 of the Republic Municipal Code. Sidewalks are to be built on the South side of Wilson's Valley Blvd., the East side of Poplar Way, the West side of Knollwood Avenue and Boxwood Drive, and the North side of Greentree Street and Ashwood Court.
10. No new construction shall be constructed within 30 feet of any sinkhole rim in accordance with Republic Municipal Code Section 405.700.
11. That portion of Greentree Street right-of-way within Phase II is dedicated hereon.
12. Reference source documents for pertinent data and records provided by a Title Search Report issued by Great American Title Insurance Agency, file no. G23-142200, dated July 20, 2023.
13. The Flood Insurance Rate Map (FIRM) from the Federal Emergency Management Agency (FEMA) Community Panel No. 29077C0318E, dated December 17, 2010 shows this property is located in Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain.)
14. Zoned: Wilson's Valley Planned Development District (PDD)
Residential Setbacks:
Front Yard Setback: 20 feet
Side Yard Setback: 5 feet (15 feet adj. to street R/W)
Rear Yard Setback: 25 feet

Olsson logo and contact information. Vertical text: FINAL PLAT WILSON'S VALLEY PHASE II SECTION 11, TOWNSHIP 28 NORTH, RANGE 23 WEST REPUBLIC, GREENE COUNTY, MISSOURI. Includes a REVISIONS table and a SHEET 1 of 3 footer.

FINAL PLAT
WILSON'S VALLEY PHASE II
 PART OF THE S½ OF THE NW¼
 & PART OF THE N½ OF THE SW¼
 SECTION 11, TOWNSHIP 28 NORTH, RANGE 23 WEST
 CITY OF REPUBLIC, GREENE COUNTY, MISSOURI

PREPARED FOR
 Wilson's Valley, LLC
 5051 S. National Ave. Bldg 5-100
 Springfield, MO 65810

PREPARED BY
 Olsson, Inc.
 550 St. Louis Street
 Springfield, MO 65806

- LEGEND**
- Found Monument (As Noted)
 - Set 1/2" Rebar w/Plastic Cap, "LC 366"
 - Set 5/8" Rebar w/Alum. Cap, "LC 366"
 - BSL Building Setback Line
 - - - D/E Drainage Easement
 - - - SS/E Sanitary Sewer Easement
 - - - U/E Utility Easement

DEVELOPMENT NOTES

Total Area: 1,249,962± sf - 28.695± acres
 Total No. of Lots: 81
 Smallest Lot: Lot 66: 6,049± sf - 0.139± ac
 Largest Lot: Lot 56: 23,857± sf - 0.548± ac
 PDD Approval: Ord. 22-24, Approved May 3, 2022
 Current Zoning: Wilson's Valley Planned Development District (PDD)
 Property Owner: Wilson's Valley, LLC
 Source of Title: Book 2021, Page 034932-21
 Book 2022, Page 028868-22



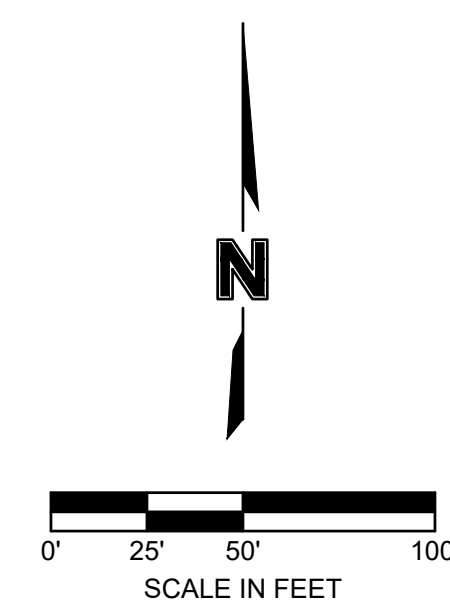
Digitally signed by David D. Drumm
 Date: 2024.10.07 14:09:39-0500

REV. NO.	DATE	REVISIONS DESCRIPTION
1	09.03.2024	Revised per City Comments
2	10.07.2024	Revised per Additional City Comments

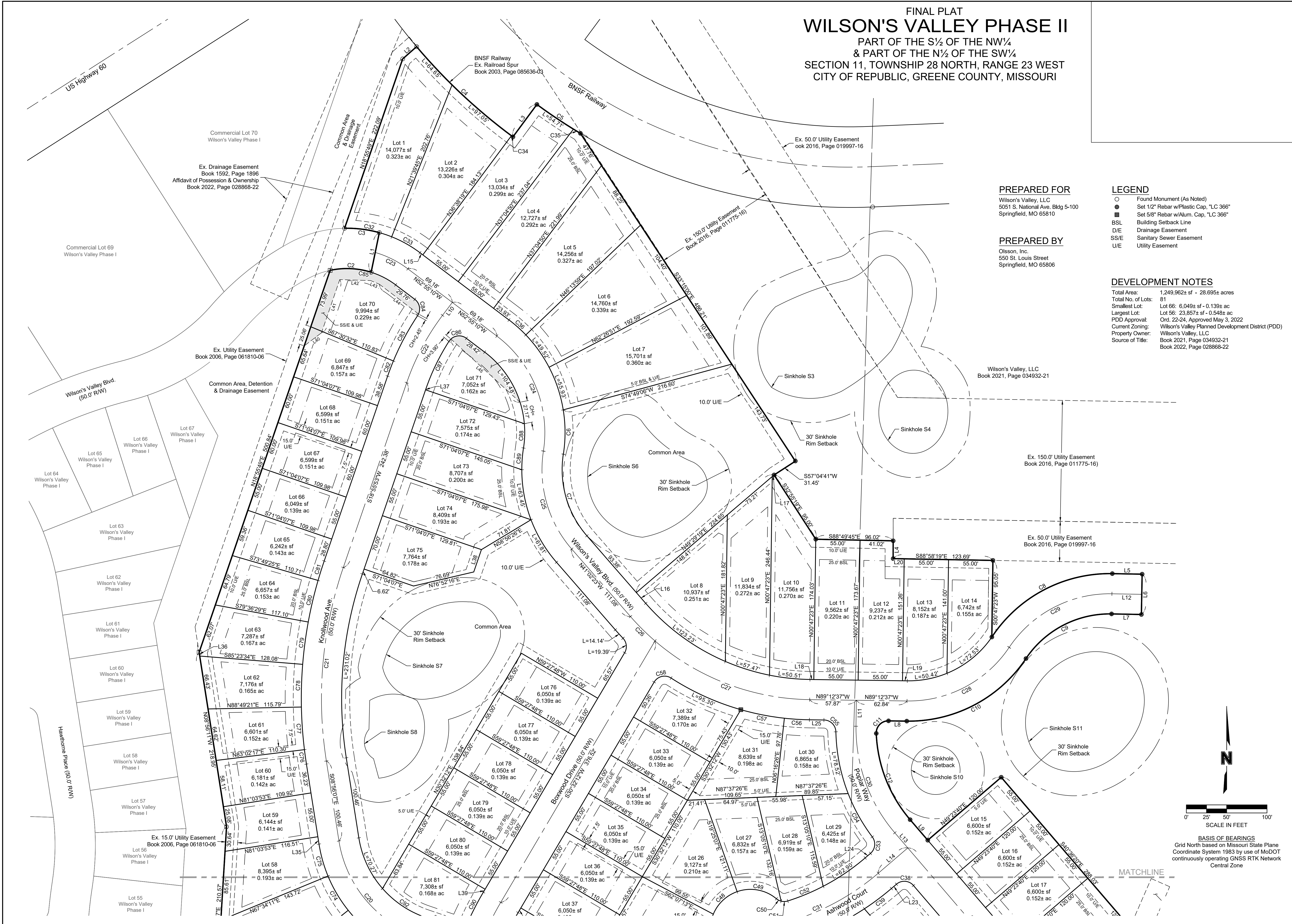
BY: [Signature]
 CDA
 CDA

REV. NO.	DATE	REVISIONS DESCRIPTION
1	09.03.2024	Revised per City Comments
2	10.07.2024	Revised per Additional City Comments

drawn by: CDA
 surveyed by: SVY
 checked by: DDD
 approved by: DDD
 project no.: 021-05396
 drawing no.: V-FPL-Phase II-05396
 date: 08.06.2024



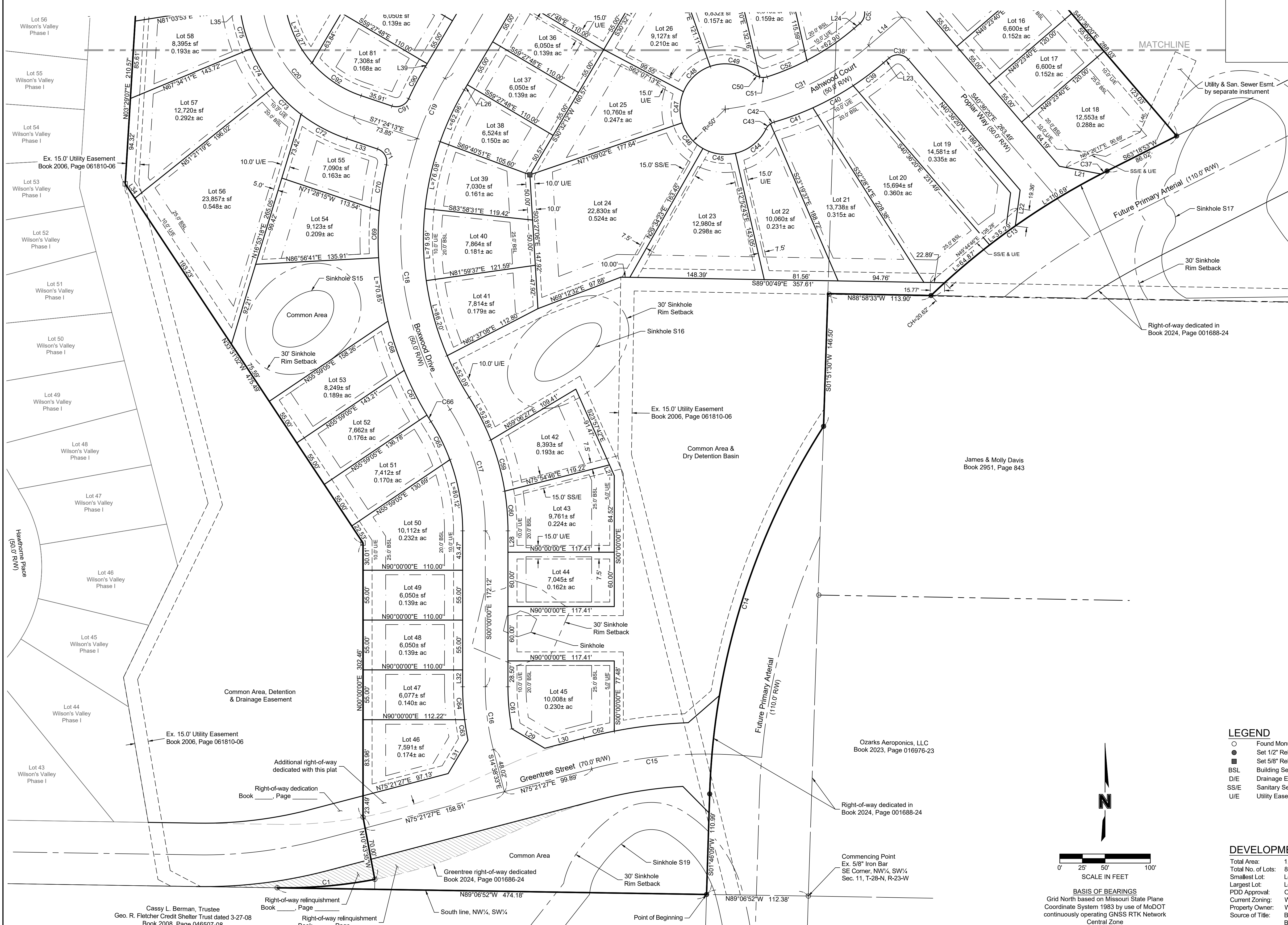
BASIS OF BEARINGS
 Grid North based on Missouri State Plane
 Coordinate System 1983 by use of MoDOT
 continuously operating GNSS RTK Network
 Central Zone



REVISIONS

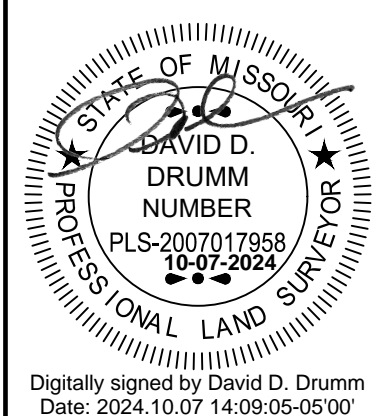
**FINAL PLAT
 WILSON'S VALLEY PHASE II
 SECTION 11, TOWNSHIP 28 NORTH, RANGE 23 WEST
 REPUBLIC, GREENE COUNTY, MISSOURI**

FINAL PLAT
WILSON'S VALLEY PHASE II
 PART OF THE S½ OF THE NW¼
 & PART OF THE N½ OF THE SW¼
 SECTION 11, TOWNSHIP 28 NORTH, RANGE 23 WEST
 CITY OF REPUBLIC, GREENE COUNTY, MISSOURI



PREPARED FOR
 Wilson's Valley, LLC
 5051 S. National Ave. Bldg 5-100
 Springfield, MO 65810

PREPARED BY
 Olsson, Inc.
 550 St. Louis Street
 Springfield, MO 65806



Digitally signed by David D. Drum
 Date: 2024.10.07 14:09:05-05'00'

REV. NO.	DATE	REVISIONS DESCRIPTION
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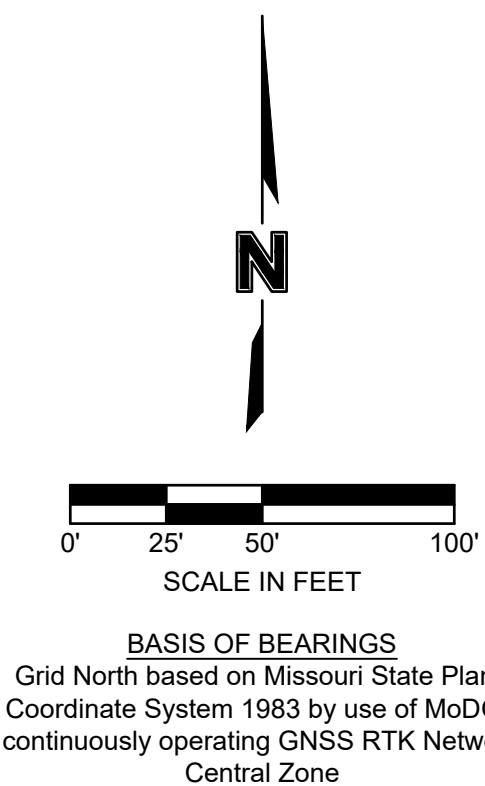
2024

FINAL PLAT
WILSON'S VALLEY PHASE II
 SECTION 11, TOWNSHIP 28 NORTH, RANGE 23 WEST
 REPUBLIC, GREENE COUNTY, MISSOURI

drawn by: CDA
 surveyed by: SVY
 checked by: DDD
 approved by: DDD
 project no.: 021-05396
 drawing no.: V-FPLT-PH2_02105396
 date: 08.09.2024

olsson
 Olsson, Inc. is a Survey Missouri Certificate of Authority #LC966
 550 St. Louis Street
 Springfield, MO 65806
 TEL: 417.890.8802
 www.olsson.com

- LEGEND**
- Found Monument (As Noted)
 - Set 1/2" Rebar w/Plastic Cap, "LC 366"
 - Set 5/8" Rebar w/Alum. Cap, "LC 366"
 - BSL Building Setback Line
 - D/E Drainage Easement
 - SS/E Sanitary Sewer Easement
 - U/E Utility Easement



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 PDD Approval: Ord. 22-24; Approved May 3, 2022
 Current Zoning: Wilson's Valley Planned Development District (PDD)
 Property Owner: Wilson's Valley, LLC
 Source of Title: Book 2021, Page 034932-21
 Book 2022, Page 028868-22

Cassy L. Berman, Trustee
 Geo. R. Fletcher Credit Shelter Trust dated 3-27-08
 Book 2008, Page 046507-08

Additional right-of-way dedicated with this plat
 Right-of-way dedication Book ____ Page ____
 Right-of-way relinquishment Book ____ Page ____
 Right-of-way relinquishment Book ____ Page ____

Commencing Point
 Ex. 5/8" Iron Bar
 SE Corner, NW¼, SW¼
 Sec. 11, T-28-N, R-23-W

Ozarks Aeroionics, LLC
 Book 2023, Page 016976-23

James & Molly Davis
 Book 2951, Page 843

Ex. 15.0' Utility Easement
 Book 2006, Page 061810-06

Right-of-way dedicated in
 Book 2024, Page 001688-24

Right-of-way dedicated in
 Book 2024, Page 001688-24

Greenree right-of-way dedicated
 Book 2024, Page 001686-24

Ex. 15.0' Utility Easement
 Book 2006, Page 061810-06



AGENDA ITEM ANALYSIS

Project/Issue Name: 24-58 An Ordinance of the City Council Vacating Approximately One Thousand Nine Hundred Twenty (1,920) Square Feet of Right-Of-Way along East Greentree Street (VACA 24-002).

Submitted By: Chris Tabor, Principal Planner

Date: October 15, 2024

Issue Statement

The BUILDS Department is requesting the vacation of approximately (1,920) square feet of Right-of-Way along East Greentree Street.

Discussion and/or Analysis

The BUILDS Department is requesting the vacation of approximately (1,920) square feet of East Greentree Street. The existing Right-of-Way (ROW) was acquired as part of a developer's agreement approved by City Council on August 29, 2023. Upon final construction, Greentree St required an adjustment to the planned alignment. The vacation will provide back to the owner the portion of the unused property located within Wilson's Valley Phase 1.

Necessary ROW present in this phase that was not previously acquired through the developer's agreement was conveyed through a separate dedication of ROW to the City.

The vacated portion of the road will be returned to the adjacent property owner and will be incorporated into the Common Area for the subdivision.

Recommended Action

The BUILDS Department recommends approval of the requested Street Vacation.

AN ORDINANCE OF THE CITY COUNCIL VACATING APPROXIMATELY ONE THOUSAND NINE HUNDRED TWENTY (1,920) SQUARE FEET OF RIGHT-OF-WAY ALONG EAST GREENTREE STREET (VACA 24-002)

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 received a request from property owner Stu Stenger (“Owner”) for the vacation of approximately one thousand nine hundred twenty (1,920) square feet of right-of-way along East Greentree Street (“Proposed Vacated Area”); and

WHEREAS, the City submitted an application to vacate the Proposed Vacated Area (“Application”) to the Planning and Zoning Commission (“P&Z Commission”), which then set a public hearing on the Application for October 7, 2024; and

WHEREAS, on September 18, 2024, at least fifteen (15) days before the public hearing, the City published notice of the time and date of the public hearing in the *Greene County Commonwealth*, a newspaper of general circulation in the City; and

WHEREAS, the City gave notice of the public hearing to the record owners of all properties within 185 feet of the Proposed Vacated Area, including all properties adjacent to the Proposed Vacated Area; and

WHEREAS, the P&Z Commission conducted the public hearing on October 7, 2024, at which all interested parties were afforded the opportunity to present evidence or statement; and

WHEREAS, the P&Z Commission, by a vote of 4 Ayes to 0 Nays, recommended approval of the Application, and provided such recommendation along with its rendered written findings of fact to the Council; and

WHEREAS, having now reviewed the Application upon first and second read at its regular meeting on July 16, 2024, in accord with the provisions of City Charter Section 3.10(f), the Council finds all requirements for the Application are met and approves vacation of the Proposed Vacated Area as requested in the Application.

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

Section 1: The approximately one thousand nine hundred twenty (1,920) square feet of right-of-way, more fully described in the Legal Description contained herein below, is hereby vacated, and the same shall revert to the affected owner(s) in the same proportion(s) as it was originally taken.

COMMENCING AT THE SOUTHEAST CORNER OF LOT 44 IN SAID PLAT; THENCE S00°53’08”W, A DISTANCE OF 70.00 FEET, TO A POINT ON THE SOUTH LINE OF SAID PLATTED GREENTREE STREET; THENCE S89°06’52”E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 54.38 FEET FOR A POINT OF BEGINNING; THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 535.00

FEET, AN ARC LENGTH OF 144.99 FEET, CENTRAL ANGLE OF 15°31'41", AND A CHORD DISTANCE OF 144.55 FEET, WHICH BEARS N83°07'17"E; THENCE N75°21'27"E, A DISTANCE OF 50.71 FEET TO A POINT ON THE EAST LINE OF SAID PLAT BOUNDARY; THENCE S10°43'35"E, ALONG SAID EAST LINE, A DISTANCE OF 22.62 FEET, TO THE SOUTHEAST CORNER OF SAID PLAT BOUNDARY, AND THE SOUTH LINE OF SAID PLATTED GREENTREE STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE, AND A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 535.00 FEET, AN ARC LENGTH OF 108.43 FEET, A CENTRAL ANGLE OF 11°36'43", AND A CHORD DISTANCE OF 108.24 FEET, WHICH BEARS N85°04'46"E; THENCE N89°06'52"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 88.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,920 SQUARE FEET, MORE OR LESS AND SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

Section 2: The City Clerk is hereby directed to record a certified copy of this Ordinance with the Recorder of Deeds for Greene County, Missouri.

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

Section 4: The provisions of this Ordinance are severable, and if any provision hereof is declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this Ordinance.

Section 5: This Ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri, this _____ day of _____, 2024.

Attest:

Eric Franklin, Mayor

Laura Burbridge, City Clerk

Approved as to Form:



Megan McCullough, City Attorney

Final Passage and Vote:

EXHIBIT A

A part of the platted public right-of-way of Greentree Street in Wilson’s Valley Phase 1, recorded in Plat Book AAA at Page 921 in the Greene County Recorder’s Office, in the City of Republic, Greene County, Missouri, more particularly described as follows:

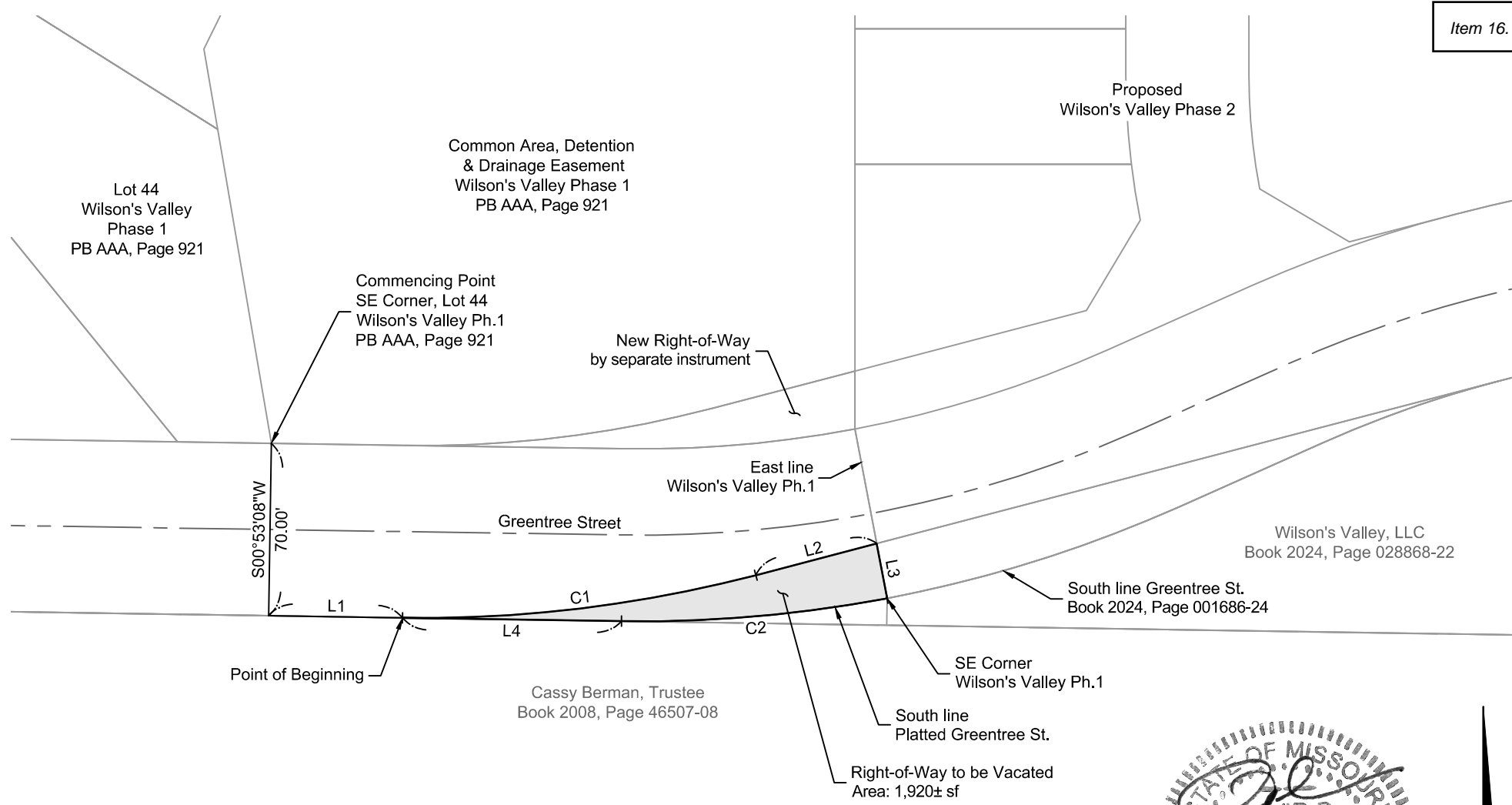
COMMENCING at the Southeast corner of Lot 44 in said plat; thence S00°53’08”W, a distance of 70.00 feet, to a point on the South line of said platted Greentree Street; thence S89°06’52”E, along said South right-of-way line, a distance of 54.38 feet for a POINT OF BEGINNING; thence along a tangent curve to the left, having a radius of 535.00 feet, an arc length of 144.99 feet, central angle of 15°31’41”, and a chord distance of 144.55 feet, which bears N83°07’17”E; thence N75°21’27”E, a distance of 50.71 feet to a point on the East line of said plat boundary; thence S10°43’35”E, along said East line, a distance of 22.62 feet, to the Southeast corner of said plat boundary, and the South line of said platted Greentree Street; thence along said right-of-way line, and a non-tangent curve to the right, having a radius of 535.00 feet, an arc length of 108.43 feet, a central angle of 11°36’43”, and a chord distance of 108.24 feet, which bears N85°04’46”E; thence N89°06’52”E, continuing along said right-of-way line, a distance of 88.95 feet to the POINT OF BEGINNING.

Containing 1,920 square feet, more or less and subject to any easements and restrictions of record.

Prepared by: Olsson, Inc.
Survey MO Certificate of Authority #LC366
550 St. Louis Street
Springfield MO 65806
Tel 417.890.8802
Prepared for: City of Republic, MO
Project No.: 021-05396

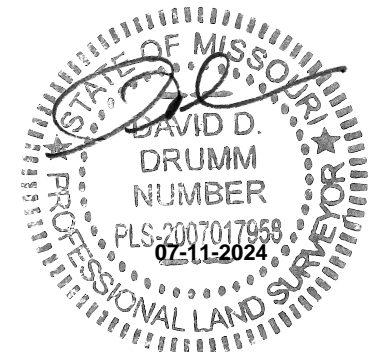


Digitally signed by David D. Drumm
Date: 2024.07.11 06:54:00-05'00'



LINE TABLE		
#	Direction	Length
L1	S89°06'52"E	54.38'
L2	N75°21'27"E	50.71'
L3	S10°43'35"E	22.62'
L4	N89°06'52"W	88.95'

CURVE TABLE						
#	Radius	Length	Delta	Chord	Chord Bearing	
C1	535.00'	144.99'	15°31'41"	144.55'	N83°07'17"E	
C2	535.00'	108.43'	11°36'43"	108.24'	S85°04'46"W	



Digitally signed by
Drumm
 Date: 2024.0
 06:53:40-05
 N.T.S.

This sketch is not a boundary survey. It is intended to show the configuration of a proposed right-of-way. It should not be used to locate property lines and does not meet the Standards for Property Boundary Surveys.

PROJECT NO: 021-05396
 DRAWN BY: CDA
 DATE: 07.05.2024

**GREENTREE STREET RIGHT-OF-WAY VACATION
 REPUBLIC, GREENE COUNTY, MISSOURI**

olsson
 Olsson, Inc. Survey MO
 Certificate of Authority #LC366
 550 St. Louis Street
 Springfield, MO 65806
 TEL 417.890.8802 FAX 417.890.8805

EXHIBIT
 154

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:

1920 sq/ft vacancy along
Road alignment change

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

Commissioner Name: Commissioner Signature: Date:

Findings of Fact

Date of Hearing: Time: Type of Application:

Name of Applicant: Location:

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

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

Statement of Relevant Facts Found:

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

Commissioner Name: Commissioner Signature: Date:

Findings of Fact

Date of Hearing: Time: Type of Application:

Name of Applicant: Location:

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

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

Statement of Relevant Facts Found:

Due to road changes in design & requirement in building

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:

10/07/2024

Time:

6:00

Type of Application:

Vacation

Name of Applicant:

Greentree St WV Ph I (VAC 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:

RANDALL ELIS AT

Commissioner Signature:

[Handwritten Signature]

Date:

10-7-2024



AGENDA ITEM ANALYSIS

Project/Issue Name: 24-59 An Ordinance of the City Council Vacating Approximately Three Thousand Five Hundred Eighty Six (3,586) Square Feet of Right-Of-Way along East Greentree Street (VACA 24-003).

Submitted By: Chris Tabor, Principal Planner

Date: October 15, 2024

Issue Statement

The BUILDS Department is requesting the vacation of approximately (3,586) square feet of Right-of-Way along East Greentree Street.

Discussion and/or Analysis

The BUILDS Department is requesting the vacation of approximately (3,586) square feet of East Greentree Street. The existing Right-of-Way (ROW) was acquired as part of a developer's agreement approved by City Council on August 29, 2023. Upon final construction, Greentree St required an adjustment to the planned alignment. The vacation will provide back to the owner the portion of the unused property located within Wilson's Valley Phase 2.

Necessary ROW present in this phase that was not previously acquired through the developer's agreement will be conveyed through the Final Plat of Wilson's Valley Phase 2.

The vacated portion of the road will be returned to the adjacent property owner and will be incorporated into the Common Area for the subdivision.

Recommended Action

The BUILDS Department recommends approval of the requested Street Vacation.

AN ORDINANCE OF THE CITY COUNCIL VACATING APPROXIMATELY THREE THOUSAND FIVE HUNDRED EIGHTY SIX (3,586) SQUARE FEET OF RIGHT-OF-WAY ALONG EAST GREENTREE STREET (VACA 24-003)

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 received a request from property owner Stu Stenger (“Owner”) for the vacation of approximately three thousand five hundred eighty six (3,586) square feet of right-of-way along East Greentree Street (“Proposed Vacated Area”); and

WHEREAS, the City submitted an application to vacate the Proposed Vacated Area (“Application”) to the Planning and Zoning Commission (“P&Z Commission”), which then set a public hearing on the Application for October 7, 2024; and

WHEREAS, on September 18, 2024, at least fifteen (15) days before the public hearing, the City published notice of the time and date of the public hearing in the *Greene County Commonwealth*, a newspaper of general circulation in the City; and

WHEREAS, the City gave notice of the public hearing to the record owners of all properties within 185 feet of the Proposed Vacated Area, including all properties adjacent to the Proposed Vacated Area; and

WHEREAS, the P&Z Commission conducted the public hearing on October 7, 2024, at which all interested parties were afforded the opportunity to present evidence or statement; and

WHEREAS, the P&Z Commission, by a vote of 4 Ayes to 0 Nays, recommended approval of the Application, and provided such recommendation along with its rendered written findings of fact to the Council; and

WHEREAS, having now reviewed the Application upon first and second read at its regular meeting on July 16, 2024, in accord with the provisions of City Charter Section 3.10(f), the Council finds all requirements for the Application are met and approves vacation of the Proposed Vacated Area as requested in the Application.

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

Section 1: The approximately three thousand five hundred eighty-six (3,586) square feet of right-of-way, more fully described in the Legal Description contained herein below, is hereby vacated, and the same shall revert to the affected owner(s) in the same proportion(s) as it was originally taken.

A part of the public right-of-way of Greentree Street, being a part of the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of Section 11, Township 28 North, Range 23 West, in the City of Republic, Greene County, Missouri, recorded in Book 2024 at Page 001686-24 in the Greene County Recorder’s Office, more particularly described as follows:

COMMENCING at the Southeast corner of said NW¼ of the SW¼; thence S89°06'52"E, along the South line of said NW¼ of the SW¼, a distance of 847.23 feet; thence N00°53'08"E, leaving said South line, a distance of 10.95 feet to the South line of said Greentree Street for a POINT OF BEGINNING; thence N10°43'35"W, leaving said South right-of-way line, a distance of 22.62 feet; thence N75°21'27"E, a distance of 261.19 feet to a point on said South right-of-way line; thence along said South right-of-way line, and a non-tangent curve to the left, having a radius of 465.00 feet, an arc length of 76.12 feet, central angle of 9°22'45", and a chord distance of 76.04 feet, which bears S70°40'04"W; thence S65°58'42"W, continuing along said South line, a distance of 64.09 feet; thence continuing along said South line, and a tangent curve to the right, having a radius of 535.00 feet, an arc length of 124.15 feet, a central angle of 13°17'43", and a chord distance of 123.87 feet, which bears S72°37'33"W to the POINT OF BEGINNING.

Containing 3,586 square feet, more or less and subject to any easements and restrictions of record

Section 2: The City Clerk is hereby directed to record a certified copy of this Ordinance with the Recorder of Deeds for Greene County, Missouri.

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

Section 4: The provisions of this Ordinance are severable, and if any provision hereof is declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this Ordinance.

Section 5: This Ordinance shall take effect and be in force from and after its passage as provided by law.


PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri, this _____ day of _____, 2024.

Attest:

Eric Franklin, Mayor

Laura Burbridge, City Clerk

Approved as to Form:



Megan McCullough, City Attorney

Final Passage and Vote:

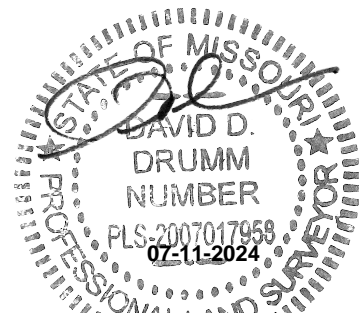
EXHIBIT A

A part of the public right-of-way of Greentree Street, being a part of the Northwest Quarter (NW¼) of the Southwest Quarter (SW¼) of Section 11, Township 28 North, Range 23 West, in the City of Republic, Greene County, Missouri, recorded in Book 2024 at Page 001686-24 in the Greene County Recorder’s Office, more particularly described as follows:

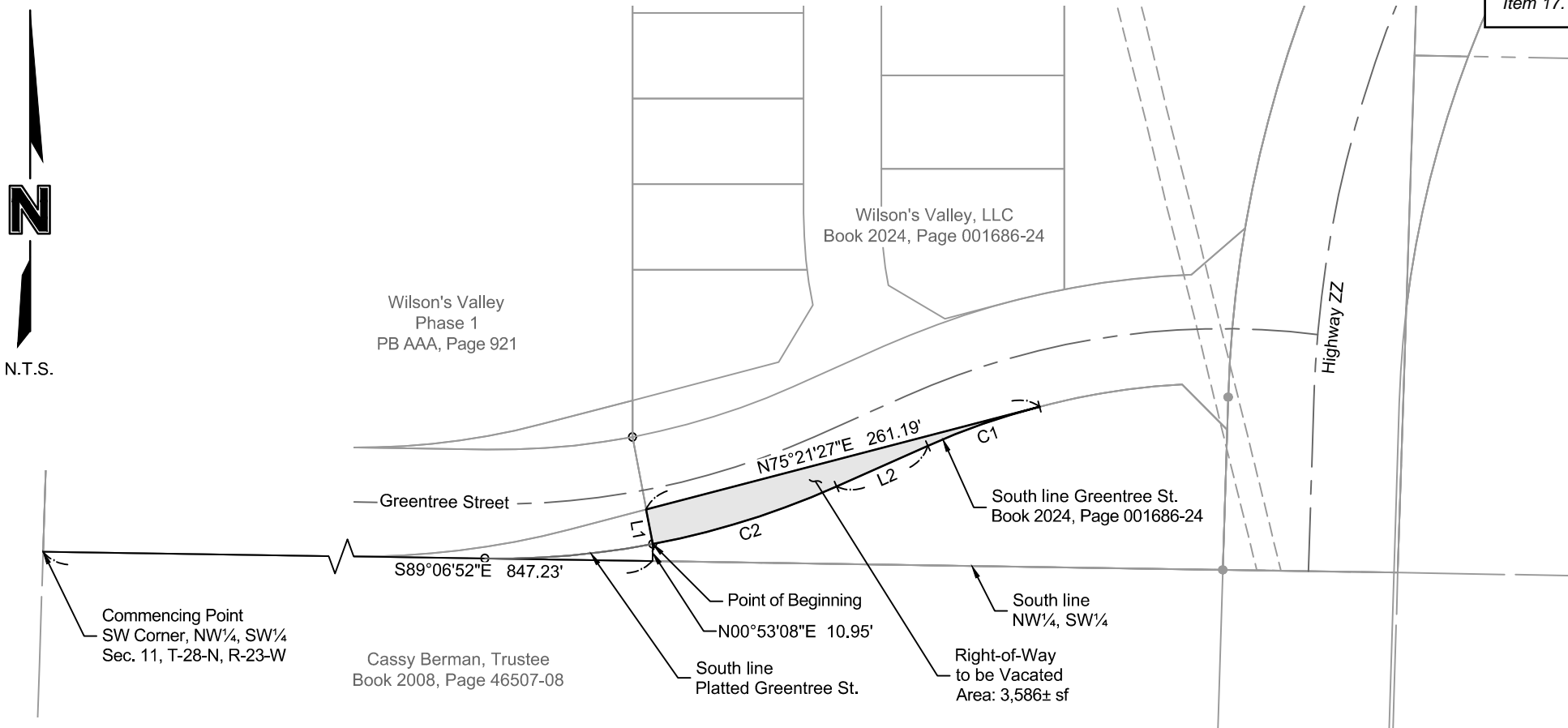
COMMENCING at the Southeast corner of said NW¼ of the SW¼; thence S89°06’52”E, along the South line of said NW¼ of the SW¼, a distance of 847.23 feet; thence N00°53’08”E, leaving said South line, a distance of 10.95 feet to the South line of said Greentree Street for a POINT OF BEGINNING; thence N10°43’35”W, leaving said South right-of-way line, a distance of 22.62 feet; thence N75°21’27”E, a distance of 261.19 feet to a point on said South right-of-way line; thence along said South right-of-way line, and a non-tangent curve to the left, having a radius of 465.00 feet, an arc length of 76.12 feet, central angle of 9°22’45”, and a chord distance of 76.04 feet, which bears S70°40’04”W; thence S65°58’42”W, continuing along said South line, a distance of 64.09 feet; thence continuing along said South line, and a tangent curve to the right, having a radius of 535.00 feet, an arc length of 124.15 feet, a central angle of 13°17’43”, and a chord distance of 123.87 feet, which bears S72°37’33”W to the POINT OF BEGINNING.

Containing 3,586 square feet, more or less and subject to any easements and restrictions of record.

Prepared by: Olsson, Inc.
Survey MO Certificate of Authority #LC366
550 St. Louis Street
Springfield MO 65806
Tel 417.890.8802
Prepared for: City of Republic, MO
Project No.: 021-05396

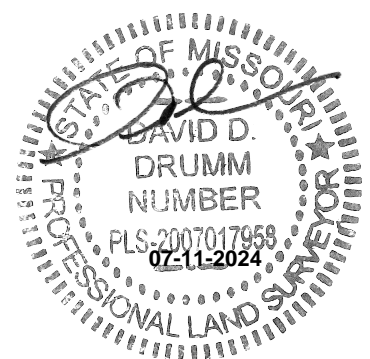


Digitally signed by David D. Drumm
Date: 2024.07.11 06:51:59-05'00'



LINE TABLE		
#	Direction	Length
L1	N10°43'35"W	22.62'
L2	S65°58'42"W	64.09'

CURVE TABLE					
#	Radius	Length	Delta	Chord	Chord Bearing
C1	465.00'	76.12'	9°22'45"	76.04'	S70°40'04"W
C2	535.00'	124.15'	13°17'43"	123.87'	S72°37'33"W



This sketch is not a boundary survey. It is intended to show the configuration of a proposed right-of-way vacation. It should not be used to locate property lines and does not meet the Standards for Property Boundary Surveys.

PROJECT NO:	021-05396
DRAWN BY:	CDA
DATE:	07.05.2024

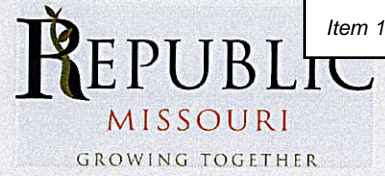
**GREENTREE STREET RIGHT-OF-WAY VACATION
REPUBLIC, GREENE COUNTY, MISSOURI**



Olsson, Inc. Survey MO
Certificate of Authority #LC366
550 St. Louis Street
Springfield, MO 65806
TEL 417.890.8802 FAX 417.890.8805

EXHIBIT
164

Digit
Date



Findings of Fact

Date of Hearing:

10/07/2024

Time:

6:00

Type of Application:

Vacation

Name of Applicant:

Greentree St WV Ph II (VAC 24-003)

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:

3,586 sq/ft vacancy along Greenwood
Road alignment changes

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

- Approval
- Denial

Commissioner Name:

Brian Doubrava

Commissioner Signature:

Brian Doubrava

Date:

2024-10-07

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:

Due to change in alignment of street in construction

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:

10/07/2024

Time:

6:00

Type of Application:

Vacation

Name of Applicant:

Greentree St WV Ph II (VAC 24-003)

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:

Raouan Ellis-H

Commissioner Signature:

[Handwritten Signature]

Date:

10-7-2024

AGENDA ITEM ANALYSIS

Project/Issue Name: 24-R-46 A Resolution of the City Council Authorizing an Amendment to the City's Employee Benefit Program through the Missouri Local Government Employees Retirement System (LAGERS).

Submitted By: Lisa Addington, Chief of Staff

Date: October 15, 2024

Issue Statement

To approve the change in LAGERS benefit retirement plan from L-3 to L-6 and authorizing the necessary budget adjustments.

Discussion and/or Analysis

After satisfying the 45-posting period of our costing information as required by RSMo 105.675, we are bringing this Resolution to finalize and approve the decision to change the city's LAGERS benefit plan from L-3 to L-6. This change in benefit plan will be reflected in the 2025 budget ordinance scheduled to be presented for approval on November 5, 2024 with discussion at the budget workshop scheduled for 10/29/24. The effective date of this LAGERS plan change will commence on 1/1/2025 pursuant to the provisions of sections 70.600-70.755 RSMo.

For reference to the plan change:

- LAGERS is a Defined Benefit Pension Plan. The City makes 100% of the required contributions to this defined benefit plan. The employee's benefit amount can be calculated by:
 - a. Years of service multiplied by
 - b. Highest three years of base salary multiplied by
 - c. 1.25% multiplier (L-3) vs. 2.00% multiplier with L-6.



Retirement Plan Changes
Cost Impacts (based on projected 2025 staffing levels)

	Current Retirement	Proposed Retirement	Increase (Decrease)
LAGERS	L-3	L-6	
General	\$774,488	\$1,316,000	\$541,512
Police	\$266,056	\$459,897	\$193,841
Fire	\$201,599	\$371,449	\$169,851
	\$1,242,143	\$2,147,347	\$905,204
457 Savings Plan (change in plan from 9% to 4% with match)	9%	4%	
General	\$566,699	\$251,866	(\$314,833)
Police	\$171,036	\$76,016	(\$95,020)
Fire	\$142,865	\$63,496	(\$79,369)
	\$880,600	\$391,378	(\$489,222)
Total Retirement Costs	\$2,122,743	\$2,538,725	\$415,982

Recommended Action

Staff recommends approval of adopting the LAGERS benefit change from L-3 to L-6 with an effective date of 1/1/2025.

A RESOLUTION OF THE CITY COUNCIL AUTHORIZING AN AMENDMENT TO THE CITY’S EMPLOYEE BENEFIT PROGRAM THROUGH THE MISSOURI LOCAL GOVERNMENT EMPLOYEES RETIREMENT SYSTEM (LAGERS)

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 is currently a member of the Missouri Local Government Employees Retirement System (LAGERS), and is currently enrolled in a Benefit Program through LAGERS; and

WHEREAS, the City has complied with the notice and filing requirements of Section 105.675 of the Revised Statutes of Missouri, to implement a change in the City’s Benefit Program election; and

WHEREAS, the City Council understands that, by adopting this benefit change, the City Council is accepting the legal obligation to fund the elected benefits now and in the future, and represents that it will be financially able to do so; and

WHEREAS, the City Administrator, and his designee(s), are authorized to deduct from the wages or salaries of each employee member, the employee contributions, if any, required by Section 70.705, RSMo., and to promptly remit such contributions to LAGERS, along with the employer contributions required by Sections 70.705, 70.730, and 70.735 RSMo.

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

Section 1. That the City Council of the City of Republic, Missouri, an employer under the Missouri Local Government Employees Retirement System (LAGERS), hereby elects the following:

“To adopt a change in the Benefit Program of covered employees, electing Benefit Program L-6 in accordance with 70.655 RSMo.”

Section 2. That the City Clerk shall certify this election to the Missouri Local Government Employees Retirement System within ten days hereof. Such election shall become effective on the first day of January, 2025.

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.

Eric Franklin, Mayor

Attest:

Laura Burbridge, City Clerk

Approved as to Form:



Megan McCullough, City Attorney

Final Passage and Vote: