



AGENDA

City Council Special Session Meeting Community Center, 711 E. Miller Road February 22, 2022 at 6:00 PM

Matt Russell, Mayor
Eric Gerke, Ward I
Garry Wilson, Ward II
Christopher Updike, Ward III
Jennifer Mitchell, Ward IV

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

Call Meeting to Order

Opening Prayer

Pledge of Allegiance to the United States Flag

Citizen Participation

Consent Agenda

- [1.](#) Approve February 15, 2022 City Council Minutes.
- [2.](#) 22-R-10 A Resolution of the City Council Authorizing the Purchase of Three (3) Vehicles for the Parks and Recreation Department.

Board, Commission, and Committee Schedule

City Council Meeting	March 1, 2022 (Cancelled)
Board of Adjustment Meeting	March 3, 2022
Planning & Zoning Meeting	March 7, 2022
City Council Meeting	March 15, 2022

Old Business and Tabled Items

- [3.](#) 22-05 An Ordinance of the City Council Approving Amendment of the Zoning Code and Official Map by Changing the Classification of Approximately 15.09 Acres, Located at the 6800 Block of South Farm Road 89, from Agricultural (AG) to High Density Single-Family Residential (R1-H).
- [4.](#) 22-06 An Ordinance of the City Council Approving Amendment of the Zoning Code and Official Map by Changing the Classification of Approximately 7.86 Acres, Located at the 8000 Block of West Farm Road 194, from The Lakes at Shuyler Ridge Planned Development District (PDD) to High Density Single-Family Residential (R1-H).
- [5.](#) 22-07 An Ordinance of the City Council Approving Amendment of the Zoning Code and Official Map by Changing the Classification of Approximately 62.90 Acres, Located at 2561 South State Highway MM, from Eclipse Event Center Planned Development District (PDD) to Hankins Farm Planned Development District (PDD).
- [6.](#) 22-08 An Ordinance of the City Council Approving Amendment of the Zoning Code and Official Map by Changing the Classification of Approximately 10.20 Acres, Located at 7294 West Farm Road 144, from Agricultural (AG) to Heavy Industrial (M-2).
- [7.](#) 22-09 An Ordinance of the City Council Approving Amendment of the Zoning Code and Official Map by Changing the Classification of Approximately 40 Acres, Located at 3445 East Hines Street, from Medium Density Single-Family Residential (R1-M) to High Density Single-Family Residential (R1-H).
- [8.](#) 22-10 An Ordinance of the City Council Vacating a 385 Foot Portion of North Brookline Avenue Located East of State Highway MM.

- [9.](#) 22-11 An Ordinance of the City Council Approving Amendment of the Zoning Code and Official Map by Changing the Classification of Approximately 29.39 Acres, Located at the 2500 Block of South State Highway MM, from General Commercial (C-2) and Agricultural (AG) to Iron Grain District Planned Development District (PDD).

New Business (First Reading of Ordinances)-None

Other Business (Resolutions)

- [10.](#)22-R-11 A Resolution of the City Council to Approve Bartlett & West As Engineering Officials For The City Of Republic Quiet Zone Study
- [11.](#)22-R-12 A Resolution of the City Council Authorizing the Police Department to Apply for Two (2) Reimbursable 2022-2023 Missouri Highway Safety Program Traffic Safety Grants.
- [12.](#)22-R-13 A Resolution of the City Council Authorizing the Parks & Recreation Director to Enter into a Contract with Sapp Design Architects Associates for Providing Architectural Services on Parks & Recreation Related Projects.

Reports from Staff

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

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

Adjournment

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



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

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

Call Meeting to Order

The regular session meeting of the City Council of the City of Republic, Greene County, Missouri, was called to order by Mayor Pro Tem Jim Deichman at 6:00 p.m. Council Members present via Zoom included Jim Deichman, Eric Franklin, Garry Wilson, Eric Gerke, and Jennifer Mitchell. Others in attendance were: City Administrator David Cameron, City Attorney Megan McCullough, Assistant Parks and Recreation Director Jennafer Mayfield, Information Systems Director Chris Crosby, Police Chief Brian Sells, Finance Director Meghin Cook, Chief of Staff Lisa Addington, BUILDS Administrator Andrew Nelson, Assistant BUILDS Administrator Karen Haynes, Fire Chief Duane Compton, and City Clerk Laura Burbridge.

Opening Prayer

Opening prayer was led by City Administrator David Cameron.

Pledge of Allegiance to the United States Flag

The Pledge of Allegiance was led by Mayor Matt Russell.

Citizen Participation

Mayor Pro Tem Deichman opened citizen participation at 6:00 p.m. No one came forward so Mayor Pro Tem Deichman closed citizen participation at 6:01 p.m.

Consent Agenda

Motion was made by Council Member Franklin and seconded by Council Member Wilson to approve the consent agenda. The vote was 5 Aye-Deichman, Franklin, Gerke, Mitchell, and Wilson. 0 Nay. Motion Carried.

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

Board, Commission, and Committee Schedule

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

Old Business and Tabled Items

5. **22-04 An Ordinance of the City Council Amending Title I, Chapter 120, City Administrator-Duties.**

Motion was made by Council Member Franklin and seconded by Council Member Mitchell to have the second reading of Bill 22-04 by title only. The vote was 5 Aye-Deichman, Franklin, Gerke, Mitchell, and Wilson. 0 Nay. Motion Carried. David Cameron was available for questions from



Council. Council Member Wilson motioned for the passage of Bill 22-04. Council Member Gerke seconded. A roll call vote was taken. The vote was 5 Aye-Mitchell, Gerke, Franklin, Deichman, and Wilson. 0 Nay. Motion Carried.

New Business (First Reading of Ordinances)

6. **22-05 An Ordinance of the City Council Approving Amendment of the Zoning Code and Official Map by Changing the Classification of Approximately 15.09 Acres, Located at the 6800 Block of South Farm Road 89, from Agricultural (AG) to High Density Single-Family Residential (R1-H).**

Motion was made by Council Member Mitchell and seconded by Council Member Franklin to have the first reading of Bill 22-05 by title only. The vote was 5 Aye-Deichman, Franklin, Gerke, Mitchell, and Wilson. 0 Nay. Motion Carried. Karen Haynes provided an overview of the bill. Bryan Saunders, 1700 Terrell Valley Drive, spoke against the bill. Chris Wynn with CJW Transportation Consultants, 5051 S. National Suite 7B, spoke in favor. Mayor Pro Tem Deichman reminded Council this is a first read and to get with staff prior to the next meeting with any questions.

7. **22-06 An Ordinance of the City Council Approving Amendment of the Zoning Code and Official Map by Changing the Classification of Approximately 7.86 Acres, Located at the 8000 Block of West Farm Road 194, from The Lakes at Shuyler Ridge Planned Development District (PDD) to High Density Single-Family Residential (R1-H).**

Motion was made by Council Member Gerke and seconded by Council Member Franklin to have the first reading of Bill 22-06 by title only. The vote was 5 Aye-Deichman, Franklin, Gerke, Mitchell, and Wilson. 0 Nay. Motion Carried. Karen Haynes provided an overview of the bill. Bryan Saunders, 1700 Terrell Valley Drive, spoke against the bill. Chris Wynn with CJW Transportation Consultants, 5051 S National Suite 7B, spoke in favor. Mayor Pro Tem Deichman reminded Council this is a first read and to get with staff prior to the next meeting with any questions.

8. **22-07 An Ordinance of the City Council Approving Amendment of the Zoning Code and Official Map by Changing the Classification of Approximately 62.90 Acres, Located at 2561 South State Highway MM, from Eclipse Event Center Planned Development District (PDD) to Hankins Farm Planned Development District (PDD).**

Motion was made by Council Member Wilson and seconded by Council Member Mitchell to have the first reading of Bill 22-07 by title only. The vote was 5 Aye-Deichman, Franklin, Gerke, Mitchell, and Wilson. 0 Nay. Motion Carried. Karen Haynes provided an overview of the bill. Derek Lee, 1200 E. Woodhurst, was available to speak in favor of the bill. Mayor Pro Tem Deichman reminded Council this is a first read and to get with staff prior to the next meeting with any questions.

9. **22-08 An Ordinance of the City Council Approving Amendment of the Zoning Code and Official Map by Changing the Classification of Approximately 10.20 Acres, Located at 7294 West Farm Road 144, from Agricultural (AG) to Heavy Industrial (M-2).**

Motion was made by Council Member Franklin and seconded by Council Member Mitchell to have the first reading of Bill 22-08 by title only. The vote was 5 Aye-Deichman, Franklin, Gerke, Mitchell, and Wilson. 0 Nay. Motion Carried. Karen Haynes provided an overview of the bill. Jared Rasmussen, 550 E. St. Louis St., was available to speak in favor of the bill. Mayor Pro Tem Deichman reminded Council this is a first read and to get with staff prior to the next meeting with any questions.

10.22-09 An Ordinance of the City Council Approving Amendment of the Zoning Code and Official Map by Changing the Classification of Approximately 40 Acres, Located at 3445 East Hines Street, from Medium Density Single-Family Residential (R1-M) to High Density Single-Family Residential (R1-H).

Motion was made by Council Member Wilson and seconded by Council Member Mitchell to have the first reading of Bill 22-09 by title only. The vote was 5 Aye-Deichman, Franklin, Gerke, Mitchell, and Wilson. 0 Nay. Motion Carried. Karen Haynes provided an overview of the bill. Greg Whitlock, 2131 W. Republic Rd., spoke in favor of the bill. Stu Stenger, 5051 S. National Ave., spoke in favor of the bill. Mayor Pro Tem Deichman reminded Council this is a first read and to get with staff prior to the next meeting with any questions.

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

Motion was made by Council Member Wilson and seconded by Council Member Franklin to have the first reading of Bill 22-10 by title only. The vote was 5 Aye-Deichman, Franklin, Gerke, Mitchell, and Wilson. 0 Nay. Motion Carried. Karen Haynes provided an overview of the bill. Mayor Pro Tem Deichman reminded Council this is a first read and to get with staff prior to the next meeting with any questions.

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

Motion was made by Council Member Franklin and seconded by Council Member Mitchell to have the first reading of Bill 22-11 by title only. The vote was 5 Aye-Deichman, Franklin, Gerke, Mitchell, and Wilson. 0 Nay. Motion Carried. Karen Haynes provided an overview of the bill. Mayor Pro Tem Deichman reminded Council this is a first read and to get with staff prior to the next meeting with any questions.

Other Business (Resolutions)

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

Motion was made by Council Member Mitchell and seconded by Council Member Franklin to approve Resolution 22-R-07. Karen Haynes provided an overview of the Resolution. The vote was 5 Aye-Deichman, Franklin, Gerke, Mitchell, and Wilson. 0 Nay. Motion Carried.

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

Motion was made by Council Member Wilson and seconded by Council Member Franklin to approve Resolution 22-R-08. Karen Haynes provided an overview of the Resolution. The vote was 5 Aye-Deichman, Franklin, Gerke, Mitchell, and Wilson. 0 Nay. Motion Carried.

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

Motion was made by Council Member Gerke and seconded by Council Member Franklin to approve Resolution 22-R-09. Karen Haynes provided an overview of the Resolution. The vote was 5 Aye-Deichman, Franklin, Gerke, Mitchell, and Wilson. 0 Nay. Motion Carried.

Reports from Staff

City Administrator David Cameron thanked Mayor Pro Tem Deichman for a great job tonight. Mr. Cameron reported Mayor Russell was out watching his son's championship game. Mr. Cameron thanked Mayor Pro Tem Deichman for stepping in.

City Administrator David Cameron shared his concern about having to put the community in debt due to a 2011 issue. Mr. Cameron assured everyone he is still working on obtaining additional funding. Mr. Cameron added he and Mr. Nelson are being diligent in working with legislators.

City Administrator David Cameron reminded everyone that we will have a Council meeting followed by the Trail discussion next Tuesday night, February 22nd at 6:00 p.m. at the Community Center. Mr. Cameron added that part of the full transparency piece is to visit and discuss that project with the community.

City Administrator David Cameron shared he hopes everyone starts to feel better after all the recent illness. Mr. Cameron thanked Council, adding we have a lot of growth and development, leading to bigger crowds than when he started in 2016. Mr. Cameron acknowledged it is good to have feedback from the community. Mr. Cameron thanked staff for a job well done, adding appreciation to the engineering groups and Mr. Stenger for his investment in a property that has been sitting a long time.

City Administrator David Cameron announced we will be hosting a banquet for the development community to get their feedback, share where we are going, and gain valuable information through a survey and/or questionnaire.

Reports from Council

Council Member Franklin thanked Mayor Pro Tem Deichman for a job well done tonight. Mr. Franklin added there is great work going on the agenda, acknowledging some issues do come up. Mr. Franklin shared his appreciation for the citizens that came to speak.

Council Member Gerke thanked staff for the great job on the bonds, adding the demand for the bonds indicates a lot of people want to invest in the community.

Reports from Mayor

Mayor Pro Tem Deichman shared his appreciation for the citizens that came to speak, adding we do want to hear comments from the community and take them seriously. Mayor Pro Tem Deichman reminded everyone to attend Tuesday night for City Council followed by the Trail meeting. Mayor Pro Tem Deichman added he is thankful Mayor Russell will be back next week.

Adjournment

Mayor Pro Tem Deichman adjourned the meeting at 7:02 p.m.

ATTEST:

Laura Burbridge, City Clerk

Matt Russell, Mayor



AGENDA ITEM ANALYSIS

Project/Issue Name: 22-R-10 A Resolution of the City Council Authorizing the Purchase of Three (3) Vehicles for the Parks and Recreation Department.
Submitted By: Jared Keeling, Parks & Recreation Director
Date: Tuesday, February 22, 2022

Issue Statement

A resolution approving the purchase of three (3) new vehicles for the Parks & Recreation Department.

Discussion and/or Analysis

The Parks & Recreation Department allocated funds in the 2022 budget for three (3) new trucks. Two of which will be added in the Maintenance Division and one of which will be added in the Recreation Division replacing a 2001 vehicle.

Utilizing the state bid through Corwin Ford Lincoln Republic, the three (3) trucks to be purchased are:

- 2022 F-150 Crew Cab w/ 145" Wheelbase w/ Lightbar \$32,894
- 2022 F-150 Standard Cab w/ 145" Wheelbase w/ Lightbar \$29,654
- 2022 F-150 Standard Cab w/ 163.7" Wheelbase w/ Lightbar \$30,584

The total purchase price for the three (3) trucks is \$93,132.

Recommended Action

Staff recommends approval.

RESOLUTION NO. 22-R-10

A RESOLUTION OF THE CITY COUNCIL AUTHORIZING THE PURCHASE OF THREE (3) VEHICLES FOR THE PARKS AND RECREATION DEPARTMENT

WHEREAS, the City of Republic, Missouri, (herein called the “City” and “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 has identified a need for three (3) 2022 Ford F-150 trucks (the “Trucks”) to be utilized by the maintenance and recreation divisions of the Parks and Recreation Department and desires to purchase the Trucks to serve this purpose; and

WHEREAS, the Trucks will be purchased utilizing the state bid through Corwin Ford Lincoln Republic per the Missouri State Bid Purchase Agreement; and

WHEREAS, the Parks and Recreation Department allocated funds in the City’s 2022 budget for the Trucks;

WHEREAS, the Council finds the Trucks will improve the scope and quality of services the City offers to its citizens.

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

- Section 1. Corwin Ford Lincoln Republic, pursuant to the Missouri State Bid Purchase Agreement, is selected to sell three (3) new 2022 Ford F-150 trucks to the City.
- Section 2. The purchase price of the three (3) new 2022 Ford F-150 trucks shall not exceed a total cost of \$93,132.00, exclusive of applicable tax.
- Section 3. The City Administrator, or his designee, on behalf of the City, is authorized to take the necessary steps to implement this Resolution.
- Section 4. This Resolution shall become effective on and after the date of passage and approval as provided by law.

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

Matt Russell, Mayor

Attest:

RESOLUTION NO. 22-R-10
Laura Burbridge, City Clerk

Approved as to Form:


Megan McCullough, City Attorney

Final Passage and Vote:



AGENDA ITEM ANALYSIS

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

Submitted By: Chris Tabor, BUILDS Department Principal Planner

Date: February 22, 2022

Issue Statement

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

Discussion and/or Analysis

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

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

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

Consistency with the Comprehensive Plan

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

The 2021 Comprehensive Plan and Land Use Plan identifies Land Use Goals and Objectives relating to residential development, including the following:

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

- **Goal:** Support new development that is well-connected to the existing community
 - **Objective:** Encourage development that improves and expands upon existing infrastructure
 - **Objective:** Promote development aligning with current adopted plans of the City
- **Goal:** Recognize potential infill sites as opportunities for development, while mitigating impacts to adjacent, established properties
 - **Objective:** Support the development of vacant parcels as opportunities for densification that is harmonious with surrounding development

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

Compatibility with Surrounding Land Uses

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

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

Capacity To Serve Potential Development and Land Use

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

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

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



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

Recommended Action

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

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

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

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

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

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

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

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

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

WHEREAS, the application for rezoning and to amend the Zoning Code and Official Zoning Map was submitted to the City Council at its regular meeting on February 22, 2022, after which the City Council did proceed to vote to rezone such property and amend the Zoning Code accordingly.

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

Section 1: The Zoning Code and Official Zoning Map are hereby amended to reflect the rezoning of the real property tract consisting of approximately 15.09 Acres located at the 6800 Block of South Farm Road 89 in Republic, Missouri, more fully described in the legal description herein below, from Agricultural (AG) to High Density Single-Family Residential (R1-H).

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

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

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

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

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

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

Matt Russell, Mayor

Attest:

Laura Burbridge, City Clerk

Approved as to Form:

Megan E. McCullough

Megan McCullough, City Attorney

Final Passage and Vote:

REZN 21-018: Olde Savannah LLC

Item 3.

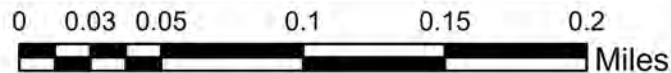
Vicinity Map



Legend

-  Olde Savannah LLC
-  Parcels
-  Sinkhole
-  Floodplain

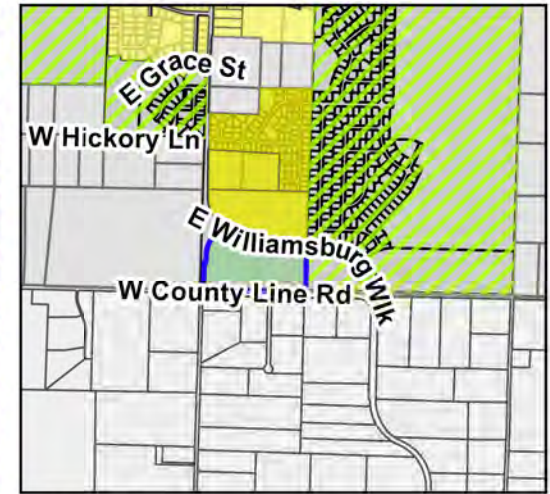
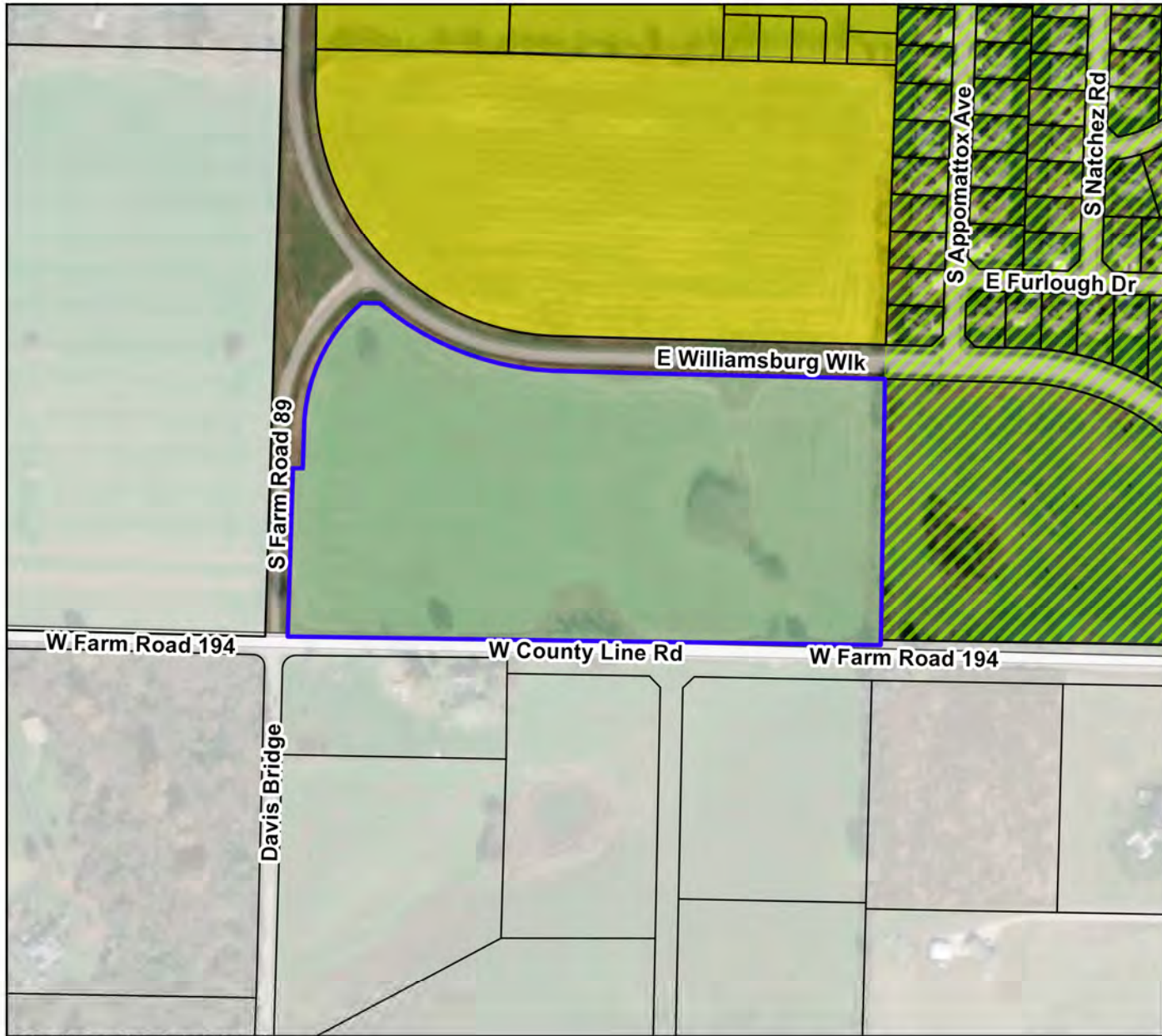
Parcel Owner: Olde Savannah LLC
Parcel Address: 6800 Block of Farm Road 89
Area: 15.09 Acres
Existing Zoning: Agricultural (AG)
Requested Zoning: High-Density Single Family Residential (R1-H)



REZN 21-018: Olde Savannah LLC

Item 3.

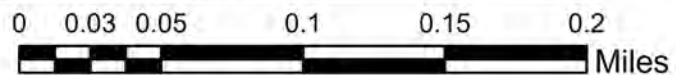
Zoning Map



Legend

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

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





Findings of Fact

Date of Hearing:

02/07/2022

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

Olde Savannah Ph 4 1 (REZN 21-018)

Location:

Virtual Meeting

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

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

Statement of Relevant Facts Found:

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

Approval Denial

Commissioner Name:

Ransom Ellis III

Commissioner Signature:

Ransom Ellis III

Date:

02/07/22

Findings of Fact

Date of Hearing: Time: Type of Application:

Name of Applicant: Location:

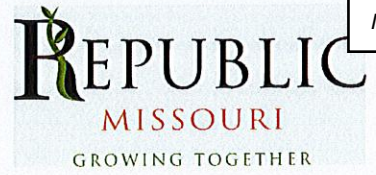
Based upon the facts presented during the course of this hearing, I have found that the application is generally:

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

Statement of Relevant Facts Found:

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

Commissioner Name: Commissioner Signature: Date:



Findings of Fact

Date of Hearing:

Time:

Type of Application:

02/07/2022

6:00

Rezone

Name of Applicant:

Location:

Olde Savannah Ph 4 1 (REZN 21-018)

Virtual Meeting

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

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

Statement of Relevant Facts Found:

[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:

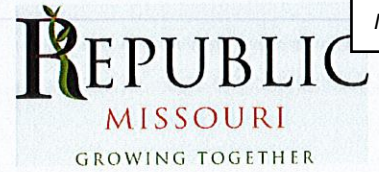
Commissioner Signature:

Date:

CYNTHIA HYDER

C. L. Hyder

2/9/2022



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:

*Generally within like-type zoning w/ R1-H Directly North
Expansion of adjacent subdivision*

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

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

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

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

Commissioner Name: Commissioner Signature: Date:



AGENDA ITEM ANALYSIS

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

Submitted By: Chris Tabor, BUILDS Department Principal Planner

Date: February 22, 2022

Issue Statement

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

Discussion and/or Analysis

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

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

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

Consistency with the Comprehensive Plan

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

The 2021 Comprehensive Plan and Land Use Plan identifies Land Use Goals and Objectives relating to residential development, including the following:

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

- **Goal:** Support new development that is well-connected to the existing community
 - **Objective:** Encourage development that improves and expands upon existing infrastructure
 - **Objective:** Promote development aligning with current adopted plans of the City
- **Goal:** Recognize potential infill sites as opportunities for development, while mitigating impacts to adjacent, established properties
 - **Objective:** Support the development of vacant parcels as opportunities for densification that is harmonious with surrounding development

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

Compatibility with Surrounding Land Uses

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

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

Capacity To Serve Potential Development and Land Use

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

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

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

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

Recommended Action

Staff considers the **proposed Zoning Map Amendment (Rezoning)** to be generally consistent with the **goals and objectives of the Comprehensive Plan**, consistent with the **trend of development in the vicinity of the site**, generally **compatible with surrounding land uses**, and **able to be adequately served**



by municipal facilities. Based upon this analysis (performed without the benefit of evidence and testimony of a public hearing), **Staff recommends the approval of this application.**

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

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

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

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

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

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

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

WHEREAS, the Planning and Zoning commission, by a vote of five (5) Ayes to zero (0) Nays, recommended the approval of such application for rezoning; and

WHEREAS, the application for rezoning and to amend the Zoning Code and Official Zoning Map was submitted to the City Council at its regular meeting on February 22, 2022, after which the City Council did proceed to vote to rezone such property and amend the Zoning Code accordingly.

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

Section 1: The Zoning Code and Official Zoning Map are hereby amended to reflect the rezoning of the real property tract consisting of approximately 7.86 acres located at the 8000 Block of West Farm Road 194 in Republic, Missouri, more fully described in the legal description herein below, from The Lakes at Shuyler Ridge Planned Development District (PDD) to High Density Single-Family Residential (R1-H).

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

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

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

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

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

Attest:

Matt Russell, Mayor

Laura Burbridge, City Clerk

Approved as to Form:

Megan E. McCullough

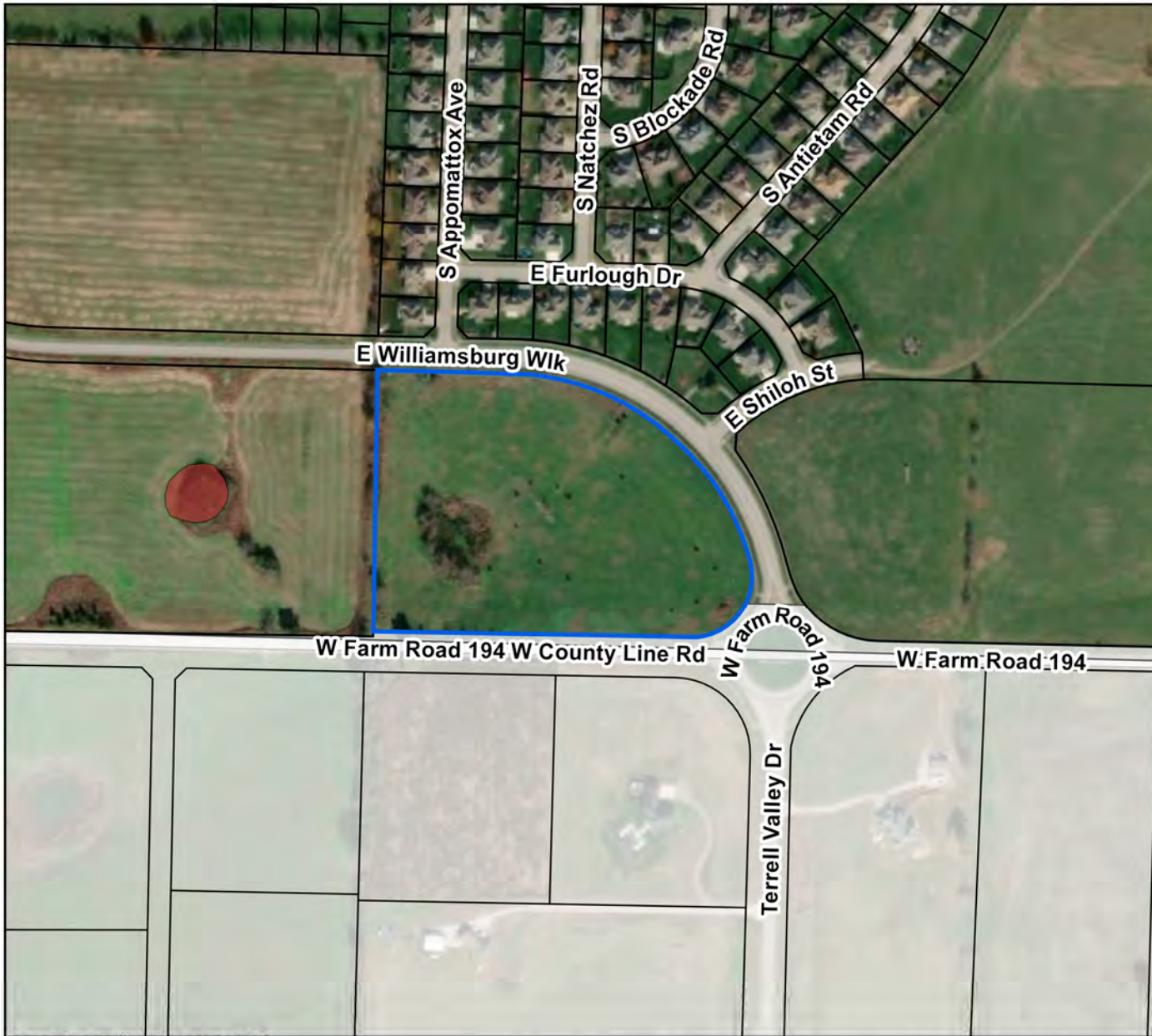
Megan McCullough, City Attorney

Final Passage and Vote:

REZN 21-019: Olde Savannah LLC

Item 4.

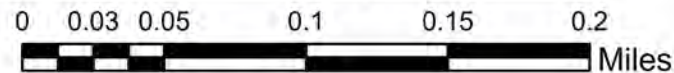
Zoning Map



Legend

-  Olde Savannah LLC
-  Parcels
-  Sinkhole
-  Floodplain

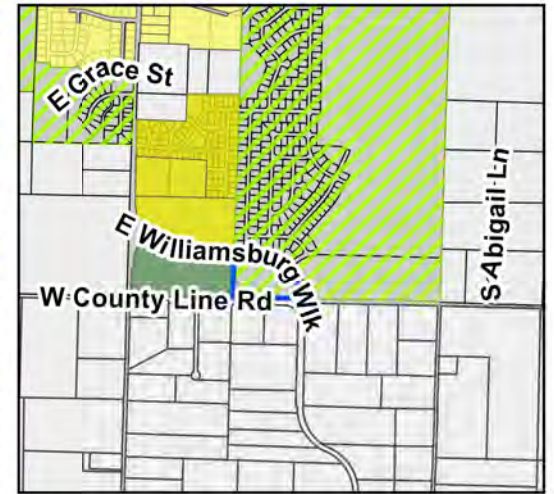
Parcel Owner: Olde Savannah LLC
Parcel Address: 8000 Block of Farm Road 194
Area: 7.86 Acres
Existing Zoning: Planned Development (PDD)
Requested Zoning: High-Density Single Family Residential (R1-H)



REZN 21-019: Olde Savannah LLC

Item 4.

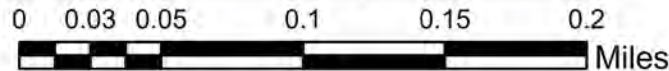
Zoning Map



Legend

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

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



Findings of Fact

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

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

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

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

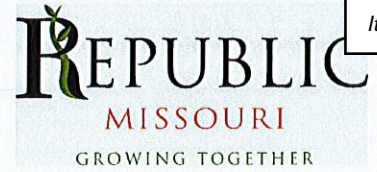
Statement of Relevant Facts Found:

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

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

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

Findings of Fact



Item 4.

Date of Hearing:

02/07/2022

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

Olde Savannah Ph 4 2 (REZN 21-019)

Location:

Virtual Meeting

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

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

Statement of Relevant Facts Found:

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

- Approval Denial

Commissioner Name:

Darran Campbell

Commissioner Signature:

Darran Campbell

Date:

2-7-22



Findings of Fact

Date of Hearing: Time: Type of Application:

Name of Applicant: Location:

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

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

Statement of Relevant Facts Found:

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

Commissioner Name: Commissioner Signature: Date:

Findings of Fact

Date of Hearing: 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:

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

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

Commissioner Name: 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:

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

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

Commissioner Name: Commissioner Signature: Date:

AGENDA ITEM ANALYSIS

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

Submitted By: Karen Haynes, Assistant BUILDS Administrator

Date: February 22, 2022

Issue Statement

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

Discussion and/or Analysis

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

Applicant's Proposal

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

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

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

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

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

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

Consistency with the Planned Development District (PDD) Ordinance

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

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

- The proposed Development Plan shall involve a mixture or variation of land uses or densities.
 - Hankins Farm PDD is a commercial and industrial mixed-use development.
- The proposed Development Plan shall involve the provision of all infrastructure deemed necessary to adequately serve the potential development.
 - The Hankins Farm PDD Development Plan includes provisions for municipal water and sewer services, a plan for stormwater management, and the construction and dedication of public streets.
- The proposed Development Plan shall involve design elements that promote the City of Republic's Comprehensive Plan and other adopted plans of the City.
 - The City of Republic's Comprehensive and Land Use Plans promote the expansion of commercial development at locations supported by the City's water, sanitary sewer, and

transportation networks; the Hankins Farm Development can be adequately supported by the City's existing capacities for water, sewer, and transportation.

- The proposed Development Plan shall involve design elements intended to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to preserve features of historical significance; to facilitate the adequate provision of transportation, water, sewage, schools, parks, and other public improvements.
 - The Hankins Farm Development Plan includes the construction of two new public streets, connecting the development to East Sawyer Road (Secondary Arterial) and South State Highway MM (Primary Arterial) and providing for future connections to the north as additional land along the South State Highway MM corridor develops.

Consistency with the Comprehensive Plan

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

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

- **Goal:** Support market conditions to develop a greater variety of commercial options
 - **Objective:** Support opportunities to create new destination-style commercial development
- **Goal:** Support new development that is well-connected to the existing community
 - **Objective:** Encourage development that improves and expands upon existing infrastructure
 - **Objective:** Promote development aligning with current adopted plans of the City
 - **Objective:** Support the development of vacant parcels as opportunities for densification that is harmonious with surrounding development
 - **Objective:** Allow for mixed-use development at highly visible vacant properties
- **Goal:** Pursue partnerships to support new development
 - **Objective:** Leverage current and planned infrastructure expansions and improvements

Compatibility with Surrounding Land Uses

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

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

- Dynamic Strides

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

Capacity to Serve Potential Development and Land Use

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

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

The wastewater generated by the development will flow to the relocated Brookline South Lift Station, McElhaney Lift Station, and the Shuyler Creek Lift Station before being pumped through a series of force mains to the Wastewater Treatment Facility; the Lift Stations and Wastewater Treatment Facility do have the capacity to serve the development. The City is currently working on additional Infrastructure implementation of the Wastewater Master Plan, which will include upgrades to the McElhaney Lift Station in 2022, which will increase the capacity of wastewater flowing from areas north and west of US Highway 60, to accommodate present and future development in the area.

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

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

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

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

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

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

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

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

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

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

Recommended Action

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

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

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

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

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

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

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

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

WHEREAS, the public hearing on the application and Development Plan was conducted by the Planning and Zoning Commission on February 7, 2022, after which the Commission rendered written findings of fact on the proposed amendment, Development Plan, and rezoning and, thereafter, submitted the same, together with its recommendations, to the Council; and

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

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

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

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

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

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

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

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

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

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

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

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

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

Matt Russell, Mayor

Attest:

Laura Burbridge, City Clerk

Approved as to Form:

Megan E. McCullough

Megan McCullough, City Attorney

Final Passage and Vote:

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

PDD GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

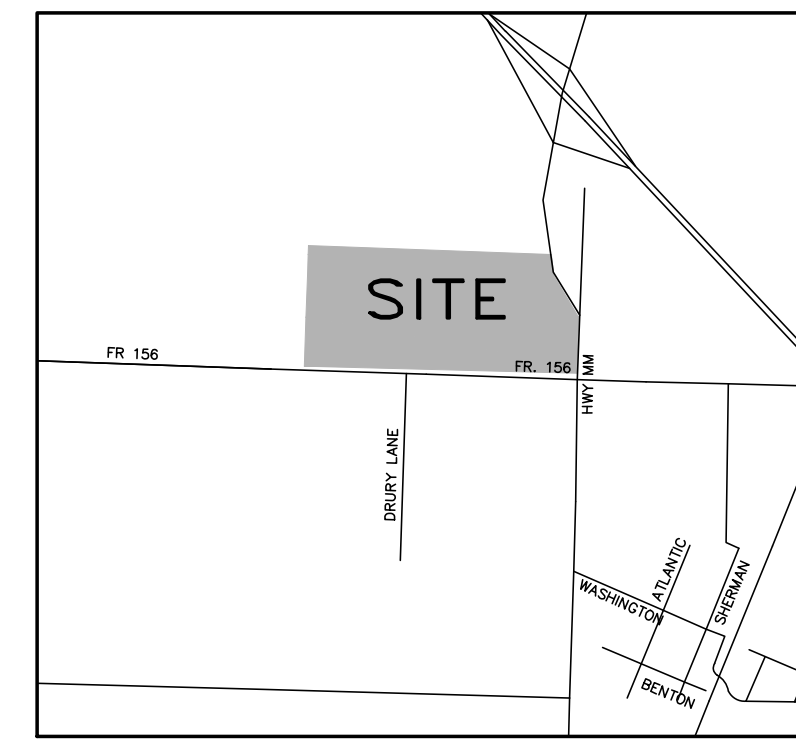
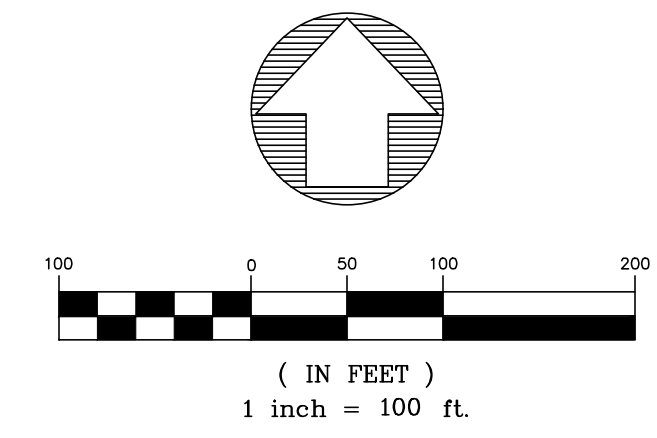
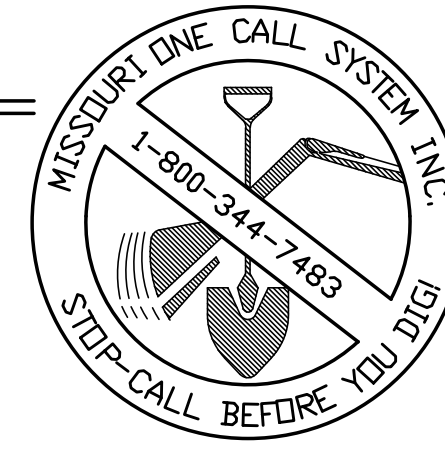
LOT 11:
APPROXIMATELY 4.9 ACRES INDUSTRIAL USE SITE -
DEVELOPMENT TO COMPLY WITH CITY OF REPUBLIC M-1
LIGHT INDUSTRIAL DISTRICT REGULATIONS INCLUDING
BUILDING SETBACKS, MAXIMUM DENSITY, HEIGHT, & AREA
REGULATIONS.

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

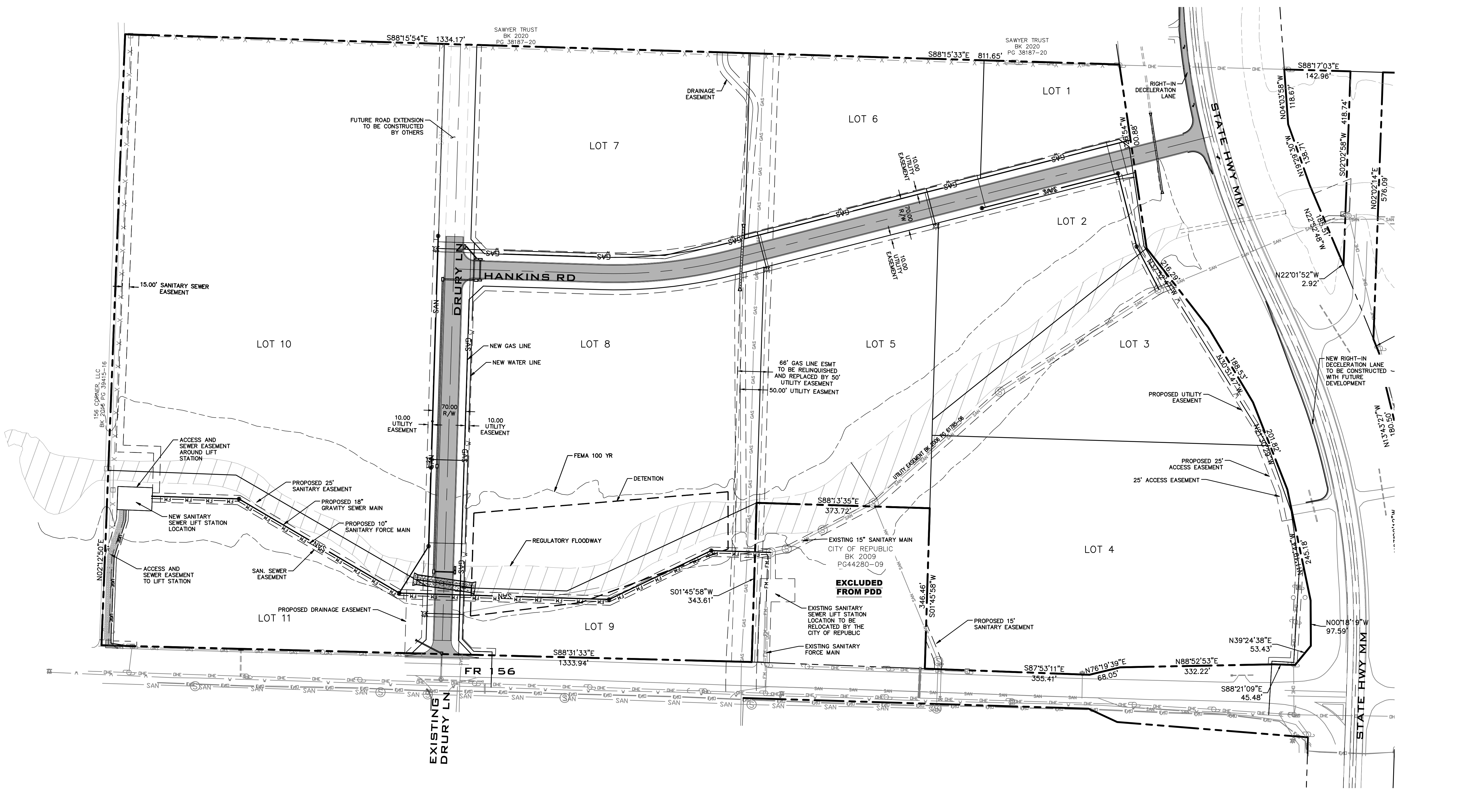
SCREENING & BUFFERYARDS:
ALL USES WILL HAVE NO SCREENING OR BUFFERYARD
REQUIREMENT BETWEEN ANY OTHER USE, INTERNALLY OR
WITH ADJACENT ZONING/OWNERS EXCEPT BUFFERYARD B IS
REQUIRED ALONG THE WEST PROPERTY LINE AT THE TIME OF
DEVELOPMENT.

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

HANKINS FARM PDD EXHIBIT



VICINITY MAP
NOT TO SCALE



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

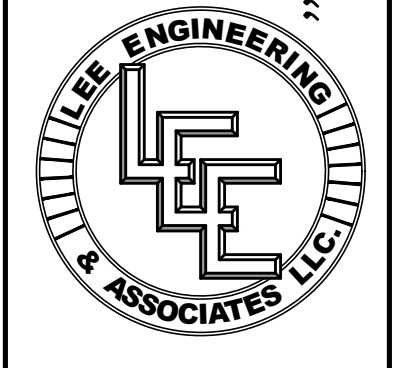
PDD EXHIBIT

HANKINS FARM

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

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

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

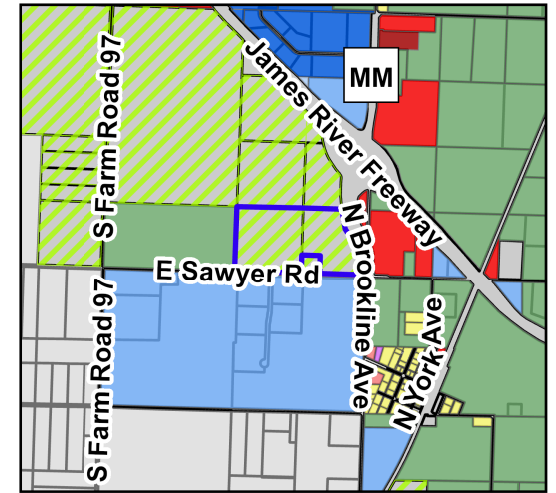
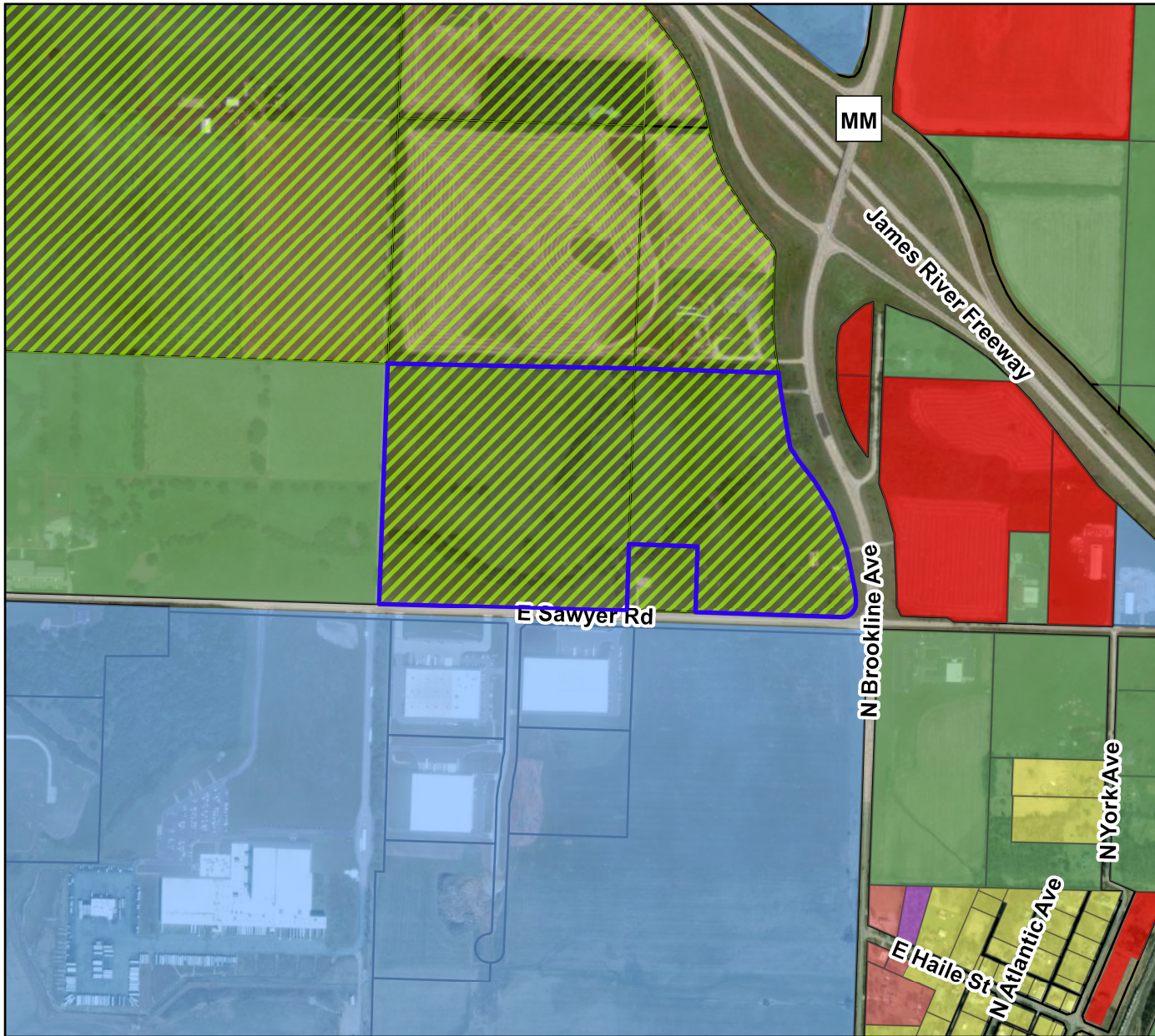


DATE: 2022-01-26
SHEET: 1 OF 1
PROJECT: 2017
FILE: Hankins Farm PDD Exhibit.dwg

PDD 22-001 Hankins

Zoning Map

Item 5.



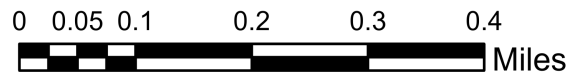
Legend

- Hankins_PDD
- Parcels

Zoning

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

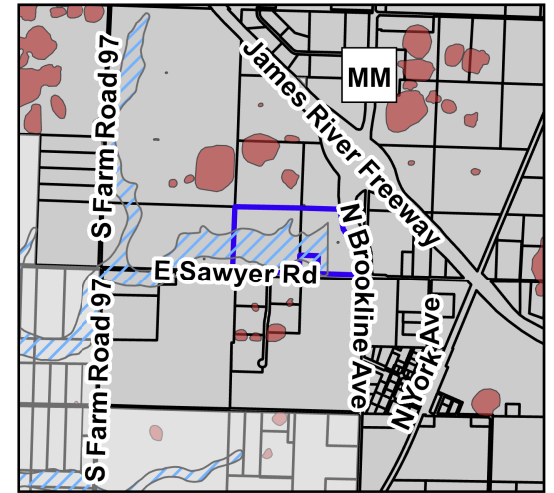
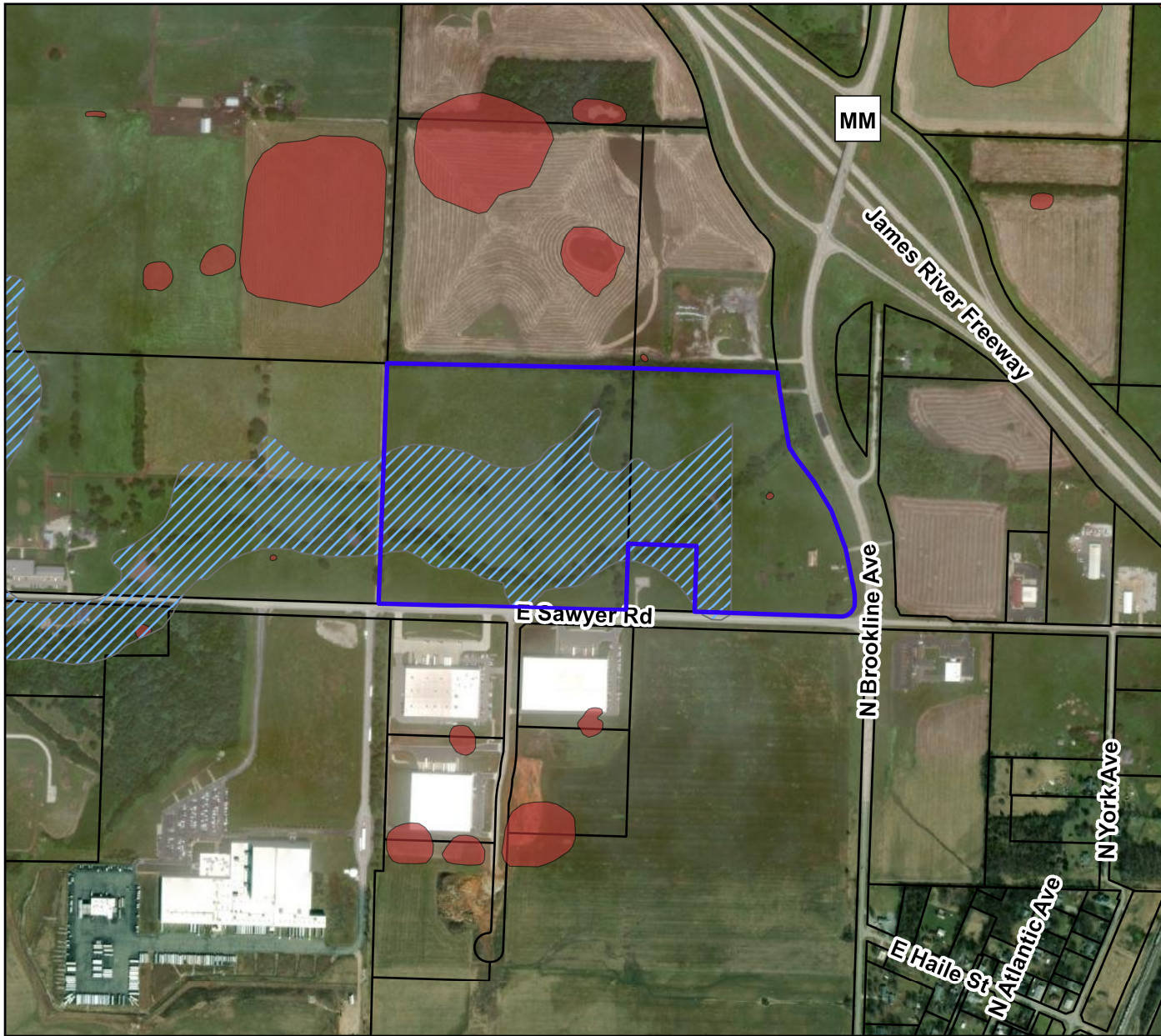
Parcel Owner: Rankin Construction LLC
 Area: 62.9 Acres
 Existing Zoning: PDD (Eclipse Event Center)
 Requested Zoning: PDD (Hankins Farm)



PDD 22-001 Hankins

Vicinity Map

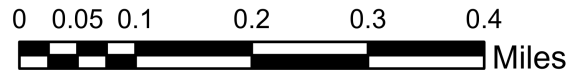
Item 5.



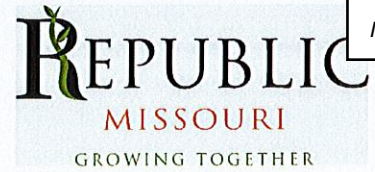
Legend

- Hankins_PDD
- Parcels
- Sinkhole
- Floodplain

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



Findings of Fact



Item 5.

Date of Hearing: Time: Type of Application:

Name of Applicant: Location:

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

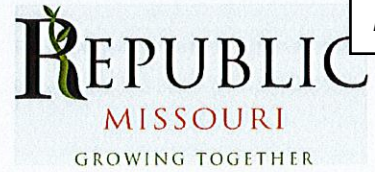
- Conforming to the City's adopted Land Use Plan Yes No
- Conforming to the City's adopted Transportation Plan Yes No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) Yes No
- Compatible with surrounding land uses Yes No
- Able to be adequately served by municipal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

Statement of Relevant Facts Found:

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

Commissioner Name: Commissioner Signature: Date:

Findings of Fact



Item 5.

Date of Hearing: Time: Type of Application:

Name of Applicant: Location:

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

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

Statement of Relevant Facts Found:

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

Commissioner Name: Commissioner Signature: Date:

Findings of Fact

Date of Hearing:

02/07/2022

Time:

6:00

Type of Application:

Planned Development District

Name of Applicant:

Hankins Farm PDD (PDD 22-001)

Location:

Virtual Meeting

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

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

Statement of Relevant Facts Found:

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

Approval Denial

Commissioner Name:

CYNTHIA HYDER

Commissioner Signature:

C. Hyder

Date:

2/7/2022

Findings of Fact

Date of Hearing:

02/07/2022

Time:

6:00

Type of Application:

Planned Development District

Name of Applicant:

Hankins Farm PDD (PDD 22-001)

Location:

Virtual Meeting

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

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

Statement of Relevant Facts Found:

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

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

Approval Denial

Commissioner Name:

Brian Doubrava

Commissioner Signature:

Brian Doubrava

Date:

2-7-22

Findings of Fact

Date of Hearing: Time: Type of Application:

Name of Applicant: Location:

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

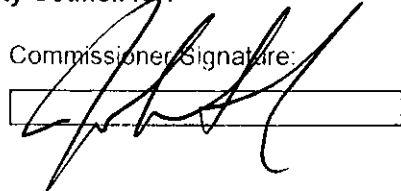
- Conforming to the City's adopted Land Use Plan Yes No
- Conforming to the City's adopted Transportation Plan Yes No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) Yes No
- Compatible with surrounding land uses Yes No
- Able to be adequately served by municipal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

Statement of Relevant Facts Found:

No spectators

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

Commissioner Name:

Commissioner Signature: 

Date:



AGENDA ITEM ANALYSIS

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

Submitted By: Karen Haynes, Assistant BUILDS Administrator

Date: February 22, 2022

Issue Statement

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

Discussion and/or Analysis

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

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

Consistency with the Comprehensive Plan

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

- **Section:** Coordinate with Infrastructure
 - **Goal 1:** Support new development that is well-connected to the existing community.
 - **Objective 1B:** Promote development aligning with current adopted plans of the City. The intensity of uses should match the capacity of infrastructure to serve.
 - **Goal 3:** Encourage the redevelopment and integration of the former Brookline area.
 - **Objective 3B:** Support the development of an industrial/commercial center where infrastructure and transportation exist.

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



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

Compatibility with Surrounding Land Uses

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

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

Capacity to Serve Potential Development and Land Use

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

Municipal Water and Sewer Service:

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

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

Transportation:

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

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

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

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

Recommended Action

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

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

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

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

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

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

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

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

WHEREAS, the Planning and Zoning commission, by a vote of five (5) Ayes to zero (0) Nays, recommended the approval of such application for rezoning; and

WHEREAS, the application for rezoning and to amend the Zoning Code and Official Zoning Map was submitted to the City Council at its regular meeting on February 22, 2022, after which the City Council did proceed to vote to rezone such property and amend the Zoning Code accordingly.

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

Section 1: The Zoning Code and Official Zoning Map are hereby amended to reflect the rezoning of the real property tract consisting of approximately 10.20 acres located at 7294 West Farm Road 144 in Republic, Missouri, more fully described in the legal description herein below, from Agricultural (AG) to Heavy Manufacturing/Industrial (M-2).

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

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

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

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

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

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

Attest:

Matt Russell, Mayor

Laura Burbridge, City Clerk

Approved as to Form:

Megan E. McCullough

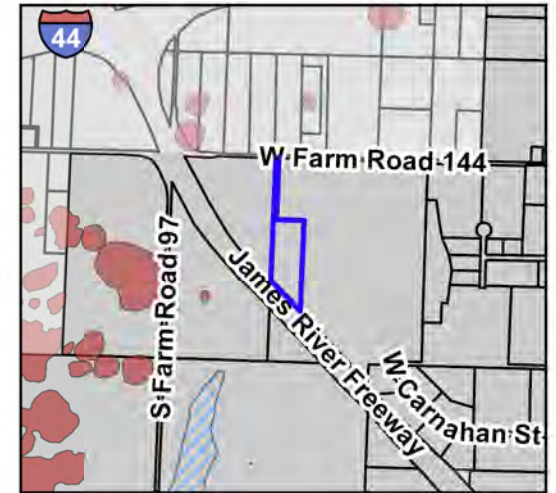
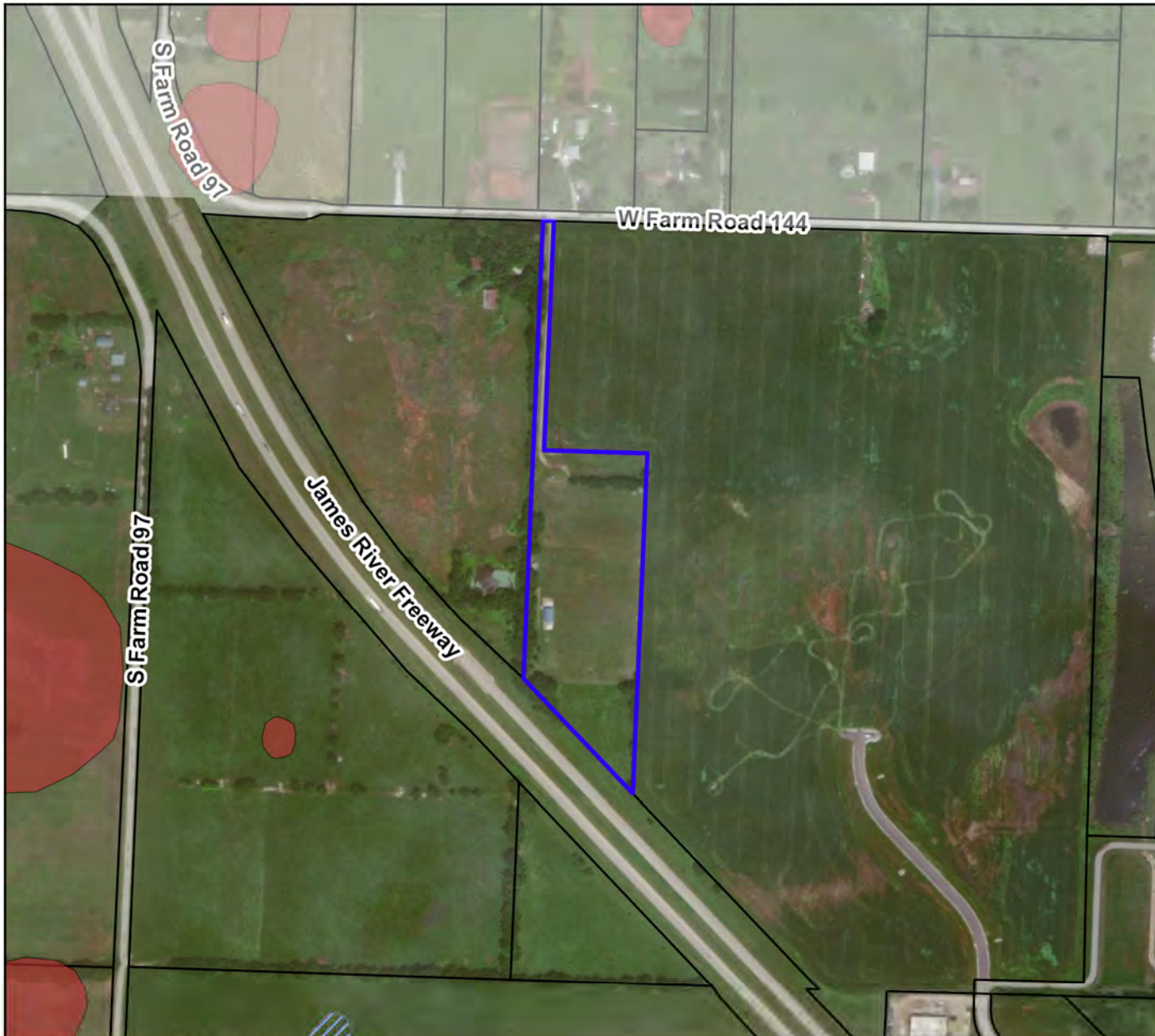
Megan McCullough, City Attorney

Final Passage and Vote:

REZN 22-003: Springfield Rugby

Item 6.

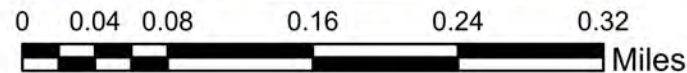
Vicinity Map



Legend

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

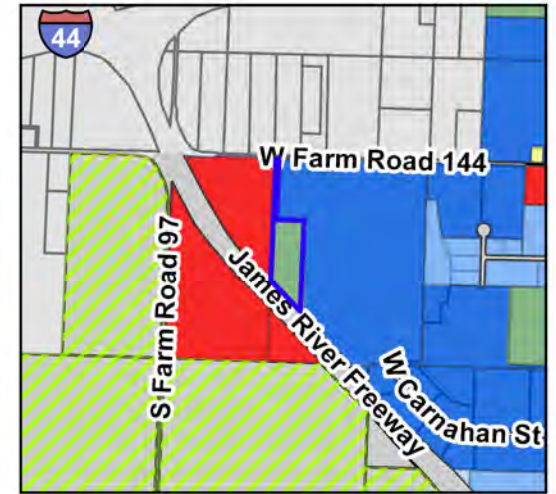
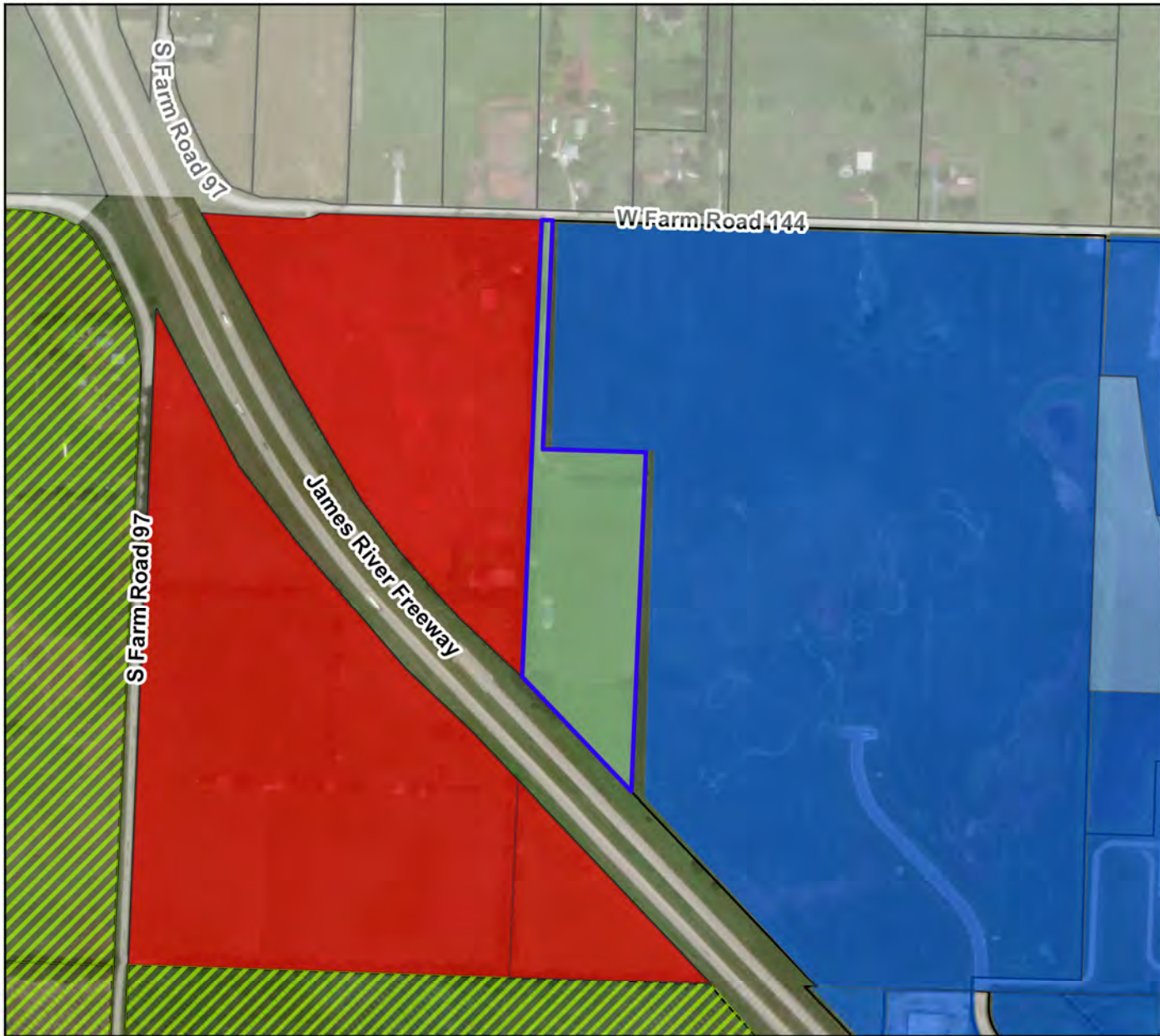
Parcel Owner: Springfield Rugby Football Club, Inc
Area: 10.2 Acres
Existing Zoning: AG
Requested Zoning: M-2



REZN 22-003: Springfield Rugby

Zoning Map

Item 6.



Legend

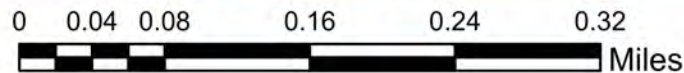
REZN 22-003 Springfield Rugby

Parcels

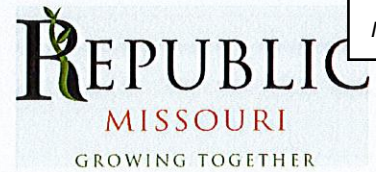
Zoning

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

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



Findings of Fact



Item 6.

Date of Hearing: Time: Type of Application:

Name of Applicant: Location:

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

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

Statement of Relevant Facts Found:

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

Commissioner Name: Commissioner Signature: Date:

Findings of Fact

Date of Hearing:

02/07/2022

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

Springfield Rugby (REZN 22-003)

Location:

Virtual Meeting

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

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

Statement of Relevant Facts Found:

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

Approval Denial

Commissioner Name:

Darran Campbell

Commissioner Signature:

Darran Campbell

Date:

2-7-22

Findings of Fact

Date of Hearing:

02/07/2022

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

Springfield Rugby (REZN 22-003)

Location:

Virtual Meeting

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

Conforming to the City's adopted Land Use Plan

Yes No

Conforming to the City's adopted Transportation Plan

Yes No

Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)

Yes No

Compatible with surrounding land uses

Yes No

Able to be adequately served by municipal infrastructure

Yes No

Aligned with the purposes of RSMo. 89.040

Yes No

Statement of Relevant Facts Found:

[Empty box for Statement of Relevant Facts Found]

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

Approval Denial

Commissioner Name:

CYNTHIA HYDER

Commissioner Signature:

C. Hyder

Date:

2/7/2022

Findings of Fact

Date of Hearing:

02/07/2022

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

Springfield Rugby (REZN 22-003)

Location:

Virtual Meeting

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

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

Statement of Relevant Facts Found:

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

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

Approval Denial

Commissioner Name:

Brian Dochraua

Commissioner Signature:



Date:

2-7-22

Findings of Fact

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

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

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

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

Statement of Relevant Facts Found:

No special.

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

Commissioner Name: *John Alexander*

Commissioner Signature: *[Signature]*

Date: 2/7/22



AGENDA ITEM ANALYSIS

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

Submitted By: Karen Haynes, Assistant BUILDS Administrator

Date: February 22, 2022

Issue Statement

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

Discussion and/or Analysis

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

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

Consistency with the Comprehensive Plan

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

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

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

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



Compatibility with Surrounding Land Uses

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

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

Capacity to Serve Potential Development and Land Use

Municipal Water and Sewer Service:

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

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

Transportation:

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

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

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

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

Recommended Action

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

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

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

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

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

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

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

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

WHEREAS, the Planning and Zoning commission, by a vote of five (5) Ayes to zero (0) Nays, recommended the approval of such application for rezoning; and

WHEREAS, the application for rezoning and to amend the Zoning Code and Official Zoning Map was submitted to the City Council at its regular meeting on February 22, 2022, after which the City Council did proceed to vote to rezone such property and amend the Zoning Code accordingly.

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

Section 1: The Zoning Code and Official Zoning Map are hereby amended to reflect the rezoning of the real property tract consisting of approximately 40.00 acres located at 3445 East Hines Street in Republic, Missouri, more fully described in the legal description herein below, from Medium Density Single-Family Residential (R1-M) to High Density Single-Family Residential (R1-H).

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

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

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

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

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

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

Attest:

 Matt Russell, Mayor

 Laura Burbridge, City Clerk

Approved as to Form:

Megan E. McCullough

Megan McCullough, City Attorney

Final Passage and Vote:

REZN 22-004: Tiger Creek

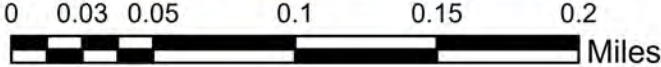
Vicinity Map



Legend

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

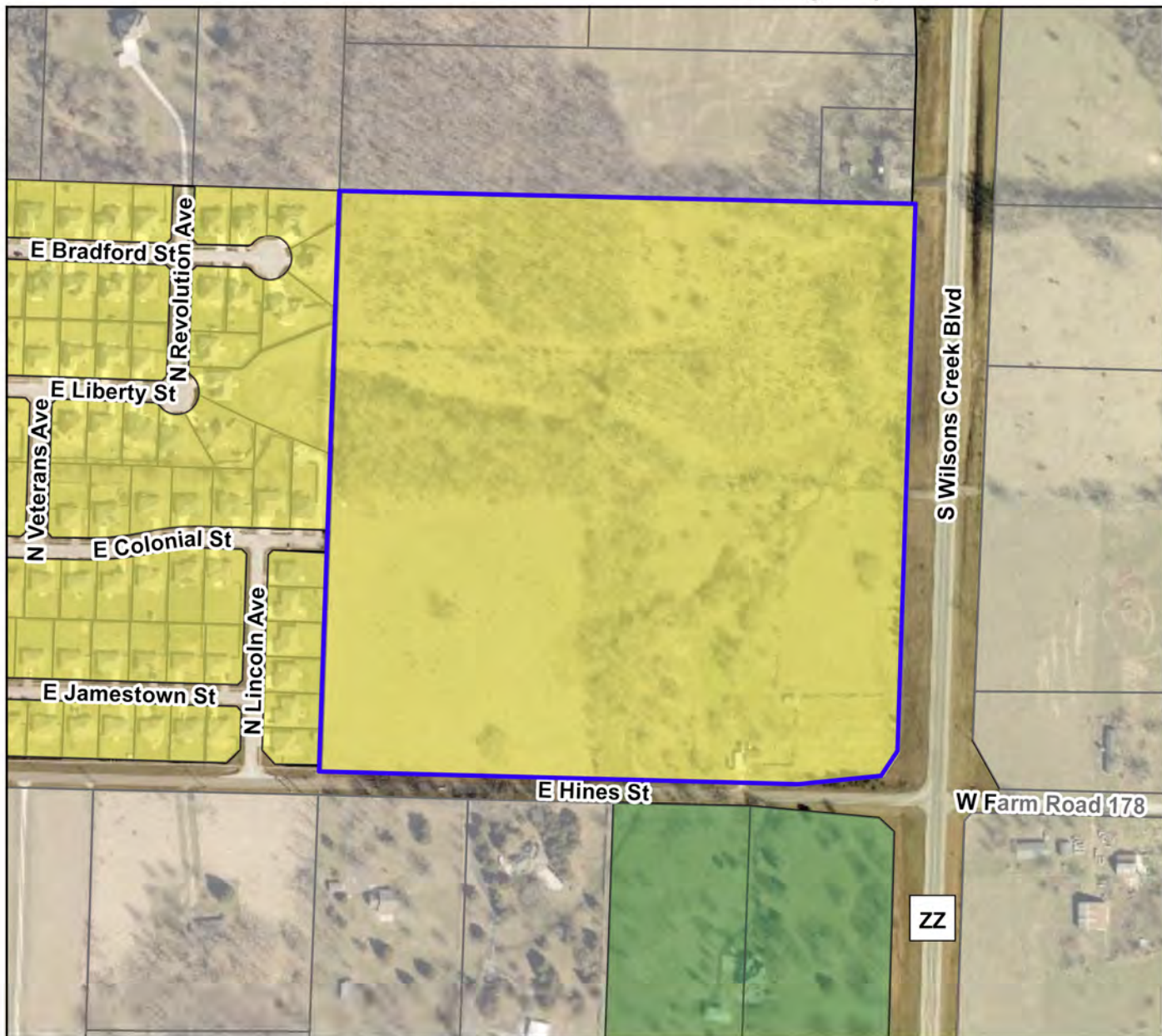
Parcel Owner: S6 Tiger Creek LLC
 Area: 40 Acres
 Existing Zoning: R1-M
 Requested Zoning: R1-H



REZN 22-004: Tiger Creek

Zoning Map

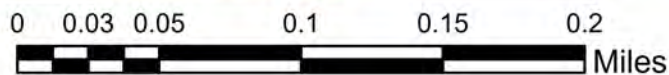
Item 7.



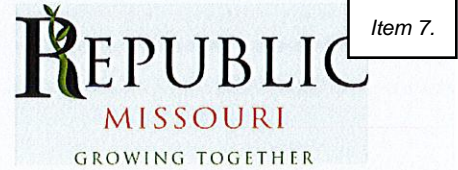
Legend

- REZN 22-004 Tiger Creek
 - Parcels
- ### Zoning
- AG Agricultural
 - C-1 Commercial
 - C-2 General Commercial
 - C-3 General Commercial
 - M-1 Light Manufacturing
 - M-2 Heavy Manufacturing
 - PDD Planned Development
 - R1-L Single Family Low Density
 - R1-M Single Family Medium Density
 - R1-H Single Family High Density
 - R1-Z Zero Lot Line Residential
 - R-2 Two-family Residential
 - R-3 Multi-family Residential

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



Findings of Fact



Date of Hearing: Time: Type of Application:

Name of Applicant: Location:

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

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

Statement of Relevant Facts Found:

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

Commissioner Name: Commissioner Signature: Date:

Findings of Fact

Date of Hearing: Time: Type of Application:

Name of Applicant: Location:

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

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

Statement of Relevant Facts Found:

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

Commissioner Name: Commissioner Signature: Date:

Findings of Fact

Date of Hearing:

02/07/2022

Time:

6:00

Type of Application:

Rezone

Name of Applicant:

Tiger Creek (REZN 22-004)

Location:

Virtual Meeting

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

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

Statement of Relevant Facts Found:

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

Approval Denial

Commissioner Name:

CYNTHIA HYDER

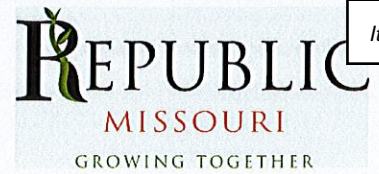
Commissioner Signature:

C. Hyder

Date:

2/7/2022

Findings of Fact



Item 7.

Date of Hearing: Time: Type of Application:

Name of Applicant: Location:

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

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

Statement of Relevant Facts Found:

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

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

Commissioner Name: Commissioner Signature: Date:

Findings of Fact

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

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

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

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

Statement of Relevant Facts Found:

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

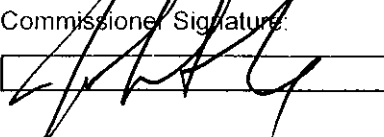
Sarah Thoenen - traffic concerns.

Melissa Barton - traffic concerns, left onto ZZ.

Melissa Stossell - " " " " "

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

Commissioner Name: John Alexander

Commissioner Signature: 

Date: 2/7/22



AGENDA ITEM ANALYSIS

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

Submitted By: Karen Haynes, Assistant BUILDS Administrator

Date: February 22, 2022

Issue Statement

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

Discussion and/or Analysis

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

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

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

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

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

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

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

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

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



Recommended Action

The BUILDS Department recommends approval of the requested Street Vacation.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Attest:

Matt Russell, Mayor

Laura Burbridge, City Clerk

Approved as to Form:

Megan E. McCullough

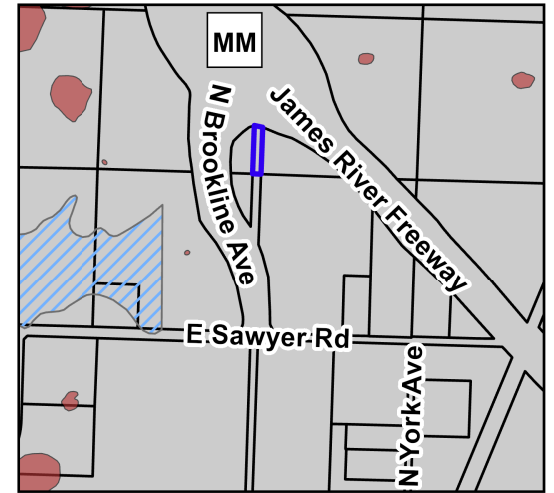
Megan McCullough, City Attorney

Final Passage and Vote:





VACA 22-001: North Brookline Avenue

Item 8.

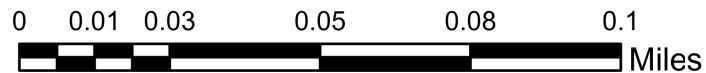
Vicinity Map



Legend

-  VACA 22-001
-  Parcels
-  Sinkhole
-  Floodplain

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



Findings of Fact

Date of Hearing:

02/07/2022

Time:

6:00

Type of Application:

Vacation

Name of Applicant:

Vacation of old Brookline Ave (VAC 22-001)

Location:

Virtual Meeting

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

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

Statement of Relevant Facts Found:

[Empty box for Statement of Relevant Facts Found]

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

Approval Denial

Commissioner Name:

Ransom Ellis III

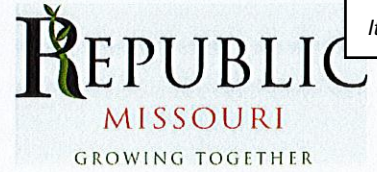
Commissioner Signature:

Ransom Ellis III

Date:

02/07/22

Findings of Fact



Item 8.

Date of Hearing: Time: Type of Application:

Name of Applicant: Location:

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

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

Statement of Relevant Facts Found:

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

Commissioner Name: Commissioner Signature: Date:

Findings of Fact

Date of Hearing:

02/07/2022

Time:

6:00

Type of Application:

Vacation

Name of Applicant:

Vacation of old Brookline Ave (VAC 22-001)

Location:

Virtual Meeting

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

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

Statement of Relevant Facts Found:

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

- Approval Denial

Commissioner Name:

CYNTHIA HYDER

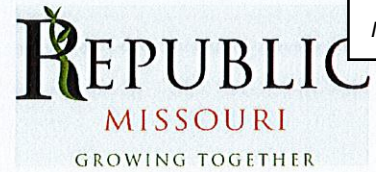
Commissioner Signature:

C. Hyder

Date:

2/7/2022

Findings of Fact



Item 8.

Date of Hearing: Time: Type of Application:

Name of Applicant: Location:

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

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

Statement of Relevant Facts Found:

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

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

Commissioner Name: Commissioner Signature: Date:

Findings of Fact

Date of Hearing: Time: Type of Application:

Name of Applicant: Location:

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

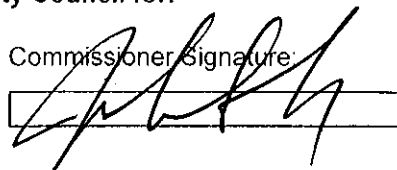
- Conforming to the City's adopted Land Use Plan Yes No
- Conforming to the City's adopted Transportation Plan Yes No
- Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) Yes No
- Compatible with surrounding land uses Yes No
- Able to be adequately served by municipal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

Statement of Relevant Facts Found:

No speakers.

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

Commissioner Name:

Commissioner Signature: 

Date:



AGENDA ITEM ANALYSIS

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

Submitted By: Karen Haynes, Assistant BUILDS Administrator

Date: February 22, 2022

Issue Statement

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

Discussion and/or Analysis

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

Applicant's Proposal

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

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



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

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

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

Consistency with the Planned Development District (PDD) Ordinance

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

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

- The proposed Development Plan shall involve a mixture or variation of land uses or densities.
 - The Iron Grain PDD is a commercial and residential mixed-use development.
- The proposed Development Plan shall involve the provision of all infrastructure deemed necessary to adequately serve the potential development.
 - The Iron Grain PDD Development Plan includes provisions for municipal water and sewer services, a plan for stormwater management, and the construction of internal access to support multiple areas of development within the overall Development Plan.
- The proposed Development Plan shall involve design elements that promote the City of Republic's Comprehensive Plan and other adopted plans of the City.

- The City of Republic's Comprehensive and Land Use Plans promote the expansion of commercial and residential development at locations supported by the City's water, sanitary sewer, and transportation networks; the Iron Grain Development can be adequately supported by the City's existing capacities for water, sewer, and transportation.
- The proposed Development Plan shall involve design elements intended to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to preserve features of historical significance; to facilitate the adequate provision of transportation, water, sewage, schools, parks, and other public improvements.
 - The Iron Grain Development Plan includes the construction of internal access between multiple uses and connections to Olde Brookline Avenue (City Street), East Sawyer Road (City Street), and State Highway MM (Primary Arterial), utilizing the existing deeded access on the State Highway.

Consistency with the Comprehensive Plan

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

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

- **Goal:** Support market conditions to develop a greater variety of residential and commercial options
 - **Objective:** Support opportunities to create new destination-style commercial development
 - **Objective:** Support a variety of housing developments and styles to ensure a range of options are available
- **Goal:** Support new development that is well-connected to the existing community
 - **Objective:** Encourage development that improves and expands upon existing infrastructure
 - **Objective:** Promote development aligning with current adopted plans of the City
 - **Objective:** Support the development of vacant parcels as opportunities for densification that is harmonious with surrounding development
 - **Objective:** Allow for mixed-use development (commercial, residential) at highly visible vacant properties
- **Goal:** Pursue partnerships to support new development
 - **Objective:** Leverage current and planned infrastructure expansions and improvements

Compatibility with Surrounding Land Uses

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

- North: Agricultural (AG), across James River Expressway
 - Farmland
- South: Agricultural (AG), across East Sawyer Road
 - Church
- East: General Commercial (C-2), Agricultural (AG)
 - Farr Better Plumbing Contractor Office & Warehouse, Republic Fire Station #2
- West: Eclipse Event Center Planned Development District, across State Highway MM
 - Property is vacant, under consideration for Rezoning (commercial & industrial)

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

Capacity to Serve Potential Development and Land Use

Municipal Water and Sewer Service: This proposed development can be served by City of Republic sanitary sewer and water service. A (15) inch gravity sanitary sewer line currently runs through the property from east to west, parallel to the floodplain, to an existing Lift Station (Brookline South Lift Station) on the west side of State Highway MM. An existing (12) inch City of Republic water main is located on the north side of East Sawyer Road that connects and loops a water main on East Sawyer to a water main running parallel to State Highway MM. The development of the subject property will require the addition of new water and gravity sewer main extensions to serve the identified areas within the development; dedications of the new water and sewer infrastructure will be completed during the Final Platting Process.

The wastewater generated by the development will flow to the relocated Brookline South Lift Station, McElhaney Lift Station, and the Shuyler Creek Lift Station before being pumped through a series of force mains to the Wastewater Treatment Facility. The City is currently working on the additional infrastructure implementation of the Wastewater Master Plan, which will include upgrades to the McElhaney Lift Station in 2022, which will increase the capacity of wastewater flowing from areas north and west of US Highway 60, to accommodate present and future development in the area.

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

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



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

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

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

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

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

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

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

Recommended Action

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

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

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

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

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

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

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

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

WHEREAS, the public hearing on the application and Development Plan was conducted by the Planning and Zoning Commission on February 7, 2022, after which the Commission rendered written findings of fact on the proposed amendment, Development Plan, and rezoning and, thereafter, submitted the same, together with its recommendations, to the Council; and

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Attest:

Matt Russell, Mayor

Laura Burbridge, City Clerk

Approved as to Form:

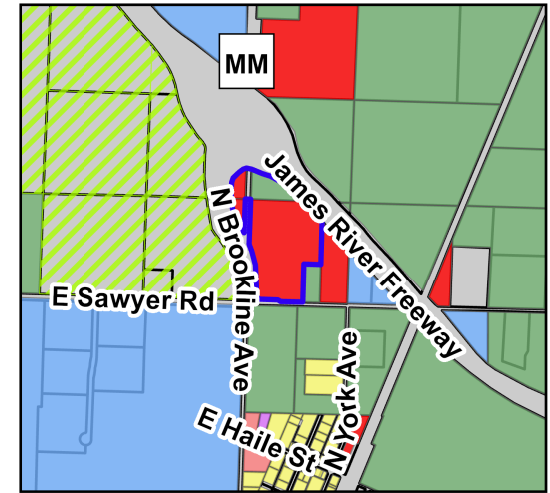
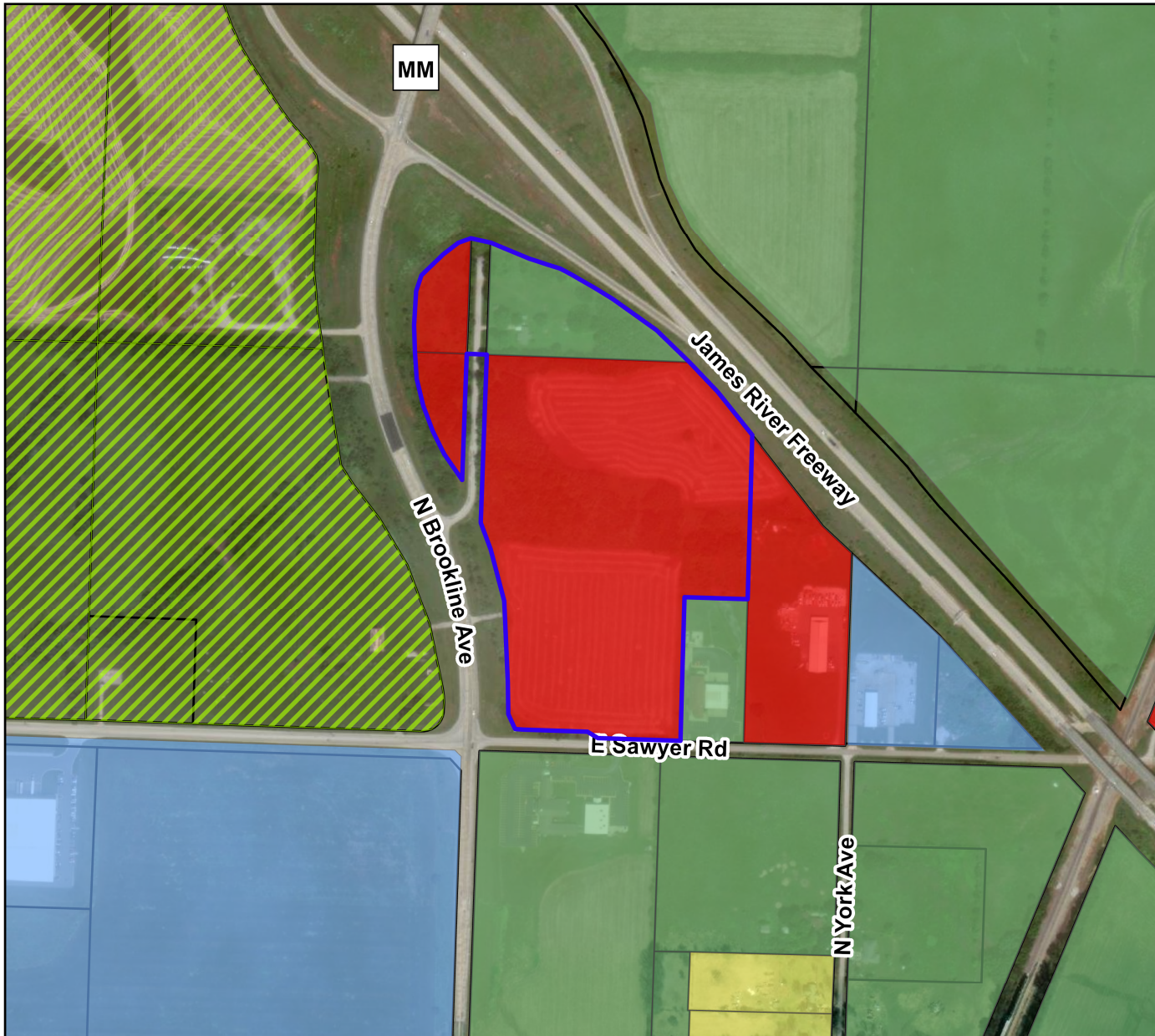
Megan E. McCullough

Megan McCullough, City Attorney

Final Passage and Vote:

PDD 22-002: Iron Grain District

Zoning Map



Legend

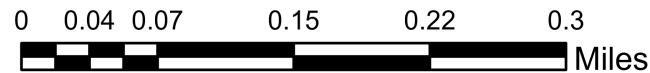
 PDD 22-002 Iron Grain District

 Parcels

Zoning

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

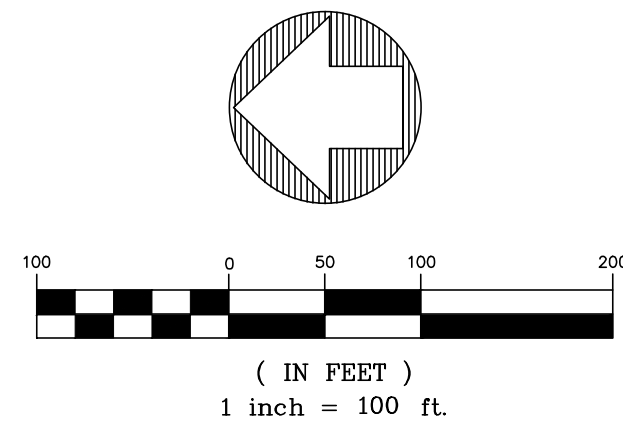
Parcel Owner: Magers Republic No 3C LLC
 Area: 30.19 Acres
 Existing Zoning: C-2 and AG
 Requested Zoning: PDD (Iron Grain District)



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

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

IRON GRAIN PDD EXHIBIT



PDD GENERAL NOTES:

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

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

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

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

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

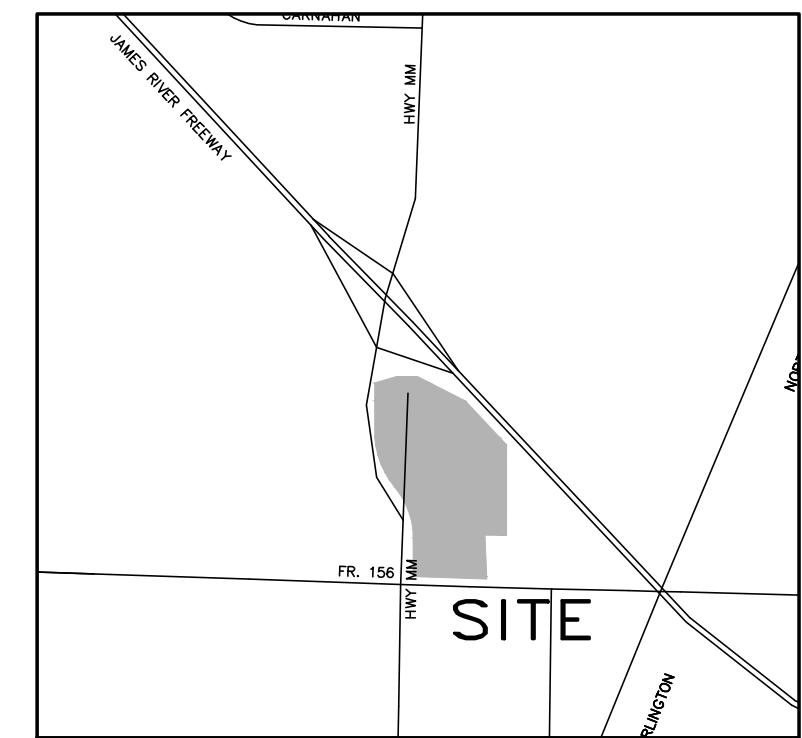
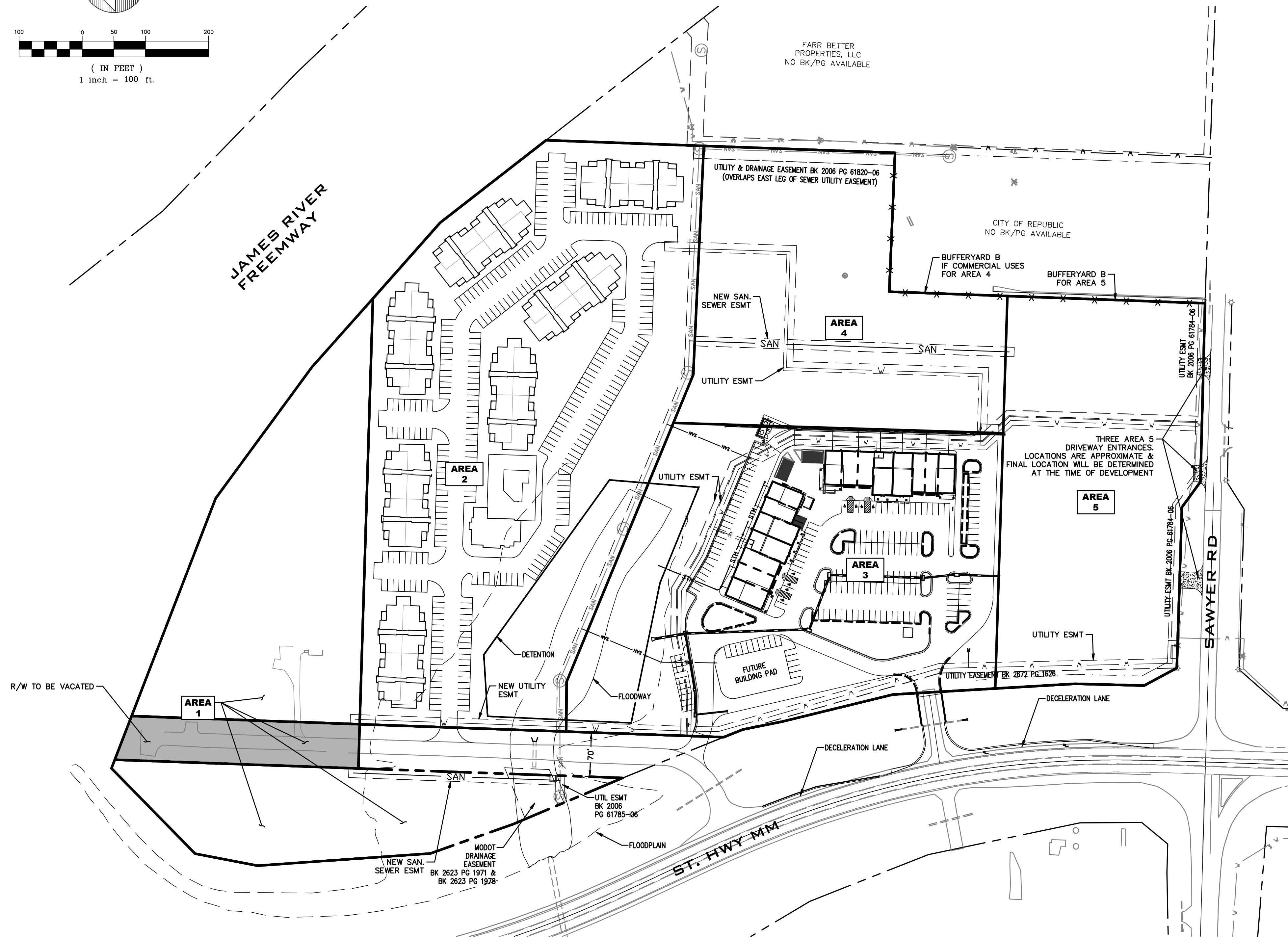
*ACTUAL AREA OF LOTS AND NUMBER OF LOTS IS SUBJECT TO CHANGE BASED ON DEVELOPMENT NEEDS THROUGH THE ADMINISTRATIVE REPLATING PROCESS AFTER APPROVAL OF THE FINAL PLAT.

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

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

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

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



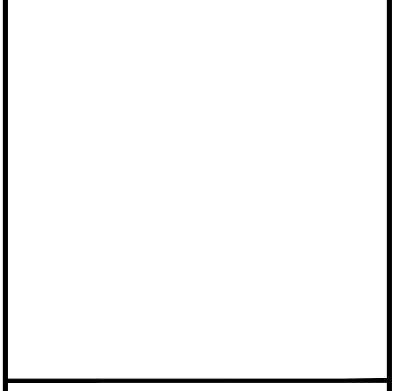
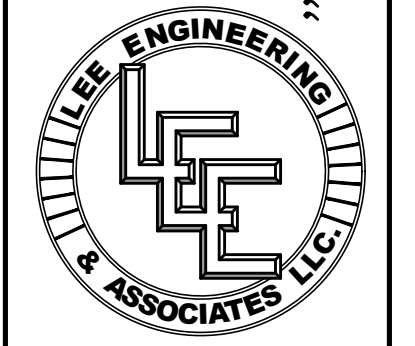
VICINITY MAP
NOT TO SCALE

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

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

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

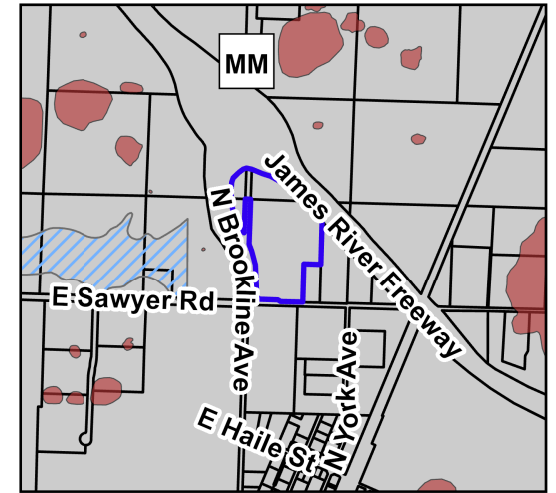
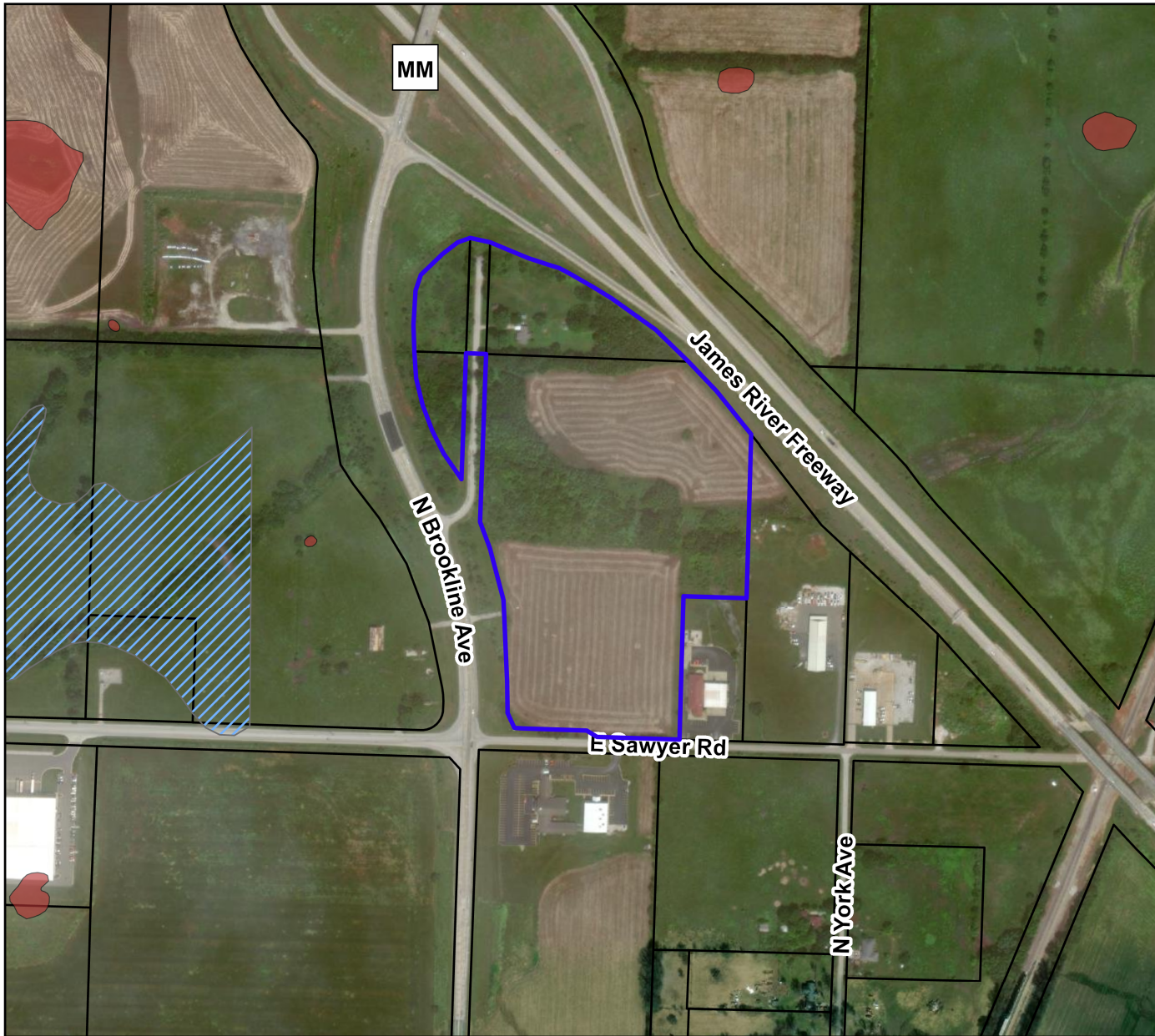
LEE Engineering & Associates, L.L.C.
1200 E. Woodhurst Dr., Suite D200
Springfield, Missouri 65804
417-886-9100 (phone) 417-886-9336 (fax)
dlee@leeengineering.biz







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

PDD 22-002: Iron Grain District

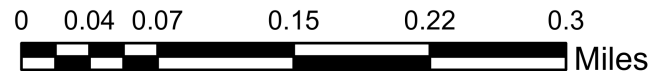
Vicinity Map



Legend

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

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



Findings of Fact

Date of Hearing: Time: Type of Application:

Name of Applicant: Location:

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

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

Statement of Relevant Facts Found:

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

Commissioner Name: Commissioner Signature: Date:

Findings of Fact

Date of Hearing: Time: Type of Application:

Name of Applicant: Location:

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

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

Statement of Relevant Facts Found:

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

Commissioner Name: Commissioner Signature: Date:

Findings of Fact

Date of Hearing:

02/07/2022

Time:

6:00

Type of Application:

Planned Development District

Name of Applicant:

Iron Grain District PDD (PDD 22-002)

Location:

Virtual Meeting

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

Conforming to the City's adopted Land Use Plan

Yes

No

Conforming to the City's adopted Transportation Plan

Yes

No

Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.)

Yes

No

Compatible with surrounding land uses

Yes

No

Able to be adequately served by municipal infrastructure

Yes

No

Aligned with the purposes of RSMo. 89.040

Yes

No

Statement of Relevant Facts Found:

[Empty box for Statement of Relevant Facts Found]

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

Approval

Denial

Commissioner Name:

CYNTHIA HYDER

Commissioner Signature:

C. Hyder

Date:

2/9/2022

Findings of Fact

Date of Hearing:

02/07/2022

Time:

6:00

Type of Application:

Planned Development District

Name of Applicant:

Iron Grain District PDD (PDD 22-002)

Location:

Virtual Meeting

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

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

Statement of Relevant Facts Found:

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

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

Approval Denial

Commissioner Name:

Brian Debraun

Commissioner Signature:

Brian Debraun

Date:

2-7-22

Findings of Fact

Date of Hearing: Time: Type of Application:

Name of Applicant: Location:

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

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

Statement of Relevant Facts Found:

No speakers.

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

Commissioner Name:

Commissioner Signature:

Date:



AGENDA ITEM ANALYSIS

Project/Issue Name: 22-R-11 A Resolution of the City Council to Approve Bartlett & West As Engineering Officials For The City Of Republic Quiet Zone Study

Submitted By: Garrett Brickner, Engineering Manager

Date: Tuesday, February 22, 2022

Issue Statement

A Resolution to Approve Bartlett & West As Engineering Officials For The City Of Republic Quiet Zone Study.

Discussion and/or Analysis

The City released a Request for Qualifications (RFQ) to engineering and architectural firms in the region in September 2021. A total of thirteen firms submitted qualifications for review, including the firm Bartlett & West. After scoring three engineering firms from the previously approved list, it was decided that Bartlett & West is best suited and qualified for the City of Republic quiet zone study.

Bartlett & West has provided preliminary costs to provide an Engineering Study for the Quiet Zone at an amount not to exceed \$50,000.00.

Recommended Action

Staff recommends approval.

A RESOLUTION OF THE CITY COUNCIL TO APPROVE BARTLETT & WEST AS ENGINEERING OFFICIALS FOR THE CITY OF REPUBLIC QUIET ZONE STUDY

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

WHEREAS, in September 2021, the City released to engineering and architectural firms in the region a Request for Qualifications (RFQ) to serve in the capacity as the engineering officials for the City's Quiet Zone Study by preparing and providing the Engineering Study; and

WHEREAS, a total of thirteen firms submitted qualifications for review, including the firm Bartlett & West; and

WHEREAS, after scoring, the City determined Bartlett & West is best suited and qualified to serve as the engineering officials for the City's Quiet Zone Study to prepare and provide the Engineering Study; and

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

- Section 1.** The City Administrator, or designee, on behalf of the City, is authorized to select and retain Bartlett & West to prepare and provide the Engineering Study for the City's Quiet Zone Study, the cost of which shall not exceed \$50,000.
- Section 2.** The City Administrator, or designee, on behalf of the City, is authorized to take the necessary steps to execute this Resolution.
- Section 3.** The whereas clauses are hereby specifically incorporated herein by reference.
- Section 4.** This Resolution shall take effect after passage as provided by law.

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

Matt Russell, Mayor

Attest:

Laura Burbridge, City Clerk

Approved as to Form:

Megan E. McCullough

Megan McCullough, City Attorney

Final Passage and Vote:



AGENDA ITEM ANALYSIS

Project/Issue Name: 22-R-12 A Resolution of the City Council Authorizing the Police Department to Apply for Two (2) Reimbursable 2022-2023 Missouri Highway Safety Program Traffic Safety Grants.

Submitted By: Jamie Burks, Operations Lieutenant

Date: February 22, 2022

Issue Statement

The Republic Police Department is requesting authorization to apply for two (2) reimbursable Missouri Highway Safety Program Grants of 2022-2023 that provide funding directly to law enforcement agencies having primary law enforcement authority to increase their focus on Traffic Safety and Sobriety Checkpoints/DWI Enforcement.

Discussion and/or Analysis

The Republic Police Department will work in cooperation with the Missouri Highway Safety Division to address Traffic Safety through two grants:

- “Hazardous Driving Enforcement & Education”: \$8,000.00; Including: Personnel overtime costs.
- “Sobriety Checkpoints/DWI Enforcement”: \$10,000.00; Including: Personnel overtime costs.

The total requested for the two grants will be \$18,000. If approved, the monies would be available for overtime enforcement beginning October 1, 2022 through September 30, 2023; aimed at targeting hazardous vehicle violations in high volume vehicle collision locations and DWI driving throughout Republic.

Recommended Action

Staff recommends approval.

RESOLUTION NO. 22-R-12

A RESOLUTION OF THE CITY COUNCIL AUTHORIZING THE POLICE DEPARTMENT TO APPLY FOR TWO (2) REIMBURSABLE 2022-2023 MISSOURI HIGHWAY SAFETY PROGRAM TRAFFIC SAFETY GRANTS

WHEREAS, the City of Republic, Missouri, (herein called the “City” and “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 Republic Police Department desires to apply for two (2) reimbursable grants for the years 2022-2023 years dealing with Hazardous Driving Enforcement Education and Sobriety Checkpoints/DWI Enforcement; and

WHEREAS, the passage of this resolution will authorize the Republic Police Department to apply for two (2) reimbursable Missouri Highway Safety Program Grants for Traffic Enforcement; and

WHEREAS, if awarded, the potential grant funds of \$18,000.00 will be used for the enforcement of Hazardous Driving Enforcement and Education and Sobriety Checkpoints/DWI Enforcement within the City limits; and

WHEREAS, the City Council finds that participating in these grant opportunities will result in beneficial savings to the City and increase safety and security for the City’s citizens and guests.

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

Section 1. The Republic Police Department is authorized to apply for two (2) reimbursable Missouri Highway Safety Program Grants for the years 2022-2023 for the purpose of funding Hazardous Driving Enforcement and Education and Sobriety Checkpoints/DWI Enforcement capabilities.

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

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

Matt Russell, Mayor

Attest:

Laura Burbridge, City Clerk

Approved as to Form:

RESOLUTION NO. 22-R-12

RESOLUTION NO. 22-R-12

Megan E. McCullough

Megan McCullough, City Attorney

Final Passage and Vote:



CITY COUNCIL AUTHORIZATION

On _____, 20__ the Council of _____
_____ held a meeting and discussed the City's participation
in Missouri's Highway Safety Program.

It is agreed by the Council that the City of _____
will participate in Missouri's Highway Safety Program.

It is further agreed by the Council that the Chief of Police will investigate the
financial assistance available under the Missouri Highway Safety Program for
Traffic Enforcement and report back to the Council his/her recommendations.
When funding through the Highway Safety Division is no longer available, the
local government entity agrees to make a dedicated attempt to continue support
for this traffic safety effort.

Council Member

Council Member

Council Member

Council Member

Council Member

Council Member

Council Member

Council Member

Mayor



Highway Safety and Traffic Division
P.O. Box 270
Jefferson City, MO 65102
1-800-800-2358 or 573-751-4161

CITY COUNCIL AUTHORIZATION

On _____, 20__ the Council of _____
_____ held a meeting and discussed the City's participation
in Missouri's Highway Safety Program.

It is agreed by the Council that the City of _____
will participate in Missouri's Highway Safety Program.

It is further agreed by the Council that the Chief of Police will investigate the
financial assistance available under the Missouri Highway Safety Program for
Traffic Enforcement and report back to the Council his/her recommendations.
When funding through the Highway Safety Division is no longer available, the
local government entity agrees to make a dedicated attempt to continue support
for this traffic safety effort.

Council Member

Council Member

Council Member

Council Member

Council Member

Council Member

Council Member

Council Member

Mayor



AGENDA ITEM ANALYSIS

Project/Issue Name: 22-R-13 A Resolution of the City Council Authorizing the Parks & Recreation Director to Enter into a Contract with Sapp Design Architects Associates for Providing Architectural Services on Parks & Recreation Related Projects.

Submitted By: Jared Keeling, Parks & Recreation Director

Date: Tuesday, February 22, 2022

Issue Statement

A resolution authorizing the Parks & Recreation Director to enter into a contract with Sapp Design Architects for architectural services.

Discussion and/or Analysis

The City of Republic released a Request for Qualifications (RFQ) to architectural firms in the region in November 2021 for as-needed architectural services for general City and Parks & Recreation projects in 2022. A total of 11 firms responded to that RFQ and were approved at the December 14th City Council meeting. Following approval by council, the Parks & Recreation Department scored all firms based upon their qualifications to perform the following work:

- Partial schematic design service to develop concept designs and renderings for four possible upcoming projects – a new regional park featuring an Athletic Complex, expansion of the Republic Aquatic Center, The LOOP at J.R. Martin Park, and improvements to Brookline Park.

A total of eight firms were selected for an interview with five ultimately accepting. The five firms interviewed were Arkifex Studios, Buxton Kubik Dodd, H Design Group, Olsson Associates, and Sapp Design Architects. These firms were scored again throughout the interview process based upon qualifications, project understanding and experience, project approach, quality of project team and overall presentation, and familiarity with our department.

After final scoring, we are requesting approval to enter into contract with Sapp Design Architects for architectural services for the projects listed above. Staff has worked through the attached contract and proposed fee (\$127,130) and wish to move forward.

Recommended Action

Staff recommends approval.

A RESOLUTION OF THE CITY COUNCIL AUTHORIZING THE PARKS & RECREATION DIRECTOR TO ENTER INTO A CONTRACT WITH SAPP DESIGN ARCHITECTS ASSOCIATES FOR PROVIDING ARCHITECTURAL SERVICES ON PARKS & RECREATION RELATED PROJECTS

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

WHEREAS, City Council approved a list of qualified architectural firms via Resolution on December 14, 2021; and

WHEREAS, City staff completed interviews of approved firms and selected Sapp Design Architects as the most qualified for the projects under consideration.

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

Section 1. That Parks and Recreation Director Jared Keeling is authorized to retain Sapp Design Architects Associates for the purpose of designing, planning, and providing construction management of The LOOP at J.R. Martin Park and for providing design renderings for potential projects including an Athletic Complex, Republic Aquatic Center expansion, and Brookline Park improvements, the cost for which is proposed to be \$127,130, and other additional scope and terms of which are set forth in the agreement included with Director Keeling’s staff report.

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

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

Matt Russell, Mayor

Attest:

Laura Burbridge, City Clerk

Approved as to Form:

Megan E. McCullough

Megan McCullough, City Attorney

Final Passage and Vote: