



AGENDA

**Planning and Zoning Commission Meeting
Municipal Court Building, 540 Civic Blvd
April 11, 2022 at 6:00 PM**

Call Meeting to Order

Approve Agenda

Approve Minutes

- 1. Draft Minutes for March 7, 2022.** Possible Vote to Approve Minutes from March 7 meeting of the Planning and Zoning Commission.

Meeting Procedures

Public Hearings

- 2. REZN 22-006.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Four Point Nine-Two (4.92) Acres, Located at 1022 North Republic Commons Drive, from General Commercial (C-2) to Multi-Family Residential (R-3)
- 3. PDD 21-005.** Public Hearing and Possible Vote to Recommend the Approval of an Application to Change the Zoning Classification of Approximately Ninety-One Point Five-Five (91.55) Acres, Located at the 6500 Block of West US Highway 60, from Agricultural (AG) and Light Industrial (M-1) and to Wilson's Valley Planned Development District (PDD)
- 4. SU 22-001.** Public Hearing and Possible Vote to Recommend the Approval of an Application for a Special Use Permit by Wilmoth Oil Company LLC for a Boat, Vehicle, or Self-Storage Facility at the Southwest Termination of West Civic Boulevard.

Other Business

Citizen Participation

Community Development Department Update

Adjournment

Individuals addressing the Commission 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.**



REPUBLIC
MISSOURI

MINUTES

**Planning and Zoning Commission Meeting
Municipal Court Building, 540 Civic Blvd
March 07, 2022 at 6:00 PM**

Call Meeting to Order

PRESENT

Commissioner John Alexander
Commissioner Darran Campbell
Commissioner Brian Doubrava
Commissioner Ransom Ellis
Council Liaison Garry Wilson

ABSENT

Commissioner Cynthia Hyder

Approve Agenda

Motion made by Commissioner Doubrava, Seconded by Commissioner Campbell.

Voting Yea: Commissioner Alexander, Commissioner Campbell, Commissioner Doubrava, Commissioner Ellis

Approve Minutes

- 1. Minutes Approval - 2/7/22.** Possible Vote to Approve the Minutes for the Planning and Zoning Commission Meeting on February 7, 2022.

Motion made by Commissioner Alexander, Seconded by Commissioner Doubrava.

Voting Yea: Commissioner Alexander, Commissioner Campbell, Commissioner Doubrava, Commissioner Ellis

Meeting Procedures

Public Hearings

- 2. REZN 22-001.** Public Hearing and Possible Vote to Recommend the Approval of an Application to Change the Zoning Map by Tracy Carter for 0.94 Acres at 221 East US Highway 60 from Local Commercial (C-1) to General Commercial (C-2).

Motion made by Commissioner Doubrava, Seconded by Commissioner Campbell.

Voting Yea: Commissioner Alexander, Commissioner Campbell, Commissioner Doubrava, Commissioner Ellis

- 3. REZN 22-002.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Six Point Three Zero (6.30) Acres, Located at 6021 West US Highway 60, from Agricultural (AG) and Light Industrial (M-1) to Heavy Industrial (M-2)

Motion made by Commissioner Campbell, Seconded by Commissioner Alexander.

Voting Yea: Commissioner Alexander, Commissioner Campbell, Commissioner Doubrava,



Commissioner Ellis

- 4. **REZN 22-005.** Public Hearing and Possible Vote to Recommend the Approval of an Application to Change the Zoning Map by Solarplex LLC for 6.02 Acres at the 4100 Block of South Farm Rod 103 Local Commercial (C-1) to General Commercial (C-2).

Motion made by Commissioner Doubrava, Seconded by Commissioner Campbell.
 Voting Yea: Commissioner Alexander, Commissioner Campbell, Commissioner Doubrava, Commissioner Ellis

- 5. **ORD 22-001.** Public Hearing and Possible Vote to Recommend the Approval of Amendments to Chapter 405 Zoning Regulations

Motion made by Commissioner Campbell, Seconded by Commissioner Alexander.
 Voting Yea: Commissioner Alexander, Commissioner Campbell, Commissioner Doubrava, Commissioner Ellis

Other Business

- 6. **Vice-Chairperson Nominees.** Possible Nomination and Vote for new Vice-Chairperson.

Darran Campbell was nominated as Vice-Chairperson by Chairperson Ransom Ellis.

Motion made by Commissioner Ellis, Seconded by Commissioner Doubrava.
 Voting Yea: Commissioner Alexander, Commissioner Campbell, Commissioner Doubrava, Commissioner Ellis

Citizen Participation

Community Development Department Update

Adjournment

Motion made by Commissioner Doubrava, Seconded by Commissioner Alexander.
 Voting Yea: Commissioner Alexander, Commissioner Campbell, Commissioner Doubrava, Commissioner Ellis

Karen Haynes, Planning Manager

Ransom Ellis, Chairman





EXHIBIT A

Project/Issue Name: REZN 22-006. Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Four Point Nine-Two (4.92) Acres, Located at 1022 North Republic Commons Drive, from General Commercial (C-2) to Multi-Family Residential (R-3)

Submitted By: Republic Land LLC

Presented By: Karen Haynes, Assistant BUILDS Administrator

Date: April 11, 2022

ISSUE IDENTIFICATION

Republic Land LLC has applied to change the Zoning Classification of approximately **4.92 acres** of property located at 1022 North Republic Commons Drive from General Commercial (C-2) to **Multi-Family Residential (R-3)**.

DISCUSSION AND ANALYSIS

The property subject to this Rezoning Application consists of approximately (4.92) acres of land located at 1022 North Republic Commons Drive; the property is currently vacant. Republic Land LLC recently combined Lots 6 and 7 of the Republic Commons Phase One Subdivision, with the intention to develop an Assisted Living Facility.

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

Consistency with the Comprehensive Plan

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

- **Goal:** 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



EXHIBIT A

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

The general trend in the vicinity of the subject property is commercial retail and food establishments.

Compatibility with Surrounding Land Uses

The subject property is surrounded by General Commercial (C-2) to the north, east, south, and west.

The land uses permitted in the Multi-Family Residential (R-3) Zoning District include multi-family dwellings, limited single and two-family residential, and residential care/assisted living facilities.

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 mains located onsite. An (8) inch water main is located along North Republic Commons Drive and an (8) inch gravity sewer main is located along the eastern boundary line of the subject property. The sanitary sewer will flow from the site to the Shuyler Creek Lift Station before it is pumped to the Wastewater Treatment Facility.

The water system, named Lift Station, 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 property currently has legal access to North Republic Commons Drive. The traffic impact of the proposed use has been initially evaluated by the City Engineer; the proposed use generates less trips than the Permitted Uses within the General Commercial Zoning District.

A Traffic Impact Study (TIS) may be required should the intended use change. Development of the property will require adherence to the City's Transportation Plan and the Adopted Transportation Map.

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

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



EXHIBIT A

STAFF RECOMMENDATION

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.**

REZN22-006: 1022 N. Republic Commons Dr.

Item 2.

Zoning Map



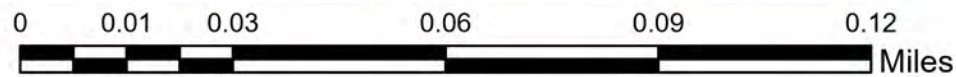
Legend

- Republic Land LLC
- Floodplain
- Sinkhole

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
- Parcels

Parcel Owner: Republic Land LLC
Parcel Address: 1022 N Republic Commons Dr
Parcel Id Number: 881716300141
Area: 4.92 acres
Ward 2
Current Zoning: C-2
Request Zoning: R-3 Multi-family



REZN22-006: 1022 N. Republic Commons Dr.

Item 2.

Vicinity Map



Legend

-  Republic Land LLC
-  Floodplain
-  Sinkhole
-  Parcels

Parcel Owner: Republic Land LLC
Parcel Address: 1022 N Republic Commons Dr
Parcel Id Number: 881716300141
Area: 4.92 acres
Ward 2
Current Zoning: C-2
Request Zoning: R-3 Multi-family





EXHIBIT B

Project/Issue Name: **PDD 21-005.** Public Hearing and Possible Vote to Recommend the Approval of an Application to Change the Zoning Classification of Approximately Ninety-One Point Five-Five (91.55) Acres, Located at the 6500 Block of West US Highway 60, from Agricultural (AG) and Light Industrial (M-1) and to Wilson’s Valley Planned Development District (PDD)

Submitted By: Wilson’s Valley, LLC

Presented By: Karen Haynes, Assistant BUILDS Administrator

Date: April 11, 2022

ISSUE IDENTIFICATION

Wilson’s Valley, LLC has applied to change the Zoning Classification of approximately (91.55) acres of property located at the 6500 Block of West US Highway 60 South from Agricultural (AG) and Light Industrial (M-1) to **Wilson’s Valley Planned Development District (PDD)**.

DISCUSSION AND ANALYSIS

The property subject to this Rezoning Application is comprised of approximately **(91.55) acres** of land located at the southeast intersection of West US Highway 60 and South Farm Road 101. The property is currently utilized as farmland and contains no 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 development consisting of (8) Commercial Lots (11.785 acres), two areas of Multi-Family Dwellings (27.196 acres), (160) Single-Family Residential Lots (28.785 acres), and Regional Detention. The Development Plan also contains new water, sanitary sewer, and stormwater systems to support the development and the required Collector and Primary Arterial Streets.

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

- **Area A: General Commercial (C-2)**
 - Total Area: 11.785 acres
 - Permitted Uses: Commercial Uses, as permitted in the General Commercial (C-2) Zoning Districts at the time of development
 - Maximum Lot Coverage: 90%



EXHIBIT B

- Setbacks:
 - Front: 15 Feet
 - Rear: 15 Feet
 - Interior Side Setback: 6 Feet
 - Side Street Setback: 15 Feet
- **Area B: Single-Family Residential**
 - Total Area: 28.785 acres
 - Permitted Uses: Single-Family Residential
 - Density: 7.26 Dwelling Units/Acre;
 - Minimum Lot Size: 6000 SF
 - Single-Family Dwelling Units: 160 Lots
 - Phase One: 68
 - Phase Two: 92
 - Setbacks:
 - Front: 20 Feet
 - Rear: 25 Feet
 - Interior Side Setback: 5 Feet
 - Side Street Setback: 15 Feet
- **Area C: Multi-Family Residential**
 - Total Area: 27.196 acres
 - Permitted Uses: Multi-Family Residential
 - Density: 9 Dwelling Units/Acre;
 - Multi-Family Dwelling Units: 228
 - Setbacks, compliant with Section 405.540:
 - Front: 15 Feet
 - Rear: 15 Feet
 - Interior Side Setback: 15 Feet
 - Side Street Setback: 15 Feet

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

Consistency with the Planned Development District (PDD) Ordinance

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



EXHIBIT B

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.
 - Wilson’s Valley is a mixed-use development consisting of commercial lots, multi-family, and single-family residential dwelling units.
- The proposed Development Plan shall involve the provision of all infrastructure deemed necessary to adequately serve the potential development.
 - The Wilson’s Valley PDD Development Plan includes provisions for municipal water and sewer services, a plan for stormwater management, and the construction and dedication of a Collector Street and a portion of a Primary Arterial Street, identified in the City’s Major Thoroughfare Plan.
- The proposed Development Plan shall involve design elements that promote the City of Republic’s Comprehensive Plan and other adopted plans of the City.
 - The City of Republic’s Comprehensive and Land Use Plans promote the expansion of commercial and residential development at locations supported by the City’s water, sanitary sewer, and transportation networks; the Wilson’s Valley Development can be adequately supported by the City’s existing capacities for water, sewer, and transportation.
- The proposed Development Plan shall involve design elements intended to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to preserve features of historical significance; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public improvements.
 - The Wilson’s Valley Development Plan includes the construction of a Collector Street and a portion of a Primary Arterial Street identified on the City’s Major Thoroughfare Plan. These public streets will connect the development to US Highway 60 and West Republic Road via two planned public streets; the Primary Arterial will provide a connection between US Highway 60 and West Republic Road; the Collector will provide a segment of a new east-west corridor, parallel to West Republic Road. The lots within the development will utilize the new Local Streets identified in the Development Plan; the Local Streets will connect to both the Collector and the Primary Arterial Streets.

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

**EXHIBIT B**

described generally throughout the Plan with regard to the **relationship of land at particular locations to infrastructure capable of supporting various intensities and densities of uses.**

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

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

Compatibility with Surrounding Land Uses

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

- North (across Railroad Spur Line): Greene County Agricultural and Light Manufacturing, Railroad Spur Line
- South: Greene County Agricultural and Agricultural Residential
- East: Greene County Agricultural and Suburban Residential
- West: Old Stone and 60 West Planned Development Districts

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

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

Municipal Water and Sewer Service: This site is currently served/in proximity to City of Republic sanitary sewer and water service; an existing sanitary sewer main runs through the property and an existing water main is on the west side of South Farm Road 101. A (15) inch gravity sanitary sewer line currently runs through the property north to south; a (10) inch water main runs parallel along the western side of South Farm Road 101, adjacent to the subject property. The development of the subject property will require the addition of new water and gravity sewer main extensions to serve the Lots within the development; the location of existing water and sewer mains are located on the Development Plan. The exact location of new water and sewer mains to serve individual lots will be determined in the engineering and design phases for each phase of the project.

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

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

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

The Applicant performed a Traffic Impact Study (TIS), reviewed by MODOT and the City of Republic, to analyze the impact of the traffic generated from the proposed development. The results of the TIS indicates the proposed full buildout of the development warrants a traffic signal at the new intersection of the Primary Arterial Street (existing South Farm Road 103) with US Highway 60, which is a part of the planned transportation improvements of an adjacent development to the north and MODOT's programmed improvements for the realignment of State Highway MM. Additional improvements will be dependent upon phasing of the development and the timing of major transportation improvements by the City of Republic and/or MODOT.

The development of the new Primary Arterial Street coincides with MODOT's preliminary plans to build a new segment of State Highway MM, to intersect with US Highway 60 to the north and West Republic Road/State Highway ZZ to the south. The exact location of the Primary Arterial will be determined



EXHIBIT B

through the engineering and design phase, which will be reviewed by MODOT and the City of Republic. The Developer will dedicate the required 110 feet of Right-of-Way, required by the City's Major Thoroughfare and Transportation Plans, during development; the Developer will be responsible for constructing the portions of the Primary Arterial required to support their development throughout the various phases. The City of Republic will dedicate Right-of-Way collected during the Final Platting Process to MODOT should MODOT move forward with the planned improvement in the future.

The City will be working with MODOT, the Applicant, and adjacent property owners to facilitate additional improvements to MODOT's preliminary plans for a new segment of State Highway MM, throughout the development process.

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

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

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

Sinkholes: The subject parcel **does** contain identified sinkholes; 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.

STAFF RECOMMENDATION

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

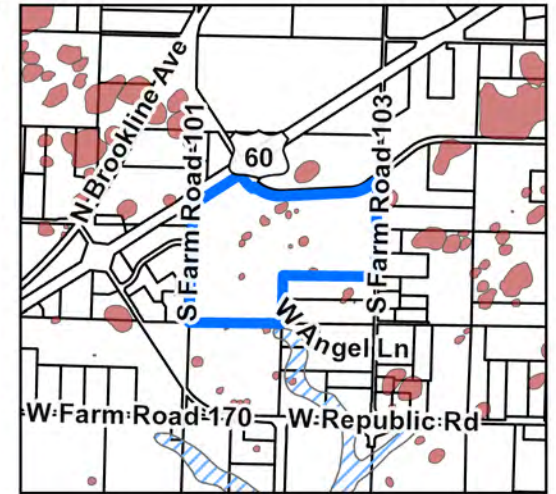
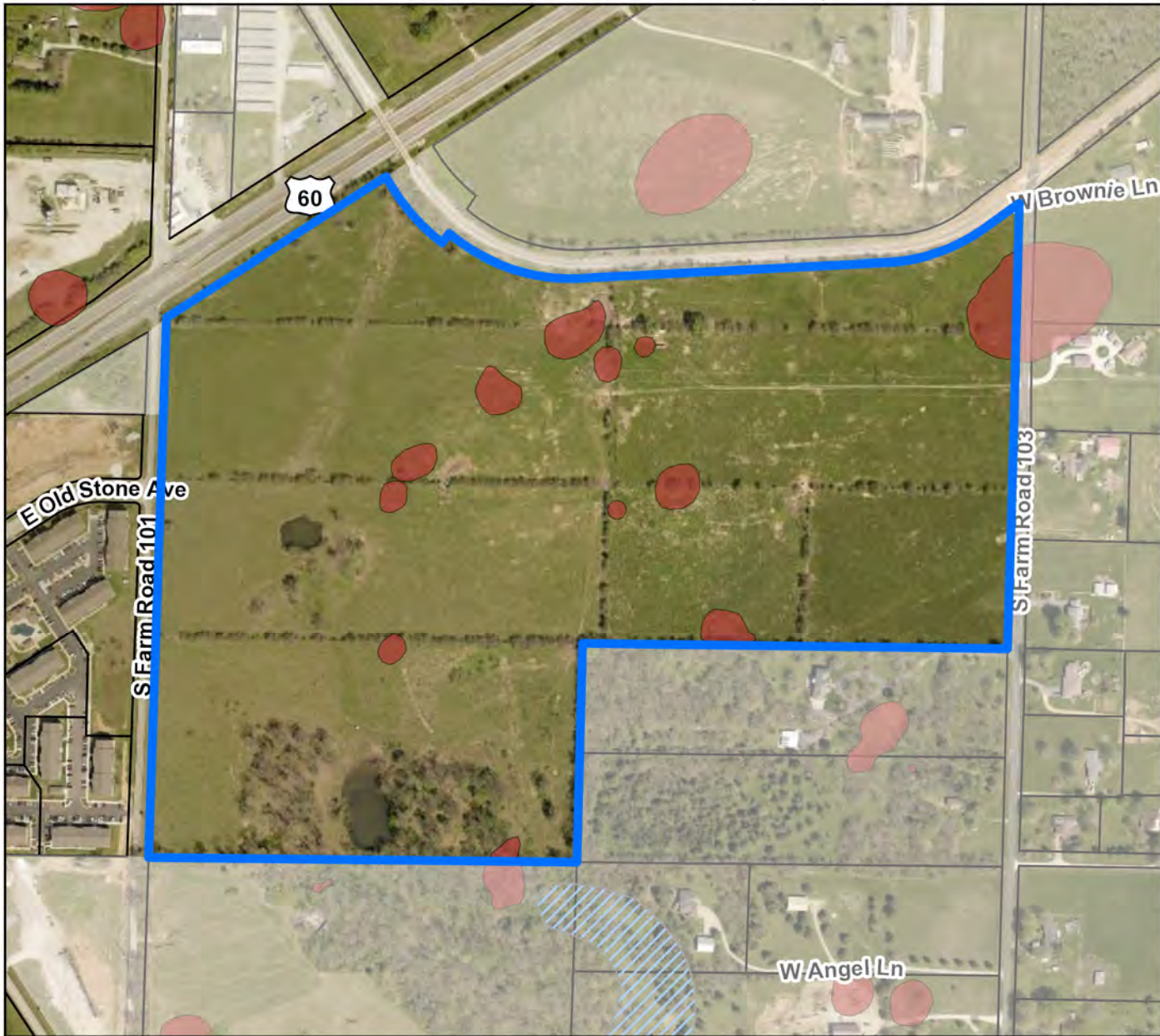


EXHIBIT B

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.

PDD21-005: Wilson's Valley PDD

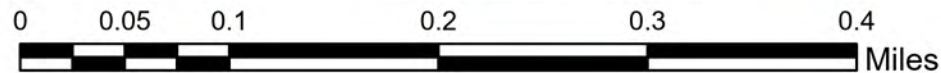
Vicinity Map



Legend

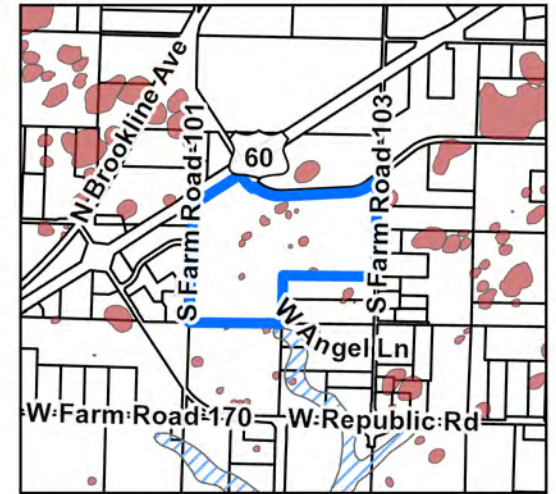
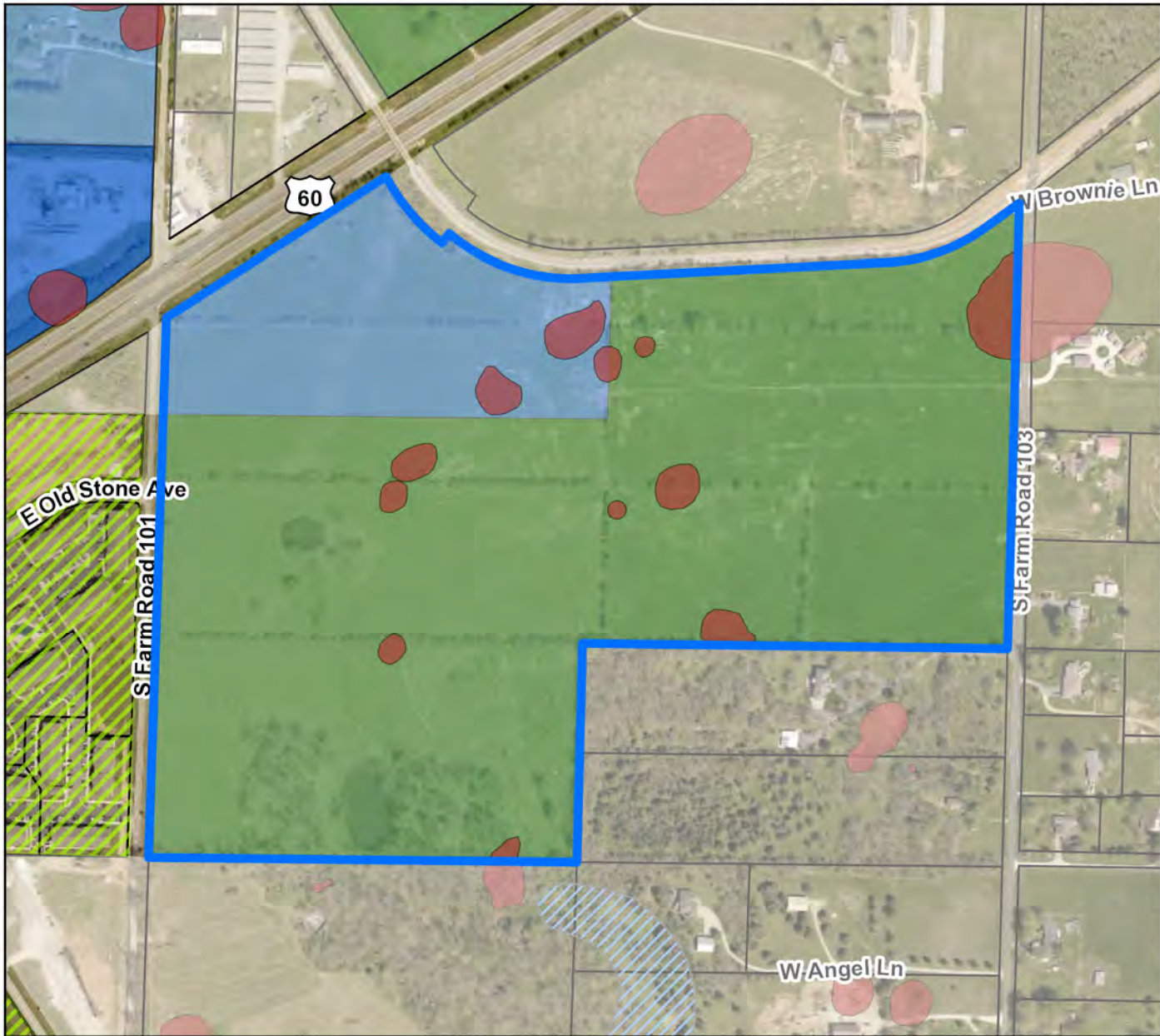
-  Wilson's Valley LLC
-  Floodplain
-  Sinkhole
-  Parcels

Parcel Owner: Wilson's Valley LLC
Parcel Address: W US Highway 60
Parcel Id Number: 881711300019
Area: 91.56 acres
Ward 1
Current Zoning: AG & M-1



PDD21-005: Wilson's Valley PDD

Zoning Map



Legend

- Wilson's Valley LLC
 - Floodplain
 - Sinkhole
- ### 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
 - Parcels

Parcel Owner: Wilson's Valley LLC
 Parcel Address: W US Highway 60
 Parcel Id Number: 881711300019
 Area: 91.56 acres
 Ward 1
 Current Zoning: AG & M-1



04/11/2022

EXHIBIT #1

**Requirements and Standards Applicable to
Planned Development District No. 21-005**

**Prepared by:
Olsson Inc, Ricky Haase, PE**

A. INTENT

The intent of the Planned Development District (PDD) is to create a mixed-use development made up of commercial, single family, and multifamily. The proposed development plan provides a diverse mixture or variations of land uses and densities as required by section 405.220 of the City's Zoning Regulations.

The second requirement of these regulations requires that the design involve the provision of all infrastructure deemed necessary to adequately serve the potential development. See the attached exhibit for the proposed infrastructure improvements.

The third requirement of the Zoning Regulations requires the development to promote the City's Comprehensive Plan. This proposed PDD aligns with the City's Objectives 1B and 1C of the Land Use Plan by providing the community with a variety of housing options and by creating new destination-style commercial development along US Highway 60. This PDD is providing multiple options consistent with those identified as in demand in the City's Housing Market Study completed in 2021. The commercial piece of the development is filling a need for a commercial node at the eastern limits of the City of Republic.

The proposed PDD meets the intent of the fourth requirement of the Zoning Regulations in multiple ways. This development will connect to the City's utility system that are already present at the perimeter of the development. This ensures the project will have little burden to the City as it relates to utility maintenance upon completion of the project. The proposed roadway network associated with the PDD conforms to the Major Thoroughfare Plan by providing a collector street along the southern boundary of the development. Also, the PDD takes into account the proposed primary arterial along the eastern boundary of the development. This improved roadway network will lessen congestion in the streets. It will also provide easier access for fire, police, and ambulance services to the eastern limits of the city.

These amenities for the Area B will include a swimming pool with pool house, open park space, and play areas as seen in the attached exhibit central to the development. The R-3 area will have a swimming pool with pool house, open park space, play areas, and walking trails.

To ensure a clean, safe, and vibrant neighborhood, Covenants, Conditions, and Restrictions (CCRs) will be developed and recorded. These CCRs will not only establish a Neighborhood Association. They will also layout requirements for building standards the new homes must adhere to.

The average lot size of the single-family residential lots on this project will be 55 feet by 110 feet. Multiple builders have reached out to the developer specifically requesting this lot size.

In an attempt to keep housing affordable in the Republic community, the developer's best opportunity is a reduction of lot cost by increasing the number of lots. Our current floor plans accommodate the width of the lots while accounting for the setbacks. With these floor plans, there is an opportunity to have a smaller width lot without sacrificing great curb appeal. The reduction in lot width also allows us to have additional green space for the community while maintaining appropriate densities to make the project financially viable. The developer's market research shows that community space is favored over large side yards. Today's buyer enjoys a sense of community that can be shared in common areas. Most developers are purely concerned with maximum density, while this project development group prefers to use some of the width savings for the enjoyment of the community, something not offered by our competitors in other current new construction entry level communities. This developer believes what we are proposing is the type of communities that most Republic homeowners desire.

B. DEFINITIONS

The definitions contained in Article 405-I shall apply to this ordinance, unless modified herein.

C. INTENSITY OF DEVELOPMENT

Development shall adhere to the following standards.

1. The area densities shall not exceed the following. Refer to Exhibit #2 for Area Locations:
 - a. Area A (Commercial) – 11.785 acres of land and 2.357 acres of floor area. Approximately 0.20 floor area ratio.
 - b. Area B (Single Family Residential) – 160 Lots. 68 lots in phase 1 and 92 lots in phase 2. 7.26 dwelling units per acre.
 - c. Area C (Multifamily) – 228 multifamily units. Approximately 9 units per acre.

D. USES PERMITTED

1. Area A – Shall adhere to “C-2” General Commercial District
2. Area B – Shall adhere to “Area B” Single-Family Residential District as defined in this PDD
3. Area C – Shall adhere to “R-3” Multi-Family Residential District
4. In both Areas B and C Non-commercial, not-for-profit neighborhood facilities, including indoor and outdoor recreation facilities, operated by a neighborhood or community organization or a property owners' association, shall be a Permitted use.

E. BULK, AREA AND HEIGHT REQUIREMENTS

Development shall adhere to the following standards.

Area A (C-2):

1. Lots will be subject to the City's Site Plan Review requirements and procedures.
2. Minimum Yard Requirements
 - a. Front Yard = 15-ft

- b. Rear Yard = 15-ft
 - c. Side Street Setback = 15-ft
 - d. Interior Side Yard Setback = 6-ft
3. Maximum lot coverage = 90%
 4. No maximum building height unless the structure is adjacent to a single-family residential district, in which case the height of the structure shall remain below a forty-five degree (45°) bulk plane as measured from the boundary of the adjacent residential district.

Area B (Single Family Residential):

1. Minimum lot size = 6,000 square feet or approximately 7.26 dwelling units per acre.
2. Minimum Yard Requirements
 - a. Front Yard = 20-ft
 - b. Rear Yard = 25-ft
 - c. Side Street Setback = 15-ft
 - d. Interior Side Yard Setback = 5-ft

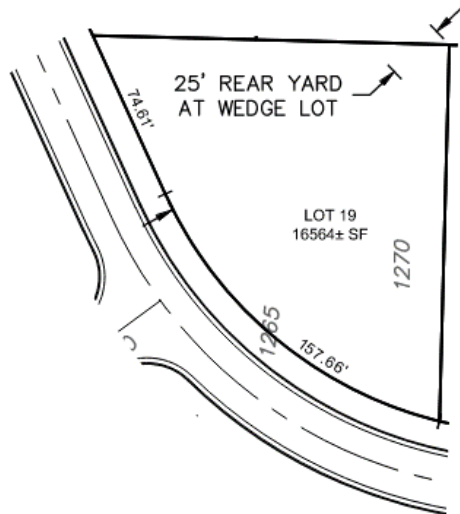
Area C (R-3):

Shall adhere to Article 405-V except:

1. Coordinating note #5, per section 405.540 does not apply.

For both Area B and C:

1. On a curve or cul-de-sac, the lot width shall be measured along the cord at the front yard setback.
2. On wedge shaped lots Rear Yards shall be measured from the rear point of the lot as shown below.



F. Public Facilities

Public utilities, roads and stormwater shall be designed in accordance with the City of Republic Design Standards. Water will be connected to the existing public system along Farm Road 101. Electric will be provided by the local utility provider. Sanitary Sewer will connect to the existing public main along the southern limit of the property as well as the existing main that runs through the site, from north to south, on the western side of the development. Stormwater detention will be provided internally to the PDD where feasible.

G. ACCESS TO PUBLIC THOROUGHFARES

Access to the public street system shall conform to those shown on the attached Development Plan as well as the PDD specific traffic study completed by CJW. Internal public streets shall be designed in accordance with the City of Republic design standards and will have 50-foot dedicated right of way widths. The collector street along the southern portion of the property will have a dedicated 70-foot right of way. The MoDOT primary arterial along the eastern portion of the boundary will have a dedicated 110-foot right of way. It is understood that the design, deferred bonding/construction, and construction of the city collector on the south boundary of the development and the MoDOT primary arterial will be dependent upon phasing of the development and the impact on the City's transportation system. Individual lot drive connections to the primary arterial from Phase 3/Area A will not be allowed. Shared access to South Farm Road 103 will be required.

H. OFF-STREET PARKING

Off-Street Parking shall comply with the City of Republic Land Use Article 405-VI in effect at the time of development.

I. SIGNS

Signage shall comply with the City of Republic Chapter 415 in effect at the time of development.

J. LANDSCAPING & SCREENING

1. Landscaping and screening within Areas A through C shall comply with the City of Republic Article 405-X and Article 405-XI in effect at the time of development.
2. C-2 Zoning is proposed at the southeast corner of the PDD which is adjacent to Greene County zoning district Rural Residence (RR-1). A type B buffer will be provided and comply with the City of Republic Article 405-X in effect at the time of development.

K. MAINTENANCE OF COMMON AREAS AND FACILITIES

The maintenance of common areas and facilities within the District shall remain the responsibility of the developer(s) or shall be assumed by a duly constituted property owners association meeting all legal requirements. Sinkholes shall have a 30 foot wide buffer provided around all sinkholes.

L. PHASING

Development may be phased provided that all public improvements directly related to each phase are completed at the time of its development and that improvements serving the District as a whole and the adjoining area are completed in a sequence assuring full utility of the District as a whole and all areas within the District and so that future public improvements required by this ordinance or other applicable ordinances of the City are not compromised or rendered unduly difficult. Refer to the Development Plan for Phasing limits. Proposed approximate phasing of lots within the PDD is as follows:

Phase 1: 68 Single Family Lots (Area B)

- Approximately 42,900 square feet of general retail (C-2)
- Phase 2: 92 Single Family Lots (Area B)
- Phase 3: Approximately 59,800 square feet of general retail (C-2)
228 Dwelling Units (R-3)

The construction and final platting of the first phase shall be completed within two (2) years of the date of approval of the development plan. If the first phase has been constructed and a final plat issued, subsequent phases may be submitted covering portions of the approved development plan; provided, however, that all phases of the development plan and final platting must be completed within eight (8) years of the date of approval of the development plan. If the development plan and final platting have not been completed within the timeline set in this Section, then the development plan shall be resubmitted to the City for extension and approval in accordance with the provisions of Section 410.150 hereof. If an extension and approval is not granted, the original development plan approval shall be null and void. It shall not be the responsibility of the City to notify the applicant of an expired development plan.



EXHIBIT C

Project/Issue Name: SU 22-001. Public Hearing and Possible Vote to Recommend the Approval of An Application for a Special Use Permit to Wilmoth LLC for Boat, Vehicle, and Self-Storage Facilities at the 600 Block of West Civic Boulevard

Submitted By: Wilmoth Oil Company LLC

Presented By: Chris Tabor, Principal Planner

Date: April 11, 2022

ISSUE IDENTIFICATION

Wilmoth Oil Company LLC has applied for a Special Use Permit to operate a boat, vehicle, and self-storage facility on the property located at the Southwest Termination of West Civic Boulevard.

DISCUSSION AND ANALYSIS

The subject property of this application is comprised of approximately 14.04 acres of land and is zoned General Commercial (C-2). The lot is currently vacant with the exception of a detention pond in the southeast corner. The property directly borders twelve residential dwellings off the Lakeside Estates 1st and 2nd Additions to the south, all of which are zoned Medium-Density Single Family Residential (R1-M).

Applicant's Special Use Permit Request

The Applicant is requesting a Special Use Permit, allowing the development and operation of a Self-Storage Facility of approximately 199,565 SF in total. The breakdown of the various unit types is as follows:

- 559 – 10' x 30' units (167,700 SF)
- 42 – 12' x 40' RV/Boat Storage units (20,160 SF)
- 54 – Climate controlled units of various sizes (11,305 SF)

Compatibility with City's Special Use Ordinance

The City's Special Use Permit Ordinance, Section 405.670, authorizes, upon approval of the City Council, uses which are otherwise prohibited by the subject zoning district provided appropriate conditions and safeguards which may be imposed to protect the public welfare and to conserve and protect the condition and value of property in the neighborhood. Special Use Permits are required by Section 405.670 for Boat, Vehicle, and Self-Storage Facilities.



EXHIBIT C

In addition, the operator of the site will be required to have a valid business license on file with the City prior to conducting business.

Municipal Water and Sewer Service: This site currently has access to City of Republic water and sanitary sewer services. A new hydrant will be placed on the site to ensure the Fire Department can provide adequate coverage. The hydrant will be served by a looped 8-inch fire service line connecting existing mains on S Illinois Ave (8-inch connection crossing the street) and W Frisco Blvd (10-inch).

Sanitary sewer will be served by the 8-inch main on S Illinois Ave along the east side of the property. Sewer would flow to the Woodland Park Lift Station and then on to the Wastewater Treatment Plant.

Both the municipal water and sanitary sewer system have the capacity to serve this development.

Stormwater: A detention pond exists onsite intended to serve the greater Frisco Square Planned Development District. Prior to development, the Applicant will be required to demonstrate that the detention pond can hold the increase in impervious area proposed by the project.

Duration: This Special Use Permit, if approved, would remain valid until a change in use or in the configuration of the use occurred. Changes in use or configuration would void the Special Use Permit. Furthermore, the Applicant is required to abide by the various elements outlined in the submitted Site Plan as well as any additional conditions that may be placed on the permit at City Council's request. Design review of site improvements would occur during the review phase of the building permit application process.

Transportation: The subject parcel will have public access on Illinois Ave and emergency access to Frisco Blvd. Due to the low traffic impact of storage facilities no Traffic Impact Study (TIS) was required for this project.

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

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

If the Special Use Permit is granted the Applicant will be eligible to submit an Application for a New Commercial Building Permit. The New Commercial Building Permit Application would then go through the review process to ensure conformance with the City's adopted codes – including, but not limited to, the City's Zoning Regulations, relevant Building Codes, and the Fire Code. This process includes meeting City regulations as they pertain to parking, screening or buffering, lighting, stormwater, etc.



EXHIBIT C

STAFF RECOMMENDATION

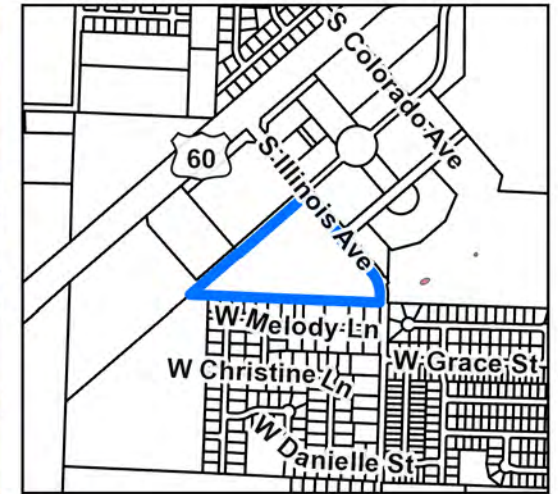
Staff considers the **proposed Special Use Permit** request for a Storage Facility in a General Commercial (C-2) Zoning District, located at the Southwest Termination of West Civic Boulevard, to be **generally consistent with the City's Special Use Permit Ordinance** and **able to be adequately served by the City's transportation network and the City's municipal facilities**. The BUILDS Department's analysis is performed without the benefit of evidence and testimony of a Public Hearing and **does not account for the discretionary authority of the City Council to limit the placement and number of storage facilities in the City**.

Development of the subject parcel will require adherence to the City's adopted Plans and Ordinances; the next step in the process of development of the subject parcel, upon a favorable Special Use Permit outcome, will be the development, review, and approval of a Commercial Building Permit.





SU 22-001: Wilmoth Storage Units

Item 4.

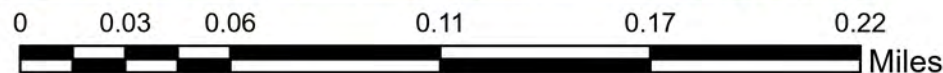
Vicinity Map



Legend

-  Wilmoth Storage Units
-  Floodplain
-  Sinkhole
-  Parcels

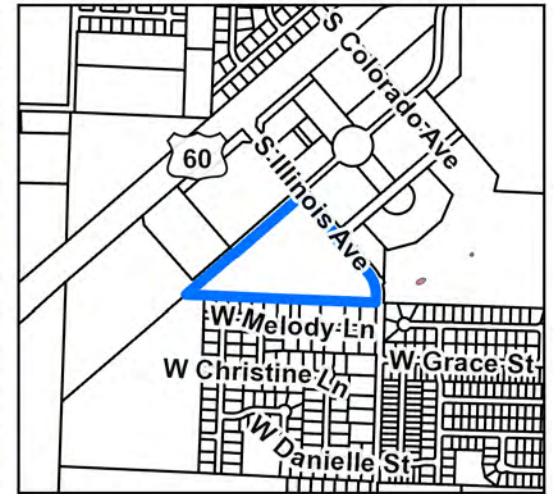
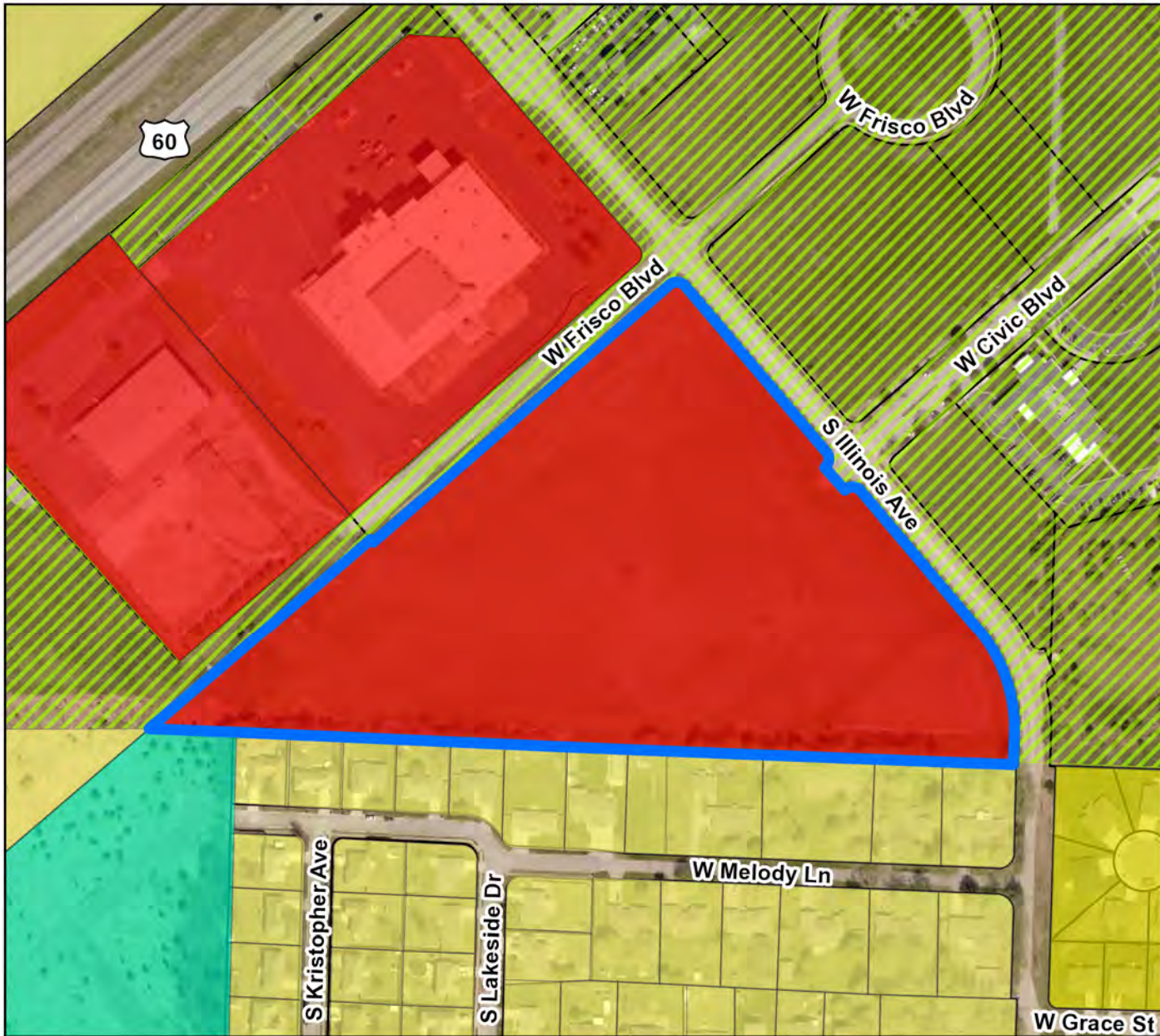
Parcel Owner: Wilmoth Oil Company
Parcel Address: W US Highway 60
Parcel Id Number: 881715200316
Area: 14.04 Acres
Accepting Ward: Ward 4
City Zoning: C-2 General Commercial



SU 22-001: Wilmoth Storage Units

Item 4.

Zoning Map



Legend

- Wilmoth Storage Units
- ▨ Floodplain
- Sinkhole
- 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
- Parcels

Parcel Owner: Wilmoth Oil Company
 Parcel Address: W US Highway 60
 Parcel Id Number: 881715200316
 Area: 14.04 Acres
 Accepting Ward: Ward 4
 City Zoning: C-2 General Commercial



CITY REQUIREMENTS:

- 405.570.A.6 - 3 SPACES PLUS 1 PER EMPLOYEE. 1 LOADING SPACE PER 10,000 SF
- 405.540 - FRONT, REAR, SIDE SB 15', MAX LOT 90%, 60' BUILDING HEIGHT
- 405.770 - 10% LANDSCAPE (14.04 AC SITE)
- 405.600 - 9X19' SPACES. 12' ONE-WAY (30' SPINE TO SPINE), 23' TWO-WAY (91' SPINE TO SPINE)
- 405.810 - SCREEN-6' OPAQUE SCREEN W/TREES 12' O/C, OR SMALL TREES 30' O/C W/ 6' SHRUBS 4' O/C

PROVIDED:

- 7 SPACES (INCLUDING 1 ADA) AND 2 SINGLE LOADING SPACES, 1 MULTI SETBACK REQUIREMENTS MET

IMPERVIOUS AREA:

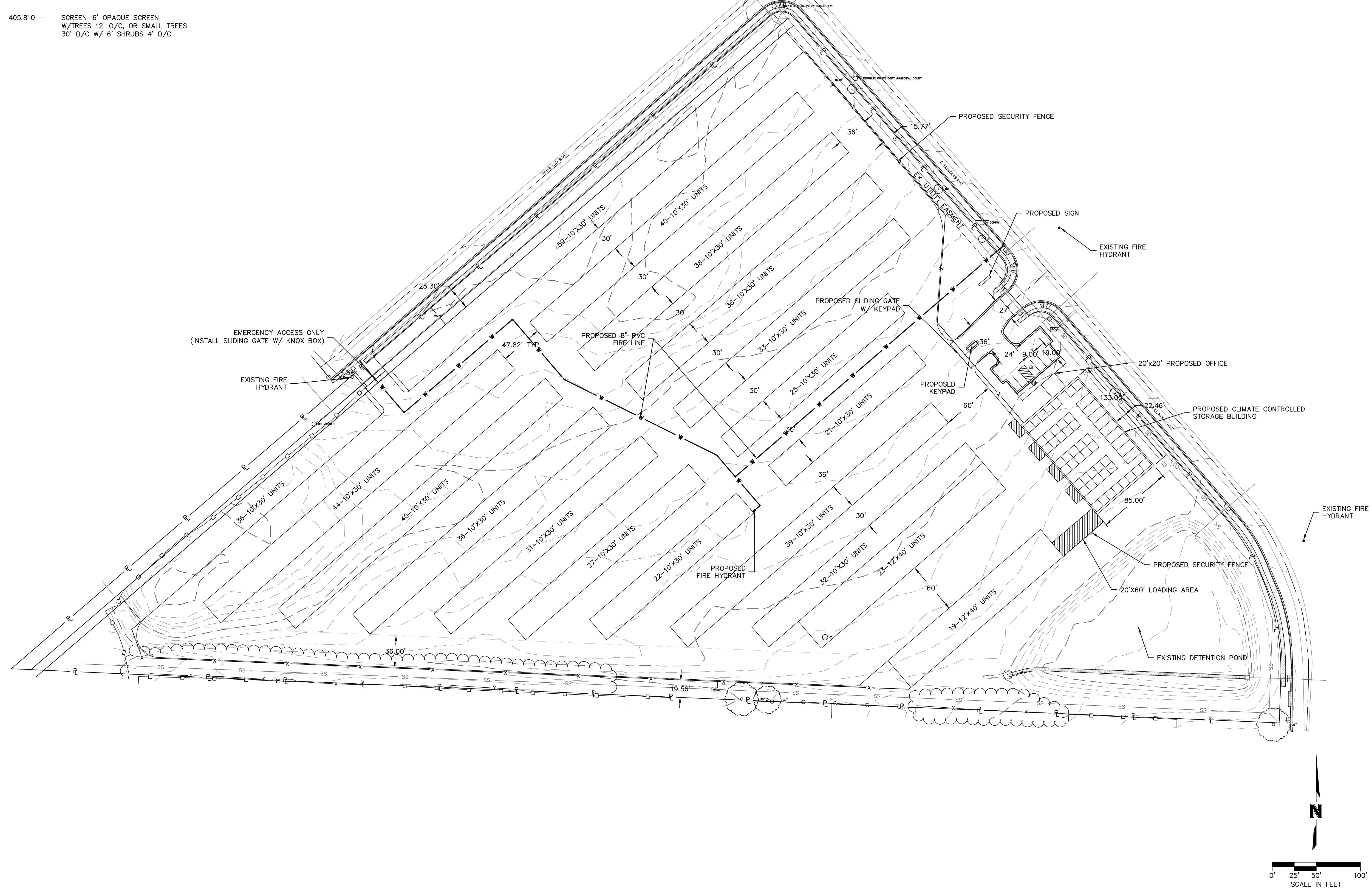
- 14.01 AC TOTAL
- 10.74 AC IMPERVIOUS (76.71%)
- 3.27 AC GREEN SPACE (23.29%)

STORAGE UNITS:

- 10'X30' UNITS - 559
- 12'X40' RV/BOAT STORAGE - 42
- 10'X10' CC UNITS - 43
- 10'X20' CC UNITS - 9
- 11'X10' CC UNITS - 2

BUILDING AREA:

- 10'X30' UNITS - 167,700 SF
- 12'X40' RV/BOAT STORAGE - 20,160 SF
- CLIMATE CONTROLLED BUILDING - 11,305 SF
- OFFICE - 400 SF
- TOTAL - 199,565 SF



DWG: F:\2021\08001-08500\021-08170-Design\AutoCAD\Final Plans\Sheets\GNVA\C_SIT01_02108170.dwg
 DATE: Mar 09, 2022 9:28am
 USER: jholt
 C:\XENDY_02108170 C:\XTOP0_02108170

REV. NO.	DATE	REVISIONS DESCRIPTION	BY

SITE PLAN
 DIRTWORK SELF STORAGE
 REPUBLIC, MO
 2022
 drawn by: _____
 checked by: _____
 approved by: _____
 QA/QC by: _____
 project no.: _____
 drawing no.: _____
 date: _____
SHEET
 C1.0

[Article 405-VIII Special Use Regulations](#)

[405.670 Generally](#)

[405.680 Permit](#)

405.670 Generally

- A. The City Council of the City of Republic may, by special use permit following a public hearing advertised as provided in Section **405.980** of the Code of the City of Republic, authorize the location of any of the following buildings or uses unless otherwise prohibited by this Chapter.
1. Any public building erected and used by any department of the City, County, State or Federal Government in any zoning district.
 2. Commercial amusement or recreational development for temporary or seasonal periods in any zoning district.
 3. Cemetery or mausoleum on a site of twenty (20) acres or more; provided that any mausoleum shall be located at least two hundred (200) feet from any street or lot line in any zoning district.
 4. Hospitals and institutions, except institutions for criminals and for persons who are mentally ill or have contagious diseases in any commercial or manufacturing zoning district; provided however, that such buildings may occupy not over twenty-five percent (25%) of the total area of the lot or tract and will not have any serious depreciating effect upon the value of the surrounding property; and provided further, that the buildings shall be set back from all yard lines heretofore established an additional distance of not less than two (2) feet for every foot of building height, and that adequate off-street parking space will be provided.
 5. Greenhouses and plant nurseries, including the growing and cultivating of plants and trees, which may include wholesale or retail sales of plants, trees, and related nursery items as an accessory activity, in any zoning district.
 6. Radio or television broadcasting tower or station over fifty (50) feet in height in any zoning district.
 7. (Reserved)
 8. Guyed or lattice telecommunication towers located in "AG" or "C-2" Districts, when complying with the regulations in Section **405.170(B)(8)**.
 9. Monopole telecommunications towers located in any district, when complying with the regulations in Section **405.170(B)(8)**.
 10. Group day-care homes in any single-family residential district with the permit to have a five-year limit and the permit may be renewed following the process set forth in Section **405.680. [Ord. No. 15-01 §1, 1-26-2015]**
 11. Commercial office uses located in any residential district which are associated with low traffic volumes.
 12. Neighborhood markets and convenience stores located in residential districts.
 13. (Reserved)
 14. Temporary Vendor Sites in agricultural, commercial, and manufacturing zoning districts, which allow for the retail sale by multiple traveling or temporary vendors, under tents, canopies, or in mobile vending vehicles, which may include farmers markets or similar

type seasonal sales and may not operate more than three consecutive days in any 30-day period; such permits shall have a five-year limit with the permit renewal following the process set forth in Section 405.680.

Permanent Vendor Sites in agricultural, commercial, and manufacturing zoning districts, which allow for the retail sale by multiple traveling or temporary vendors, under tents, canopies, or in mobile vending vehicles, which may include food truck parks; such sites must meet the parking, surfacing, and landscaping requirements for commercial development.

15. Veterinary facility or similar establishment located in the AG, C-2, C-3, M-1, or M-2 Districts for the treatment and boarding of all animals, large and small.
16. Boat, vehicle, and self-storage facilities located in a C-2, C-3, M-1, or M-2 Zoning District.

B. Buildings and land uses permitted by a Special Use Permit must conform to the following criteria and ensure the building or use in the proposed location:

- a. Will not endanger the public's health or safety;
- b. Will be in conformity with the Comprehensive Plan and other plans adopted by the City Council; and
- c. Will be in harmony with the area in which it is located.

[Ord. No. 03-56 §1, 8-25-2003; Ord. No. 11-03 §1, 3-28-2011; Ord. No. 11-20 §3, 8-8-2011]

HISTORY

Amended by Ord. [21-33 Includes plant and tree cultivation. Added temporary and permanent vendor sites.](#) on 5/4/2021

405.680 Permit

Before the issuance of any special permit for any of the above buildings or uses, the application therefore shall be submitted to the City Planning and Zoning Commission for study and report regarding the effect of such proposed building or use upon the character of the neighborhood and upon traffic conditions, public utility facilities and other matters pertaining to the public health, public safety or general welfare. A processing fee, as provided for in the fee schedule found in Section 805.050, shall be paid to the City upon receipt of an application for a special use permit. No action shall be taken upon any application for a proposed building or use above referred to until and unless the report of the Commission has been filed, but such report shall be made within sixty (60) days after the matter has been referred to it. If the Planning and Zoning Commission recommends against the issuance of the special permit, then it may be issued only by an affirmative three-fourths ($\frac{3}{4}$) vote of the City Council.

[CC 1999 §26-62; Ord. No. 03-80 §1, 11-24-2003]

HISTORY

Amended by Ord. [20-53](#) on 12/8/2020