



## AGENDA

### Planning and Zoning Commission Meeting Online

February 07, 2022 at 6:00 PM

#### Call Meeting to Order

#### Approve Agenda

#### Approve Minutes

1. Vote to Approve the Meeting Minutes from December 6, 2021.

#### Meeting Procedures

#### Public Hearings

2. **REZN 21-018.** Public Hearing and Possible Vote to Recommend the Approval of an Application to Change the Zoning Map by Olde Savannah LLC for 15.09 Acres at the 6800 block of South Farm Road 89 from Agricultural (AG) to High-Density Single Family Residential (R1-H)
3. **REZN 21-019.** Public Hearing and Possible Vote to Recommend the Approval of an Application to Change the Zoning Map by Olde Savannah LLC for 7.86 Acres 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)
4. **REZN 22-003.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Ten Point Two-Zero (10.20) Acres, Located at 7294 West Farm Road 144, from Agricultural (AG) to Heavy Industrial (M-2)
5. **REZN 22-004.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Forty (40.0) Acres, Located at 3445 East Hines Street, from Medium Density Single-Family Residential (R1-M) to High Density Single-Family Residential (R1-H)
6. **VACA 22-001.** Application to Vacate a Portion of old North Brookline Avenue
7. **PDD 22-001.** Public Hearing and Possible Vote to Recommend the Approval of an Application to Change the Zoning Classification of Approximately Sixty-Two Point Nine Zero (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)
8. **PDD 22-002.** Public Hearing and Possible Vote to Recommend the Approval of an Application to Change the Zoning Classification of Approximately Twenty-Nine Point Three-Nine (29.39) Acres, Located at the 2500 Block of South State Highway MM, from General Commercial (C-2) and Agricultural (AG) to Iron Grain District Planned Development District (PDD)

#### Other Business

9. **SUBD-PRE 21-006:** Possible Vote to Recommend the Approval of a Preliminary Plat for Republic Industrial Subdivision, a Subdivision Consisting of Approximately 37.98 Acres Located at West Farm Road 144 and South State Highway MM.

#### Citizen Participation

#### 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.**



## MINUTES

**Planning and Zoning Commission Meeting  
City Council Chambers, 540 Civic Boulevard  
December 06, 2021 at 6:00 PM**

### Call Meeting to Order

#### PRESENT

Commissioner Kevin Haun  
Commissioner Ransom Ellis  
Commissioner Cynthia Hyder  
Commissioner Brian Doubrava  
Commissioner Darran Campbell  
Council Liaison Garry Wilson

#### ABSENT

Commissioner Brandon Andrews

### Approve Agenda

Motion made by Commissioner Hyder, Seconded by Commissioner Haun.

Voting Yea: Commissioner Haun, Commissioner Ellis, Commissioner Hyder, Commissioner Doubrava, Commissioner Campbell

- 1. 11/08/21 Minutes.** Review and Vote to Approve Draft of Minutes from 11/08/21 Meeting of the Planning and Zoning Commission.

Motion made by Commissioner Hyder, Seconded by Commissioner Campbell.

Voting Yea: Commissioner Haun, Commissioner Ellis, Commissioner Hyder, Commissioner Doubrava, Commissioner Campbell

### Meeting Procedures

#### Public Hearings

- 2. REZN 21-014.** Public Hearing and Possible Vote to Recommend an Application for Rezone by Wilmoth Oil Company of 14.04 Acres at 600 Block of West Civic Blvd from Planned Development District (PDD) to General Commercial (C-2).

Speaking on Behalf of Applicant  
Brent Wilmoth

Speaking in Opposition  
Gail Saunders

Motion made by Commissioner Hyder, Seconded by Commissioner Doubrava.

Voting Yea: Commissioner Haun, Commissioner Ellis, Commissioner Hyder, Commissioner



Doubrava, Commissioner Campbell

- 3. **REZN 21-015.** Public Hearing and Possible Vote to Recommend an Application for Rezone by Monett Apartments LLC of 0.46 Acres at the 1200 Block of South State Highway MM from Medium-Density Single Family (R1-M) to Heavy Manufacturing (M-2).

Speaking on Behalf of the Applicant  
Mark Blair

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

- 4. **REZN 21-016.** Public Hearing and Possible Vote to Recommend an Application for Rezone by Monett Apartments LLC of 0.69 Acres located at 1249 South State Highway MM from Medium-Density Single Family (R1-M) to Heavy Manufacturing (M-2).

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

During discussion Commissioner Ellis made a motion to include with this item the related evidence and testimony from REZN 21-015. Seconded by Commissioner Haun.  
Voting Yea: Commissioner Haun, Commissioner Ellis, Commissioner Hyder, Commissioner Doubrava, Commissioner Campbell

- 5. **REZN 21-017.** Public Hearing and Possible Vote to Recommend an Application for Rezone by Monett Apartments LLC of 1.22 Acres located at 1235 South State Highway MM from Medium-Density Single Family (R1-M) to Heavy Manufacturing (M-2).

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

During discussion Commissioner Ellis made a motion to include with this item the related evidence and testimony from REZN 21-015. Seconded by Commissioner Debrava.  
Voting Yea: Commissioner Haun, Commissioner Ellis, Commissioner Hyder, Commissioner Doubrava, Commissioner Campbell

**Other Business**

**Citizen Participation**

**Community Development Department Update**

None

**Adjournment**



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

\_\_\_\_\_  
Karen Haynes, Planning Manager

\_\_\_\_\_  
Ransom Ellis, Chairman

DRAFT





## EXHIBIT A

**Project/Issue Name:** **REZN 21-018.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Seventeen Point One (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:** Olde Savannah LLC

**Presented By:** Chris Tabor Principal Planner, BUILDS Department

**Date:** February 07, 2022

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### ISSUE IDENTIFICATION

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 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:



## EXHIBIT A

- **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



## EXHIBIT A

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**.

### **STAFF RECOMMENDATION**

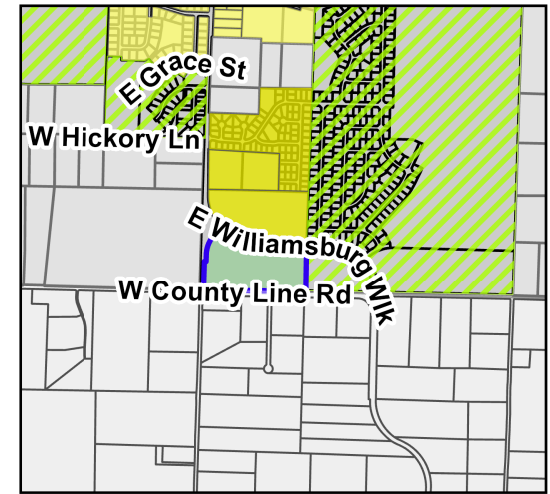
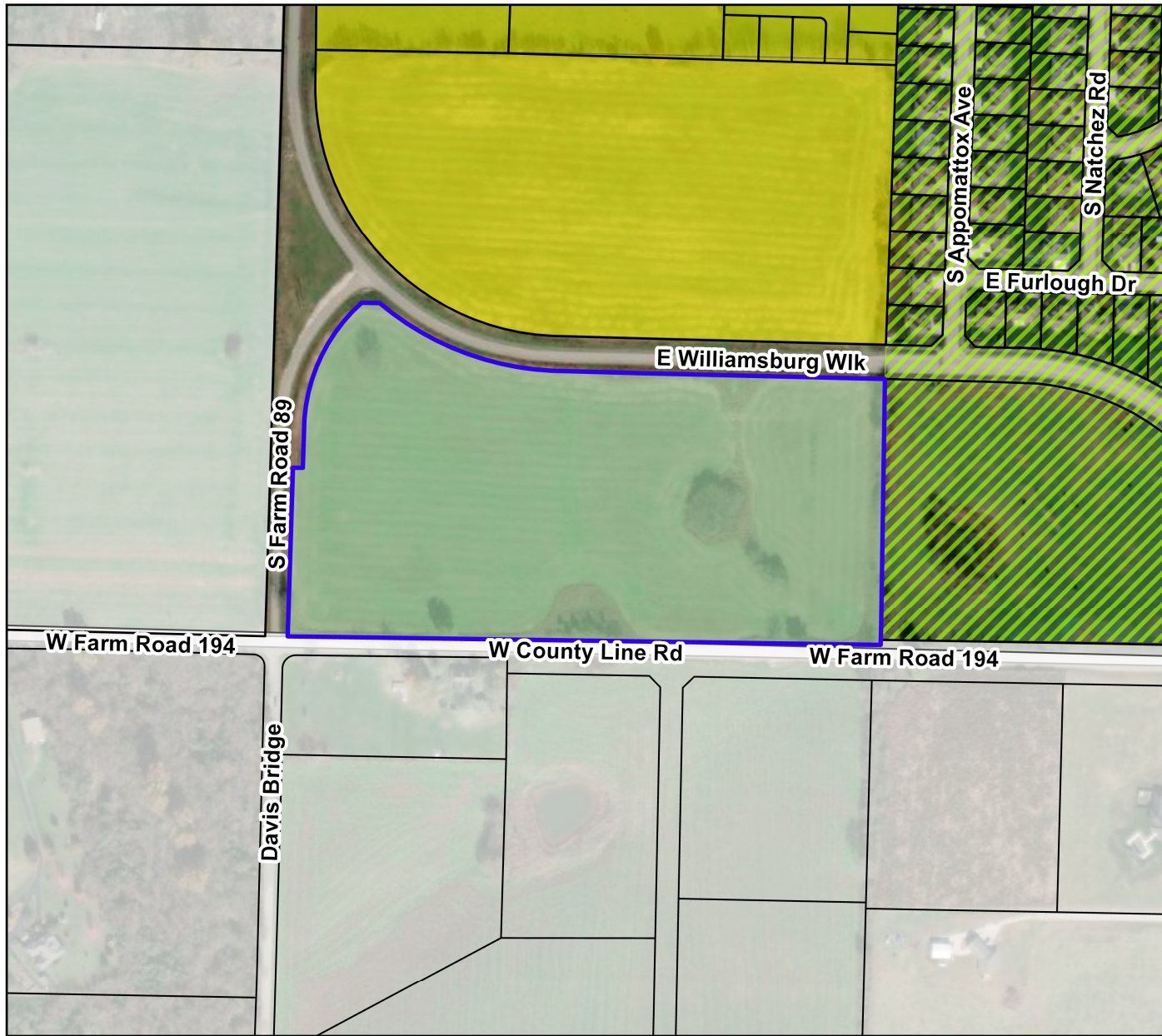
Staff considers the **proposed Zoning Map Amendment (Rezoning)** to be generally consistent with the **goals and objectives of the Comprehensive Plan**, consistent with the **trend of development in the vicinity of the site**, generally **compatible with surrounding land uses**, and **able to be adequately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



# REZN 21-018: Olde Savannah LLC

Item 2.

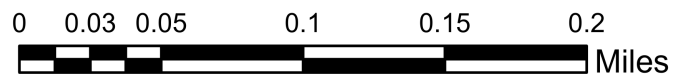
## Zoning Map



### 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

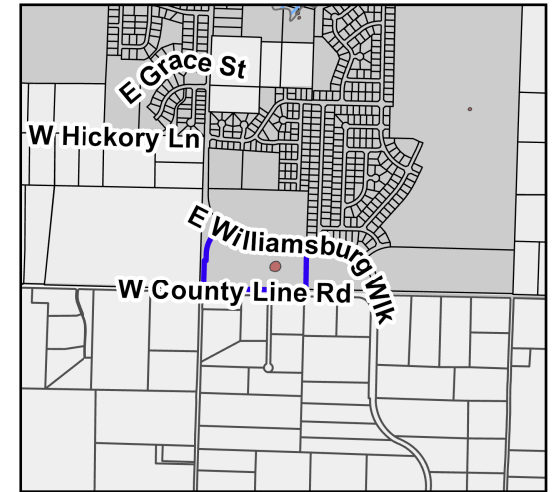
Parcel Owner: Olde Savannah LLC  
 Parcel Address: 6800 Block of Farm Road 89  
 Area: 15.09 Acres  
 Existing Zoning: Agricultural (AG)  
 Requested Zoning: High-Density Single Family Residential (R1-H)



# REZN 21-018: Olde Savannah LLC

Item 2.

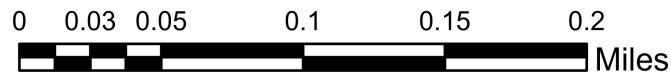
## Vicinity Map



### 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)





## EXHIBIT B

**Project/Issue Name:** **REZN 21-019.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Seventeen Point One (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:** Olde Savannah LLC

**Presented By:** Chris Tabor Principal Planner, BUILDS Department

**Date:** February 07, 2022

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### ISSUE IDENTIFICATION

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 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:



## EXHIBIT B

- **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 Shuylar 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 Shuylar 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.



## EXHIBIT B

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

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

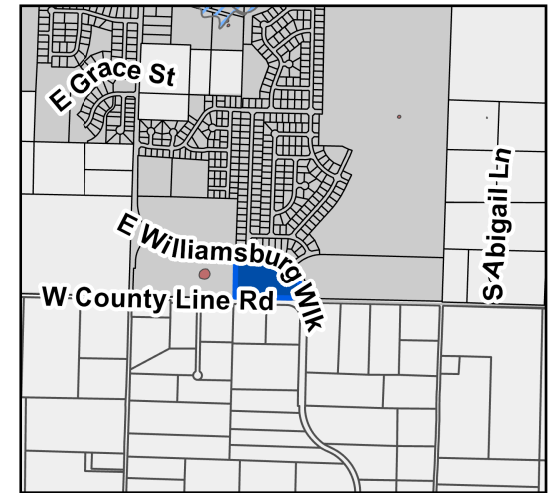
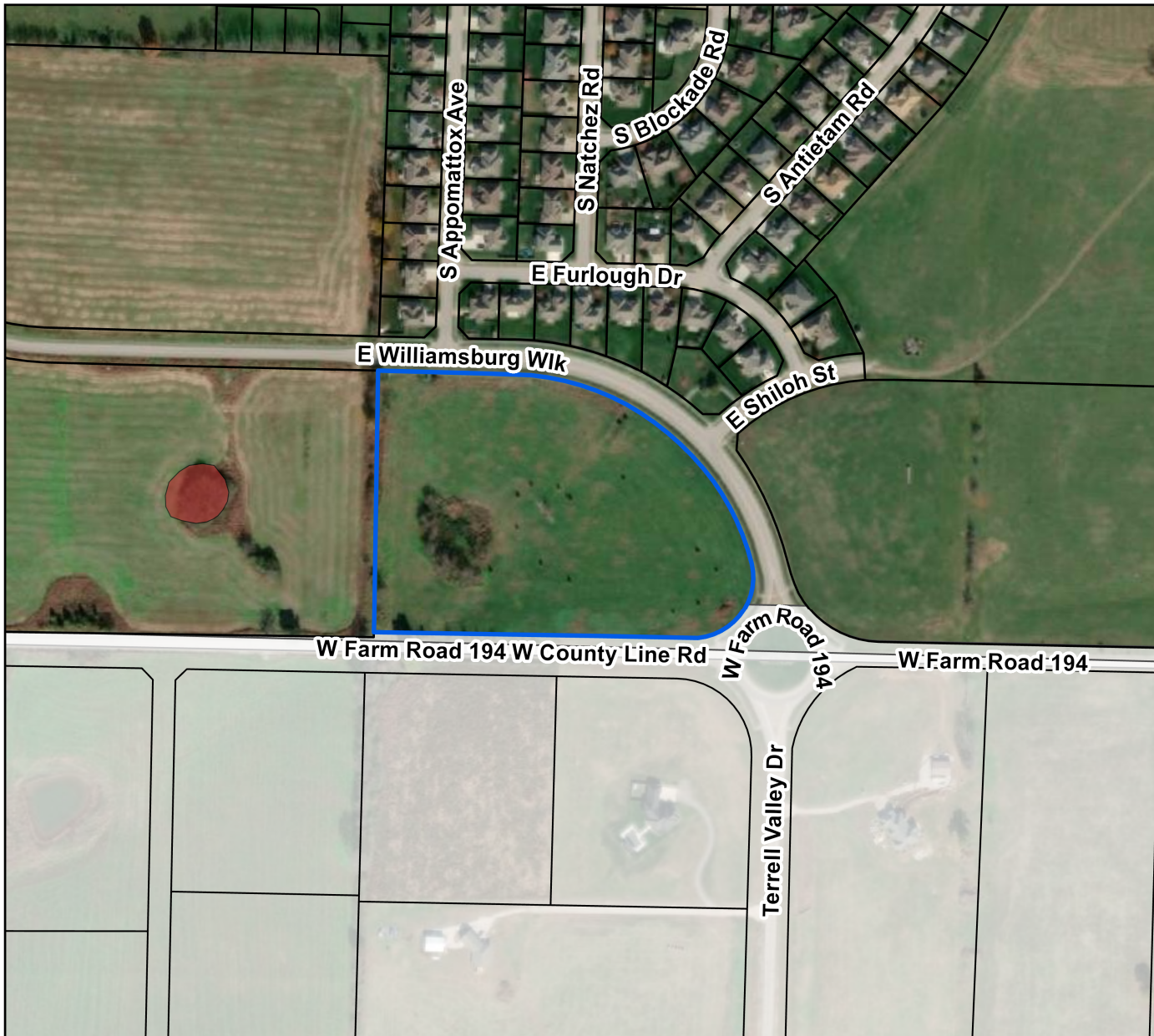
### **STAFF RECOMMENDATION**

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**, 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.**





# REZN 21-019: Olde Savannah LLC

Item 3.

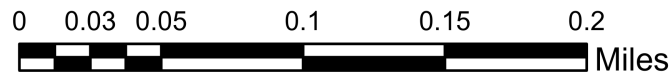
## Zoning Map



### Legend

-  Olde Savannah LLC
-  Parcels
-  Sinkhole
-  Floodplain

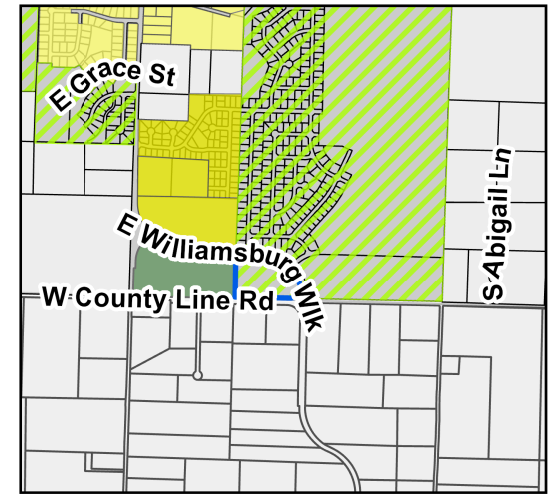
Parcel Owner: Olde Savannah LLC  
Parcel Address: 8000 Block of Farm Road 194  
Area: 7.86 Acres  
Existing Zoning: Planned Development (PDD)  
Requested Zoning: High-Density Single Family Residential (R1-H)



# REZN 21-019: Olde Savannah LLC

Item 3.

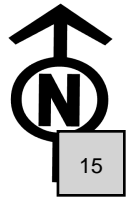
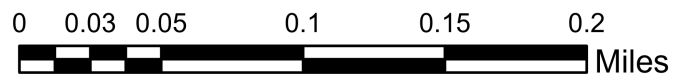
## Zoning Map



### 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: 8000 Block of Farm Road 194  
 Area: 7.86 Acres  
 Existing Zoning: Planned Development (PDD)  
 Requested Zoning: High-Density Single Family Residential (R1-H)





## EXHIBIT C

**Project/Issue Name:** REZN 22-003. Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Ten Point Two-Zero (10.20) Acres, Located at 7294 West Farm Road 144, from Agricultural (AG) to Heavy Industrial (M-2)

**Submitted By:** Springfield Rugby Football Club, Inc.

**Presented By:** Karen Haynes, Assistant BUILDS Administrator

**Date:** February 07, 2022

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### ISSUE IDENTIFICATION

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 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.





## EXHIBIT C

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, McElhaney 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.



## EXHIBIT C

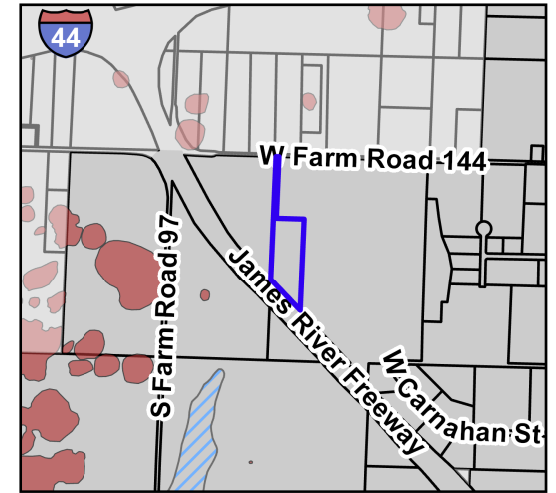
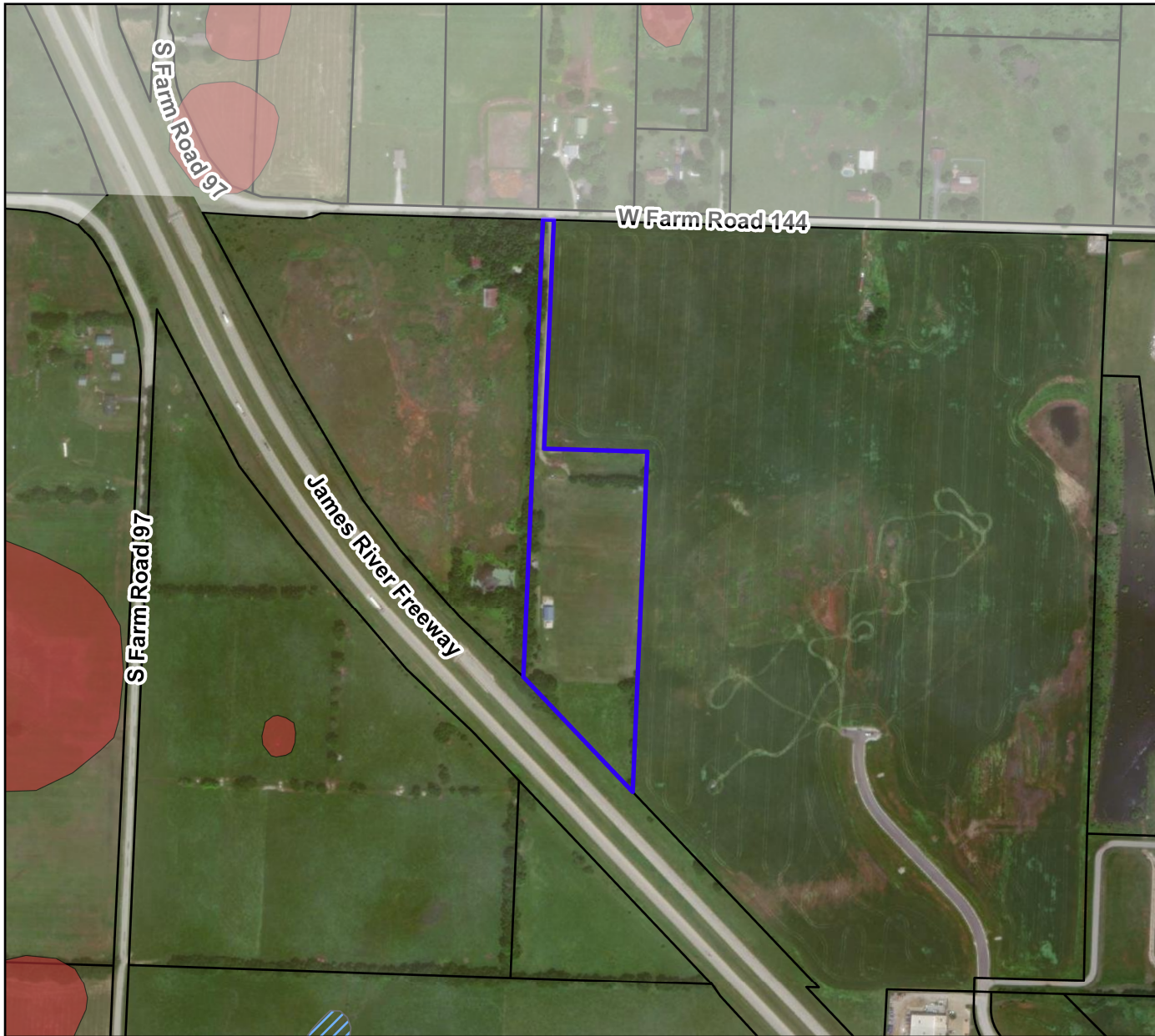
### STAFF RECOMMENDATION

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.**





# REZN 22-003: Springfield Rugby

Item 4.

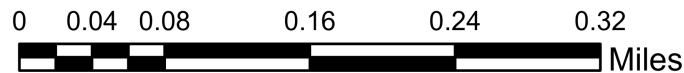
## Vicinity Map



### Legend

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

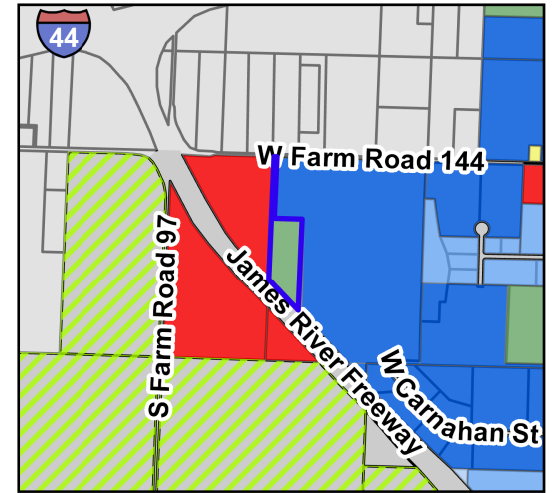
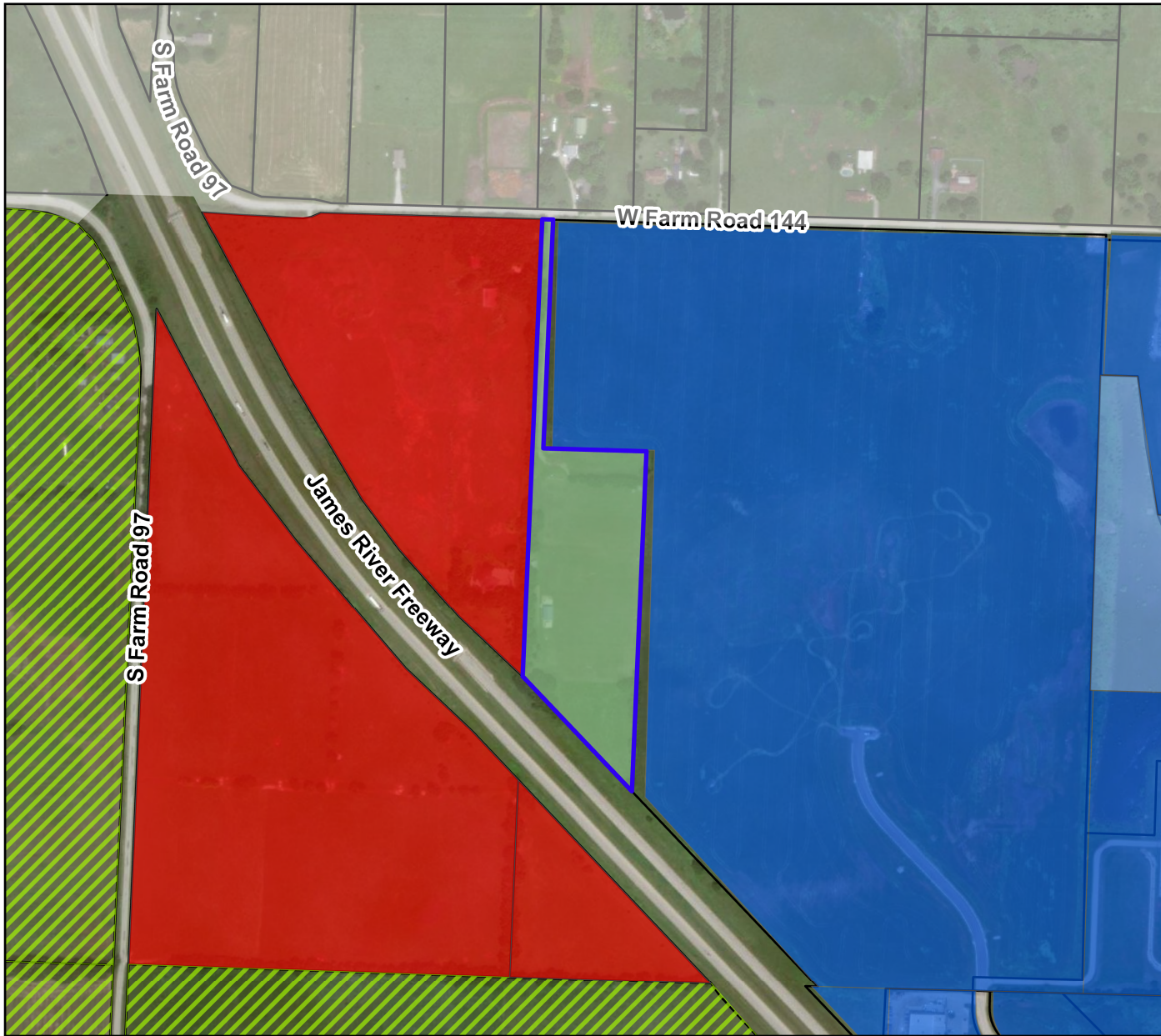
Parcel Owner: Springfield Rugby Football Club, Inc  
Area: 10.2 Acres  
Existing Zoning: AG  
Requested Zoning: M-2



# REZN 22-003: Springfield Rugby

## Zoning Map

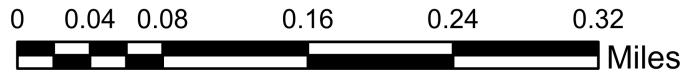
Item 4.



### 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





## EXHIBIT D

**Project/Issue Name:** REZN 22-004. Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Forty (40.0) 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:** S6 Tiger Creek, LLC

**Presented By:** Karen Haynes, Assistant BUILDS Administrator

**Date:** February 07, 2022

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### ISSUE IDENTIFICATION

S6 Tiger Creek, LLC. has applied to change the Zoning Classification of approximately **40.0 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 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.



## EXHIBIT D

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.



## EXHIBIT D

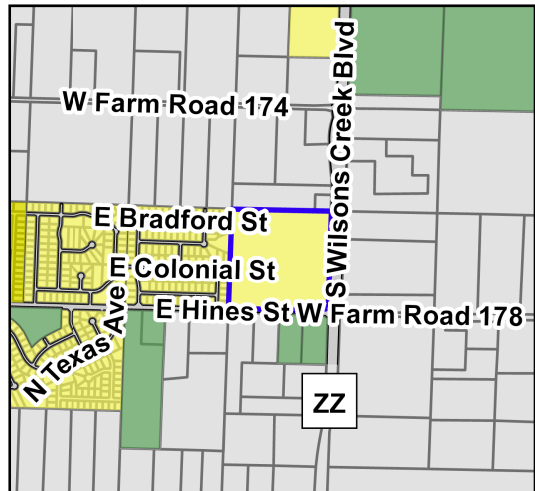
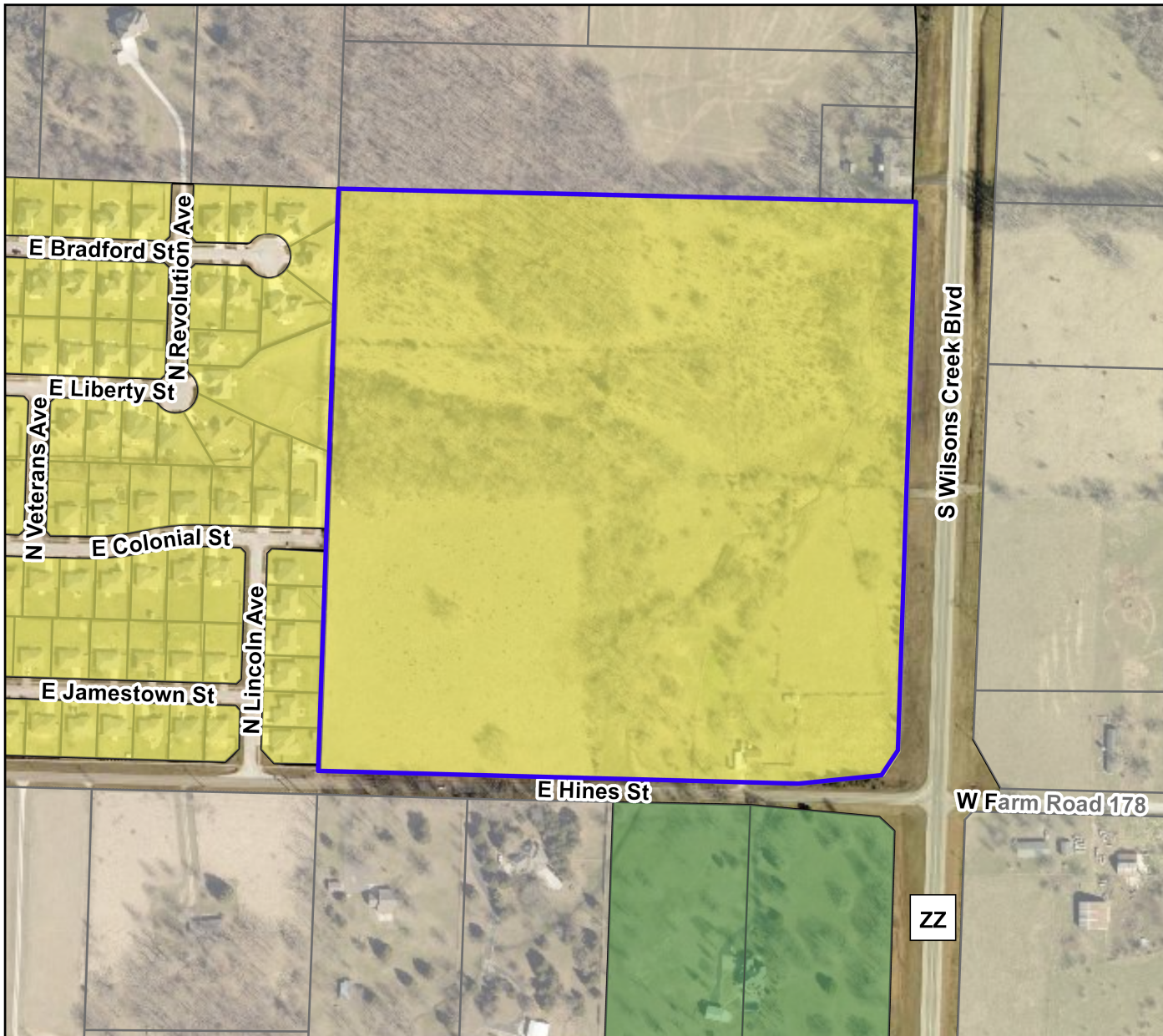
### STAFF RECOMMENDATION

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.**

# REZN 22-004: Tiger Creek

## Zoning Map

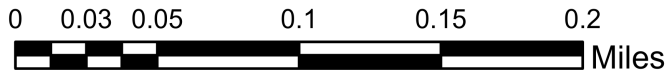
Item 5.



### 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

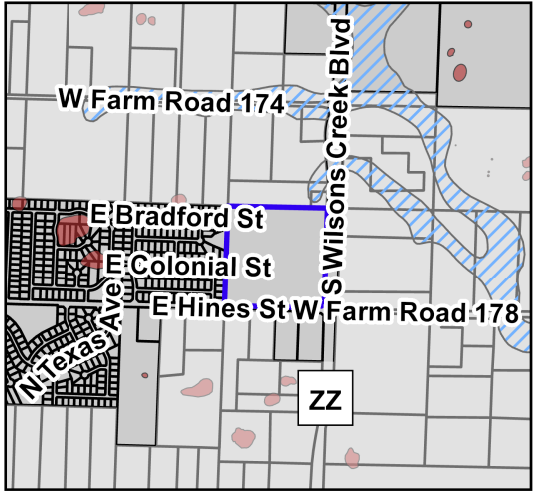
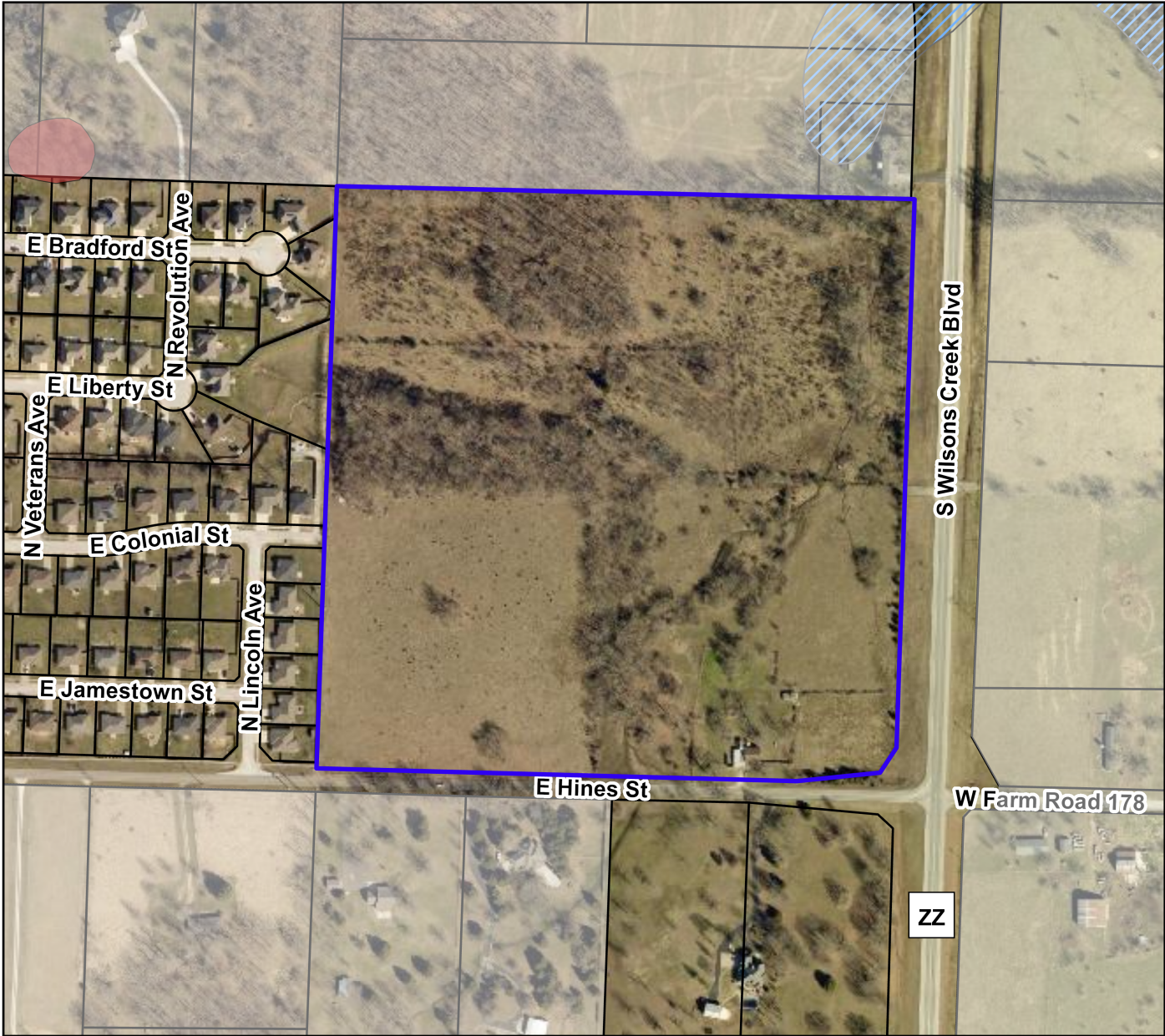




# REZN 22-004: Tiger Creek

Item 5.

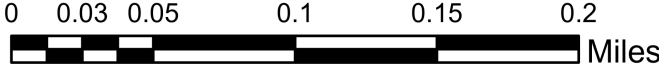
## Vicinity Map



### 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





## EXHIBIT E

**Project/Issue Name:** VACA 22-001. Recommending the Approval of An Application to Vacate a Portion of North Brookline Avenue

**Submitted By:** BUILDS Department

**Presented By:** Karen Haynes, Assistant BUILDS Administrator

**Date:** February 07, 2022

---

### ISSUE IDENTIFICATION

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 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.



**EXHIBIT E**

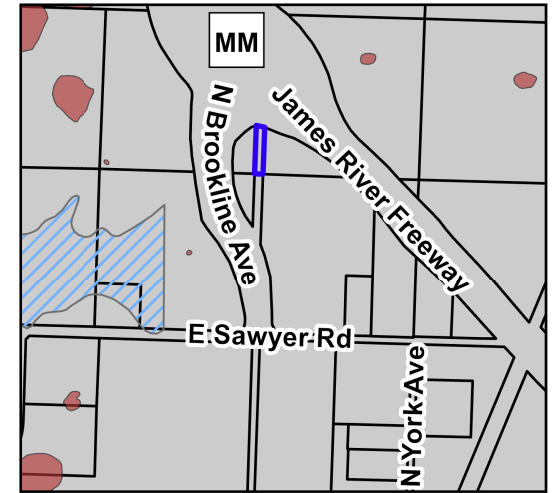
**STAFF RECOMMENDATION**

The BUILDS Department recommends approval of the requested Street Vacation.





# VACA 22-001: North Brookline Avenue

Item 6.

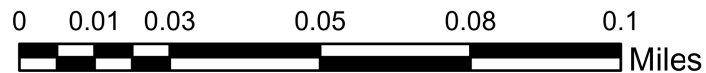
## Vicinity Map



### Legend

-  VACA 22-001
-  Parcels
-  Sinkhole
-  Floodplain

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





## EXHIBIT F

**Project/Issue Name:** **PDD 22-001.** Public Hearing and Possible Vote to Recommend the Approval of an Application to Change the Zoning Classification of Approximately Sixty-Two Point Nine Zero (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:** Republic 63, LLC

**Presented By:** Karen Haynes, Assistant BUILDS Administrator

**Date:** February 07, 2022

---

### ISSUE IDENTIFICATION

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 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:



## EXHIBIT F

- **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.



## EXHIBIT F

- 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



## EXHIBIT F

- **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.





## EXHIBIT F

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.



## EXHIBIT F

**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.

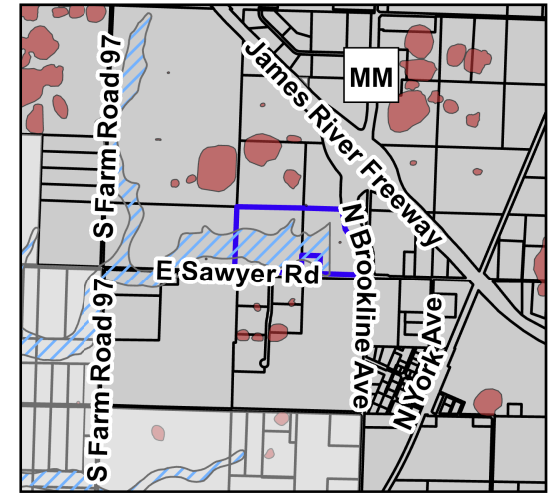
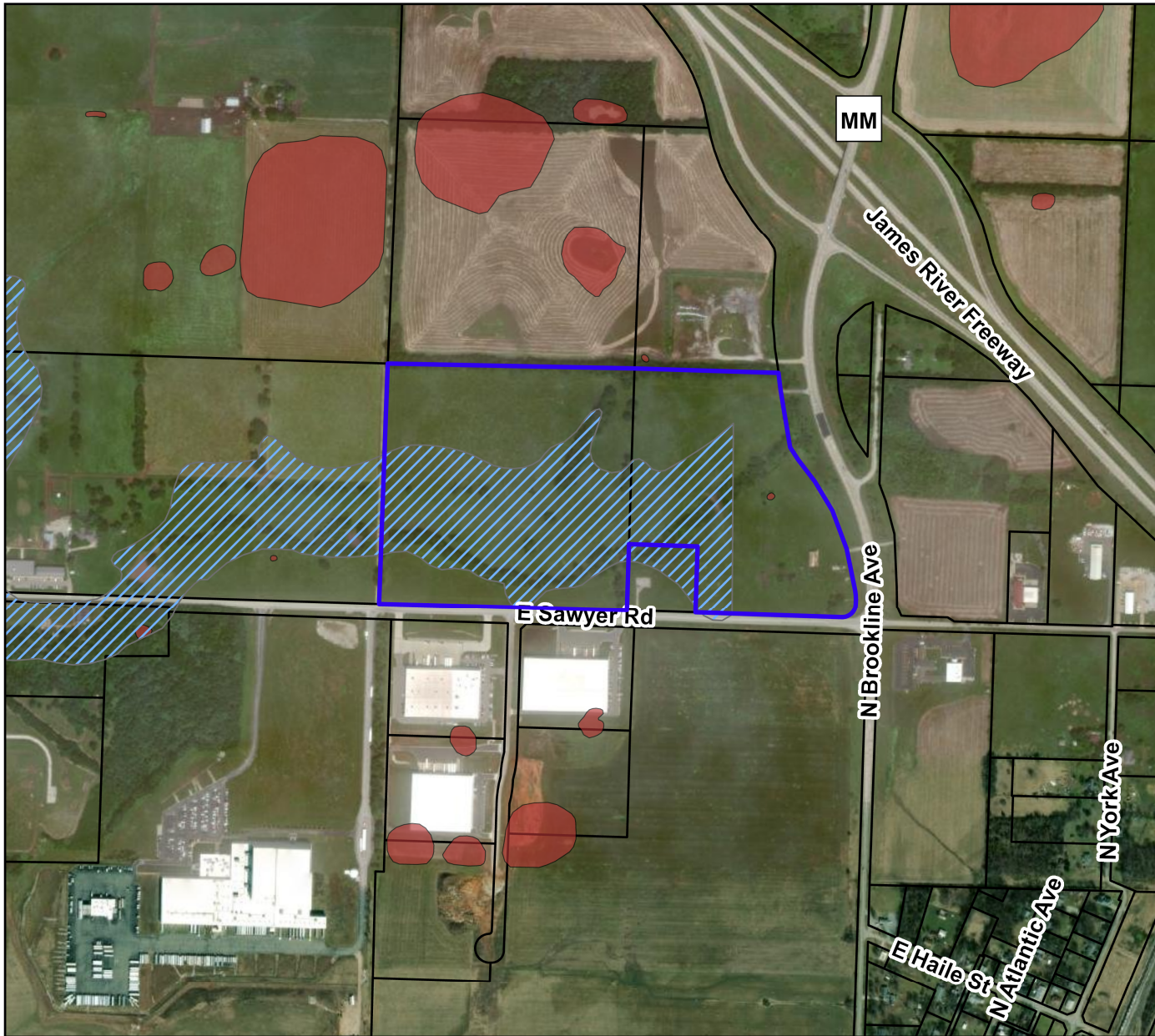
### STAFF RECOMMENDATION

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 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.

# PDD 22-001 Hankins

## Vicinity Map

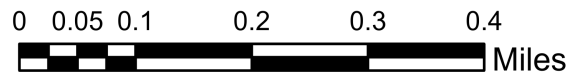
Item 7.



### Legend

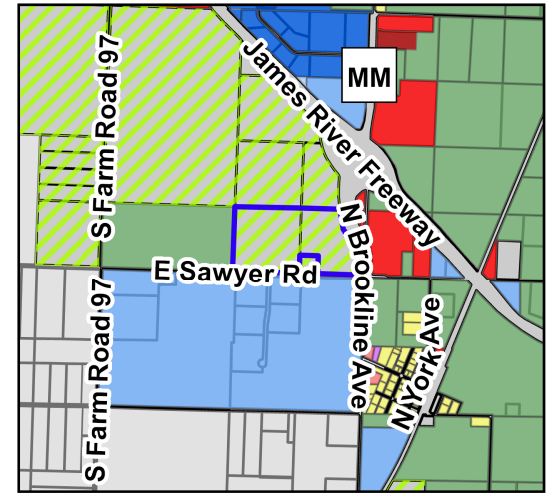
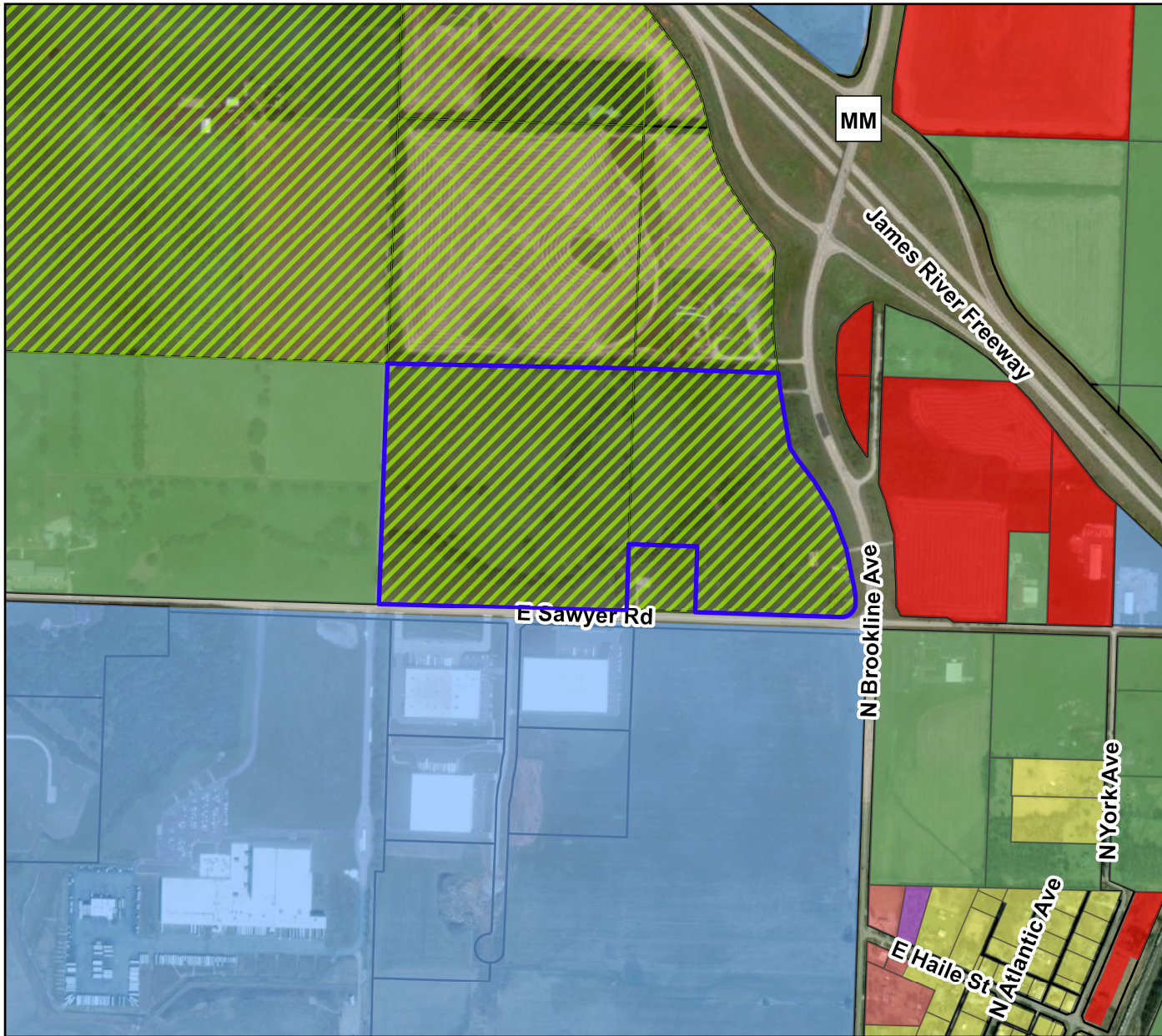
- Hankins\_PDD
- Parcels
- Sinkhole
- Floodplain

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



# PDD 22-001 Hankins

## Zoning Map



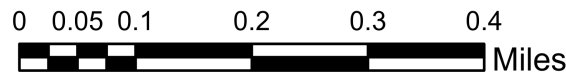
### Legend

- 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)



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.

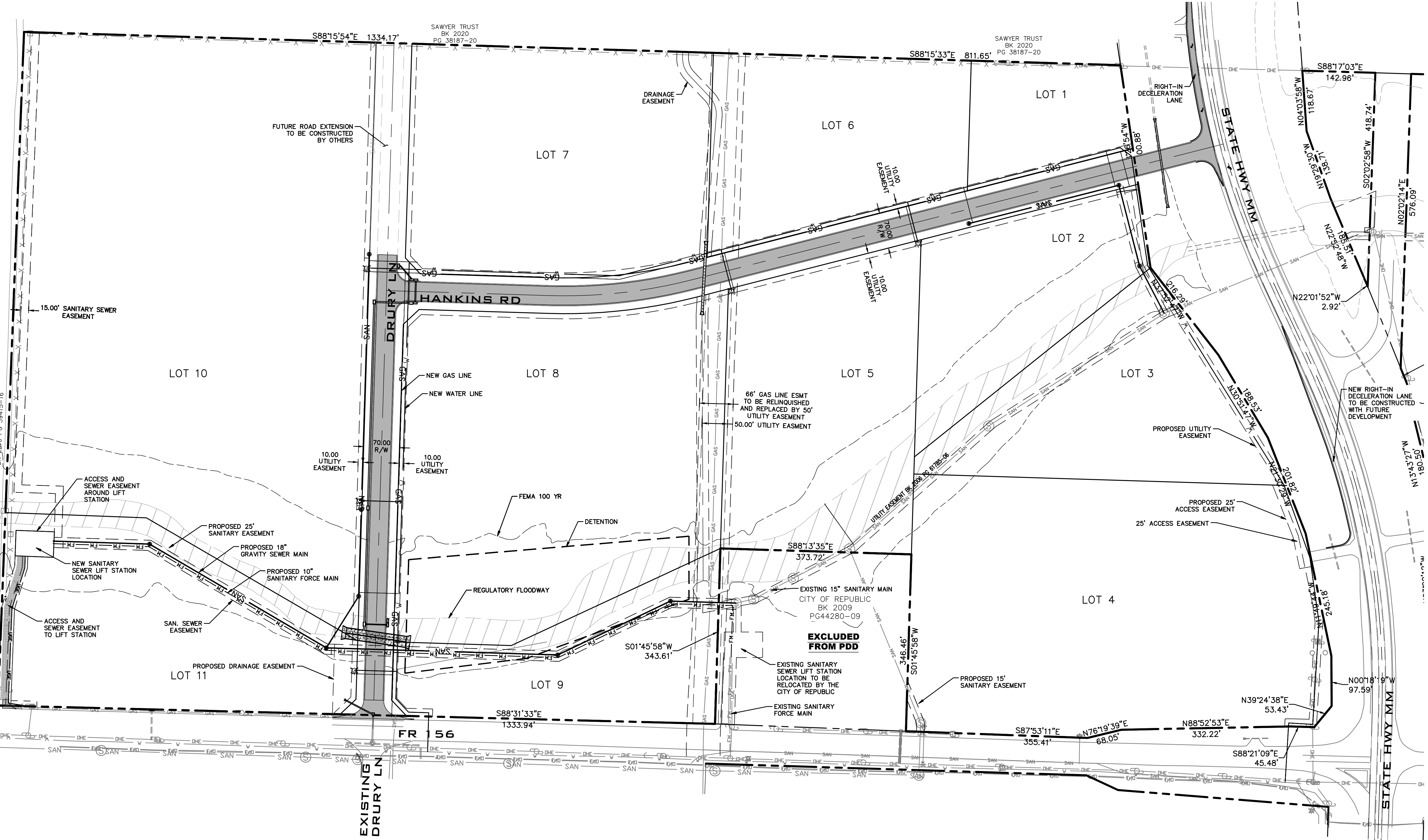
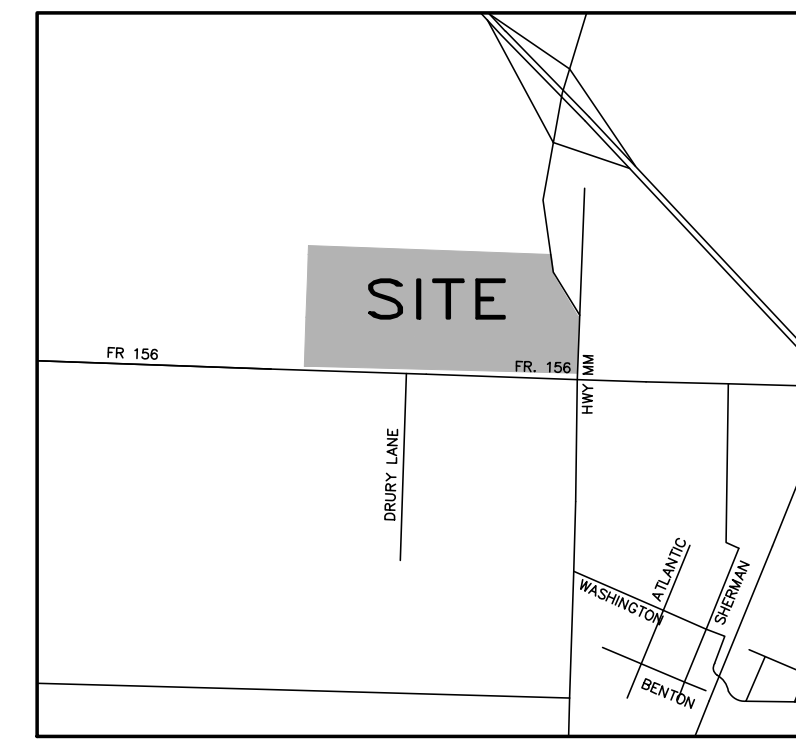
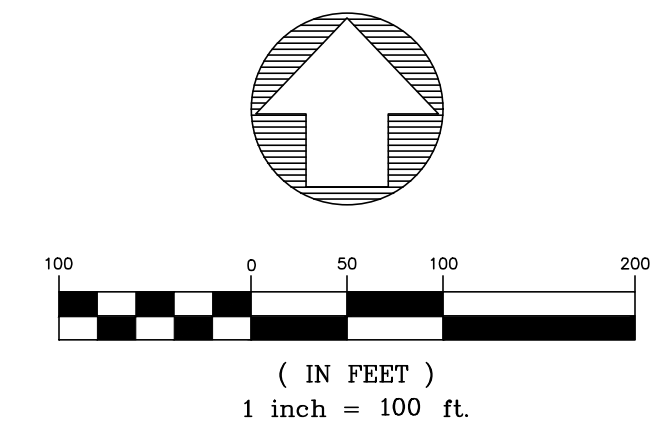
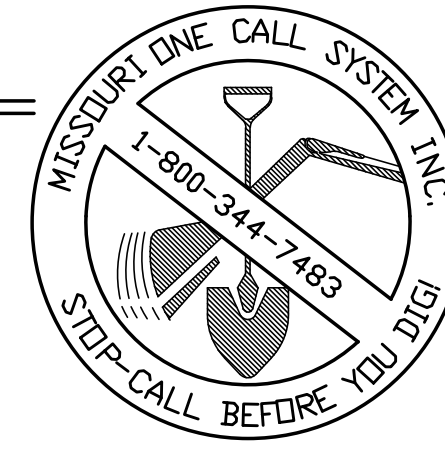
**LOT 11:**  
APPROXIMATELY 4.9 ACRES INDUSTRIAL USE SITE -  
DEVELOPMENT TO COMPLY WITH CITY OF REPUBLIC M-1  
LIGHT INDUSTRIAL DISTRICT REGULATIONS INCLUDING  
BUILDING SETBACKS, MAXIMUM DENSITY, HEIGHT, & AREA  
REGULATIONS.

\*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



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

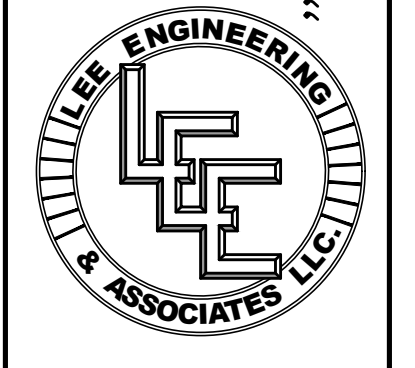
PDD EXHIBIT

## 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



## EXHIBIT G

**Project/Issue Name:** **PDD 22-002.** Public Hearing and Possible Vote to Recommend the Approval of an Application to Change the Zoning Classification of Approximately Twenty-Nine Point Three-Nine (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:** Magers Republic No. 3C, LLC and Iron Grain District, LLC

**Presented By:** Karen Haynes, Assistant BUILDS Administrator

**Date:** February 07, 2022

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### ISSUE IDENTIFICATION

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 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



## EXHIBIT G

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.



## EXHIBIT G

- 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





## EXHIBIT G

- **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.

**EXHIBIT G**

The wastewater generated by the development will flow to the relocated Brookline South Lift Station, McElhane Lift Station, and the Shuyler Creek Lift Station before being pumped through a series of force mains to the Wastewater Treatment Facility. The City is currently working on the additional infrastructure implementation of the Wastewater Master Plan, which will include upgrades to the McElhane 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.

**EXHIBIT G**

**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.

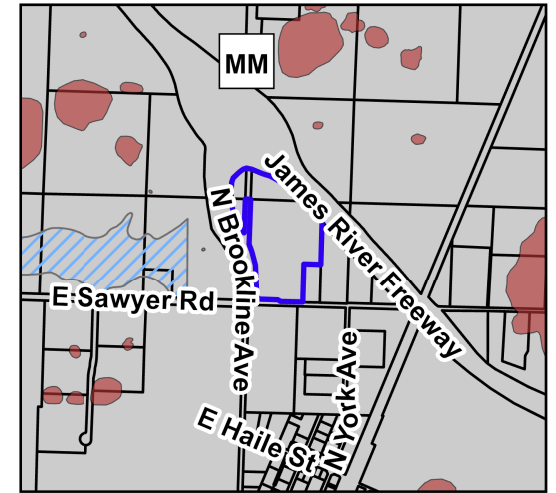
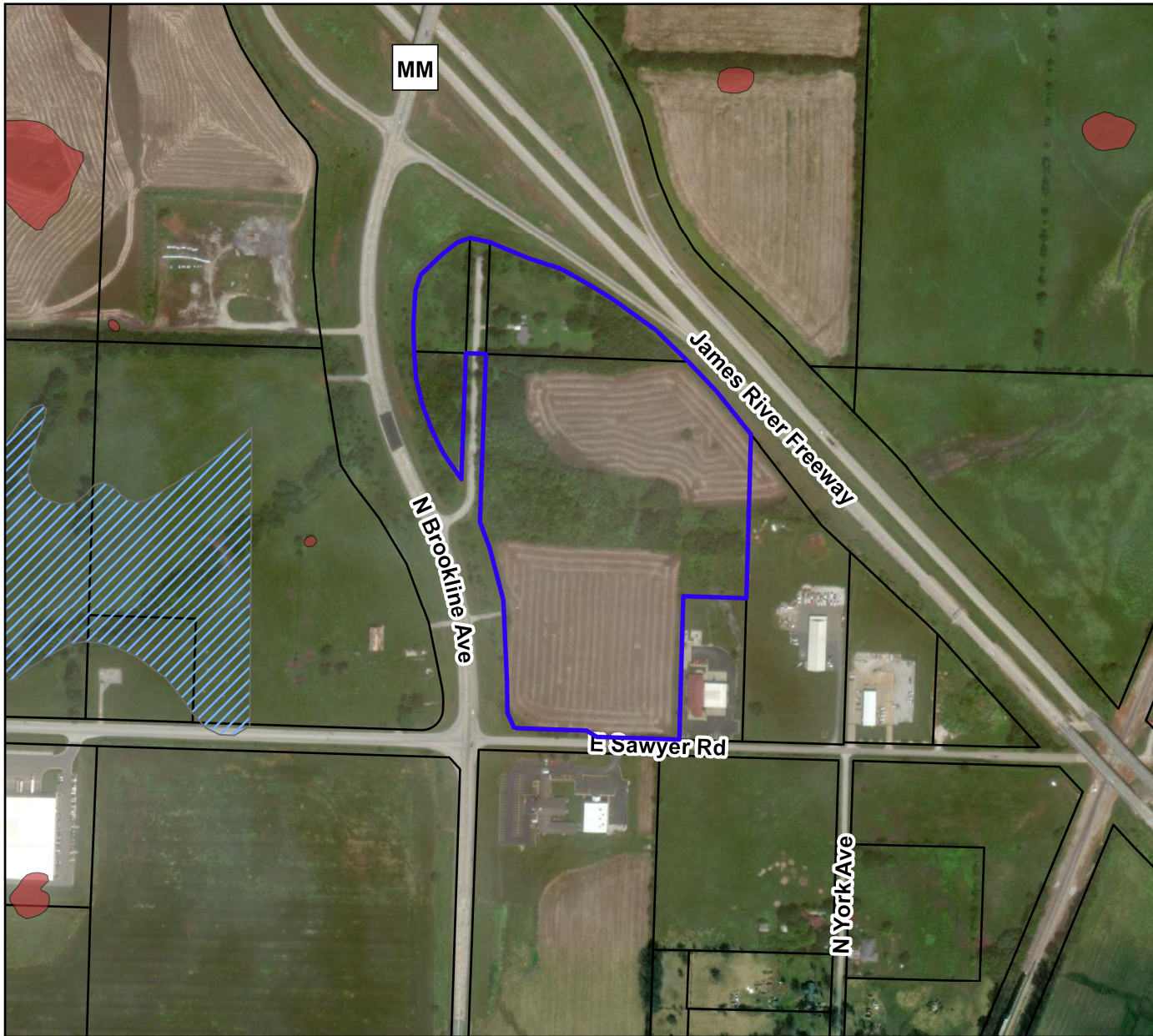
**STAFF RECOMMENDATION**

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 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.





# PDD 22-002: Iron Grain District

Item 8.

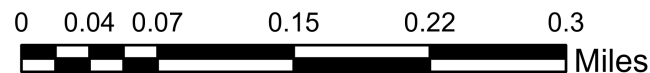
## Vicinity Map



### Legend

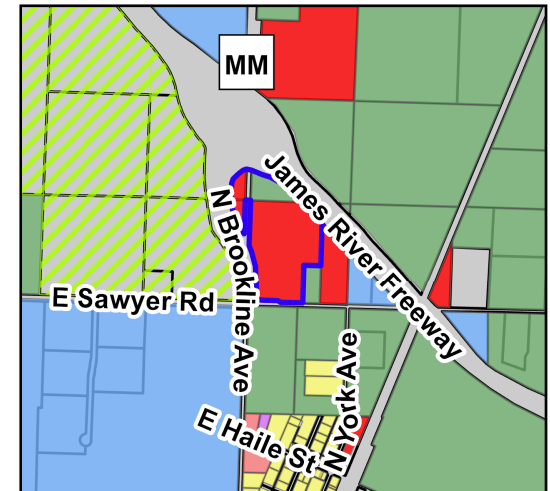
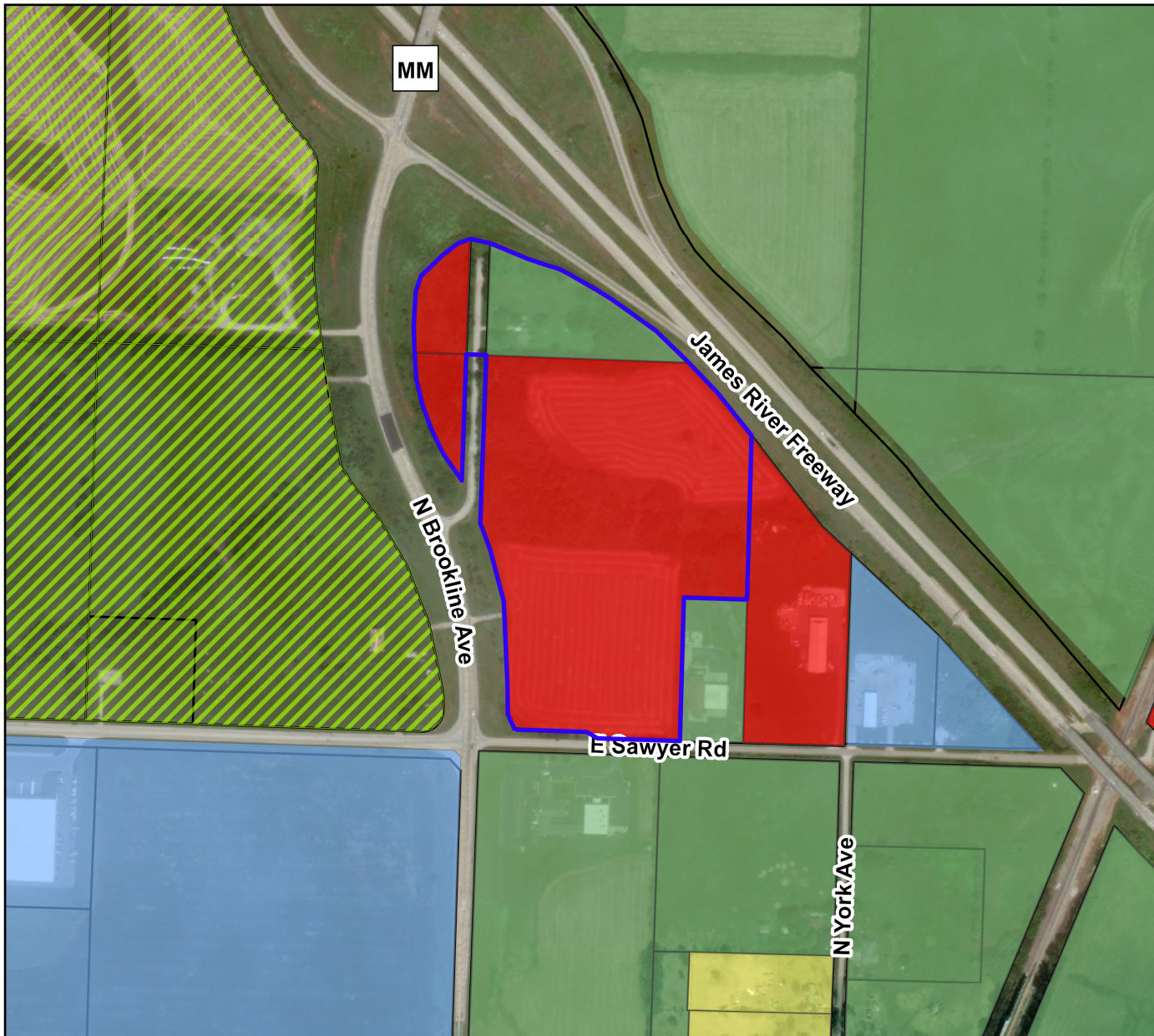
-  PDD 22-002 Iron Grain District
-  Parcels
-  Sinkhole
-  Floodplain

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



# 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

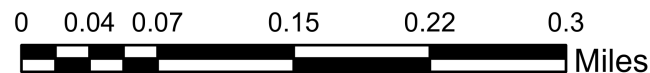
  R1-H Single Family High Density

  R1-Z Zero Lot Line Residential

  R-2 Two-family Residential

  R-3 Multi-family Residential

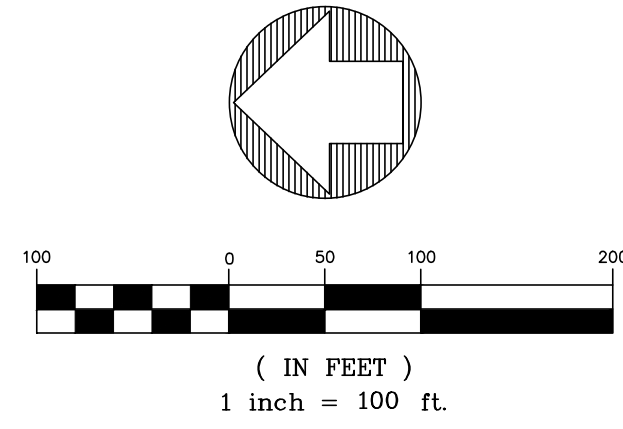
Parcel Owner: Magers Republic No 3C LLC  
 Area: 30.19 Acres  
 Existing Zoning: C-2 and AG  
 Requested Zoning: PDD (Iron Grain District)



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.

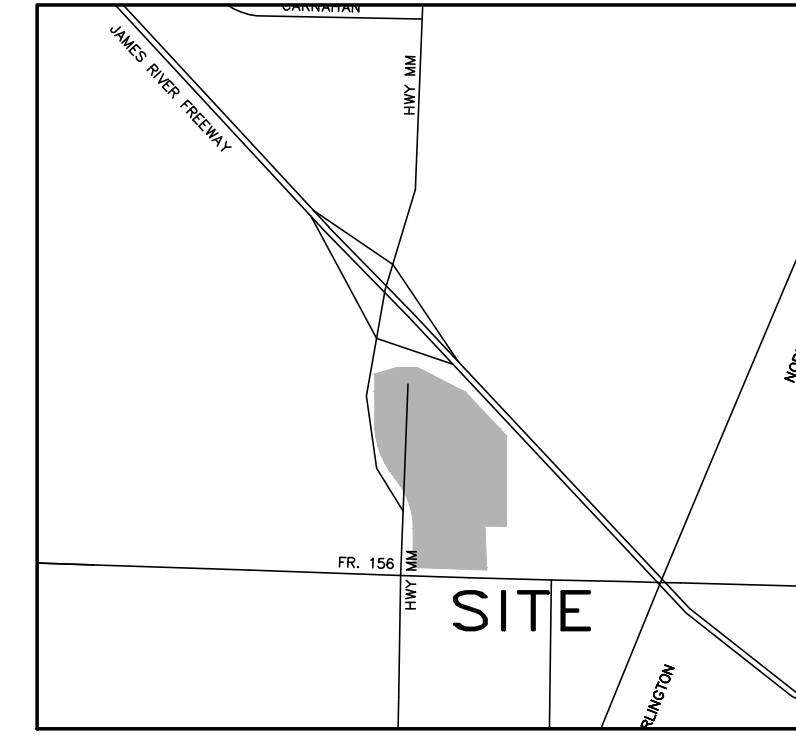
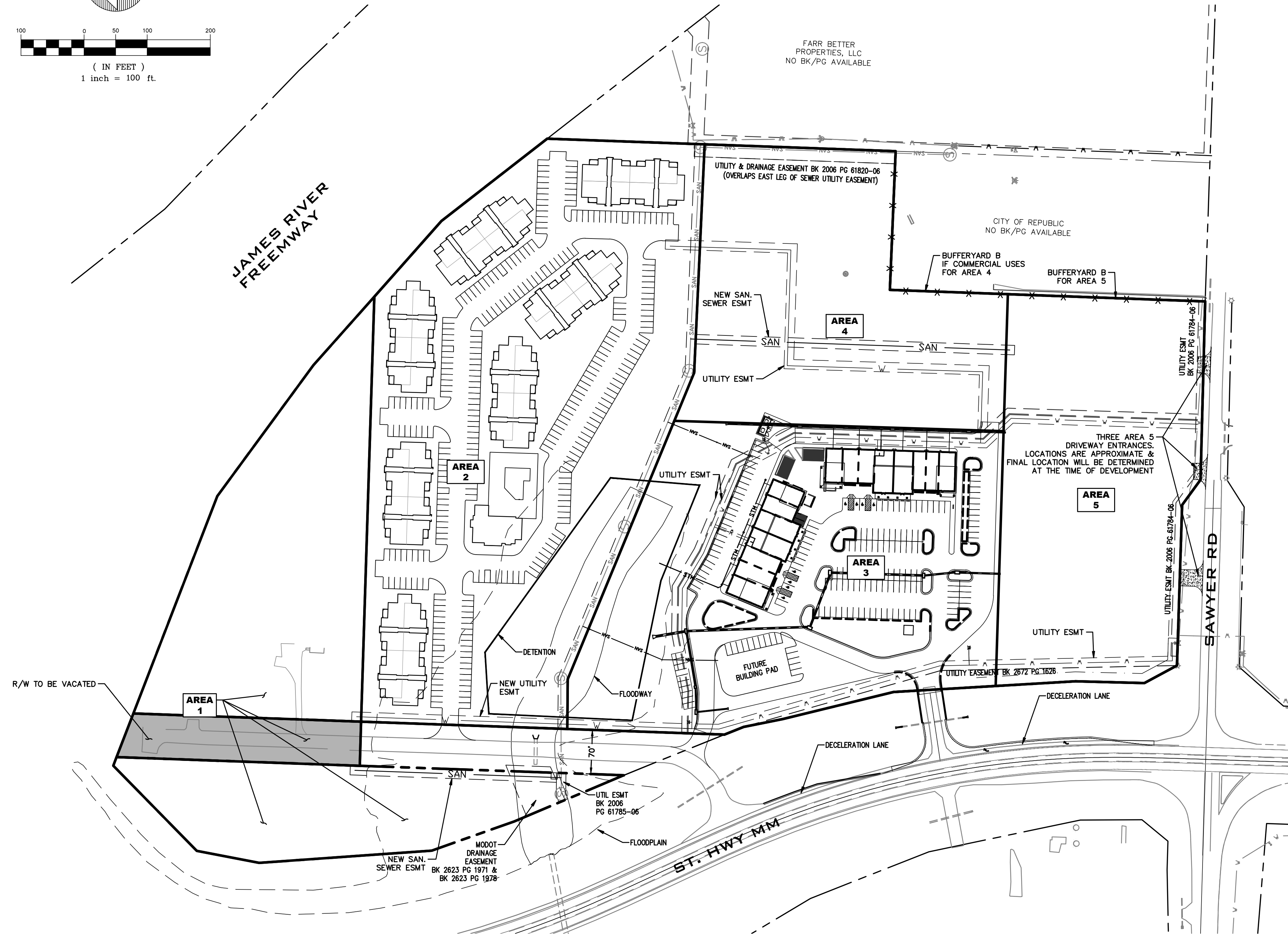
\*ACTUAL AREA OF LOTS AND NUMBER OF LOTS IS SUBJECT TO CHANGE BASED ON DEVELOPMENT NEEDS THROUGH THE ADMINISTRATIVE REPLATING PROCESS AFTER APPROVAL OF THE FINAL PLAT.

**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.



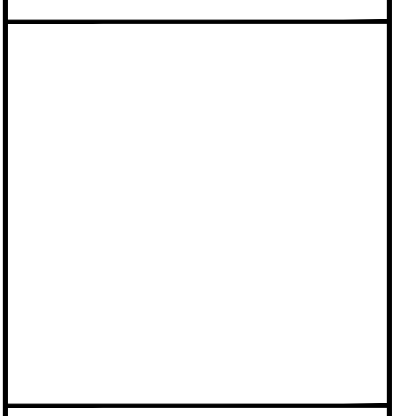
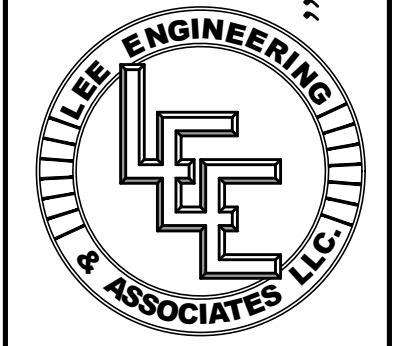
VICINITY MAP  
NOT TO SCALE

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



## EXHIBIT H

**Project/Issue Name:** **SUBD-PRE 21-006.** Possible Vote to Recommend the Approval of an Application for a Preliminary Plat for Republic Industrial Subdivision, a Subdivision Consisting of Approximately Thirty-Seven Point Nine Eight (37.98) Acres Located at S St Hwy MM and W FR 144

**Submitted By:** Asset Holdings Group, LLC

**Presented By:** Chris Tabor, Principal Planner, BUILDS Department

**Date:** February 7, 2022

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### ISSUE IDENTIFICATION

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

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

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

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

### DISCUSSION AND ANALYSIS

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

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



## EXHIBIT H

### Consistency with the Comprehensive Plan

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

### Transportation Plan

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

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

The following recommendations resulted from the TIS:

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

### Water and Wastewater Master Plan

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

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

### Zoning Code

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

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





## EXHIBIT H

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

**Stormwater:** The Preliminary Plat contains a Stormwater Detention Area in the middle-western portion of the subdivision just south of Lot 2. This basin is designed to control the release of stormwater attributable from the development. The Plat contains a conceptual layout of the Detention Area; the area will be designed to mitigate existing conditions to reduce the amount of post-development flows to less than pre-development flows. The Stormwater Detention Area's outflow will flow to Farm Road 144. A Stormwater Report will be reviewed by the TRT during Infrastructure Design review. The Stormwater Detention Area and all open space/common area will be maintained by a Property Owner's Association.

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

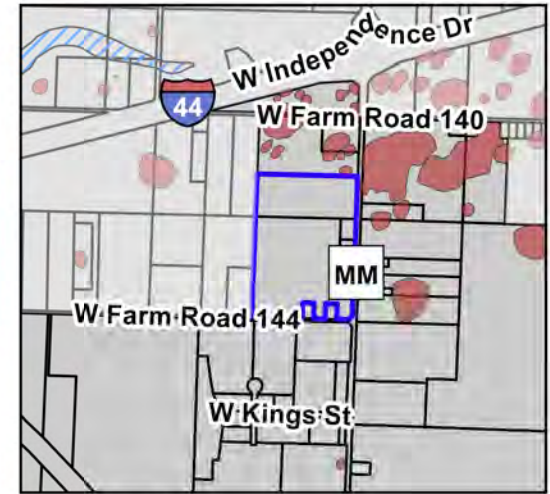
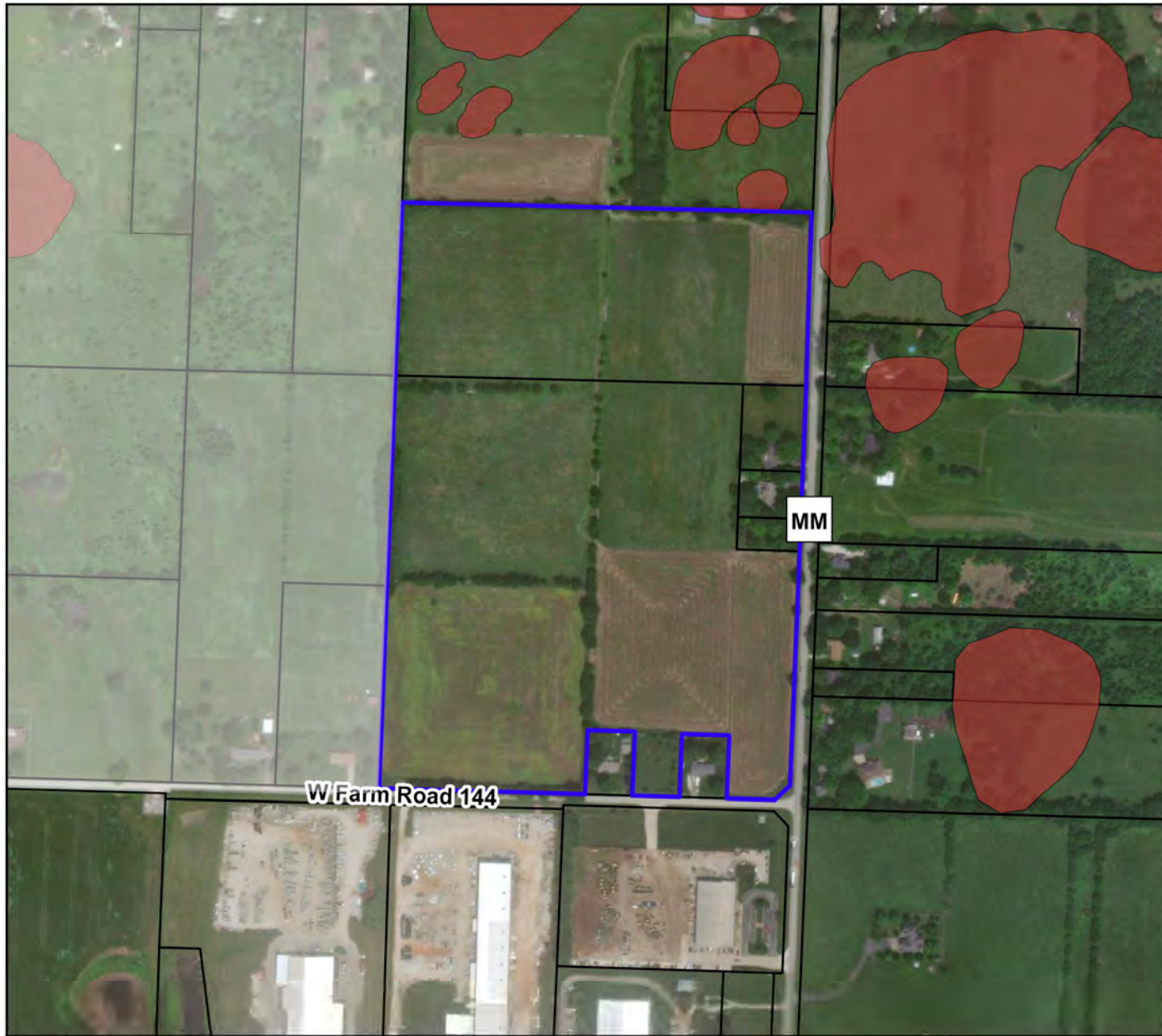
### **STAFF RECOMMENDATION**

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

# SUBD-PRE 21-006: Republic Industrial Subdivision

Item 9.

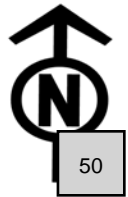
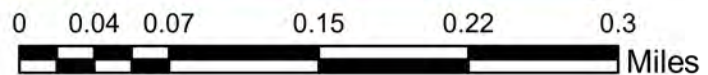
## Vicinity Map



### Legend

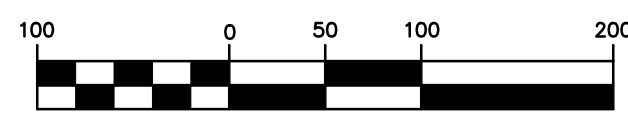
-  Republic Industrial Subdivision
-  Parcels
-  Sinkhole
-  Floodplain

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



# PRELIMINARY PLAT REPUBLIC INDUSTRIAL SUBDIVISION

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



JANUARY, 2022

## LEGEND

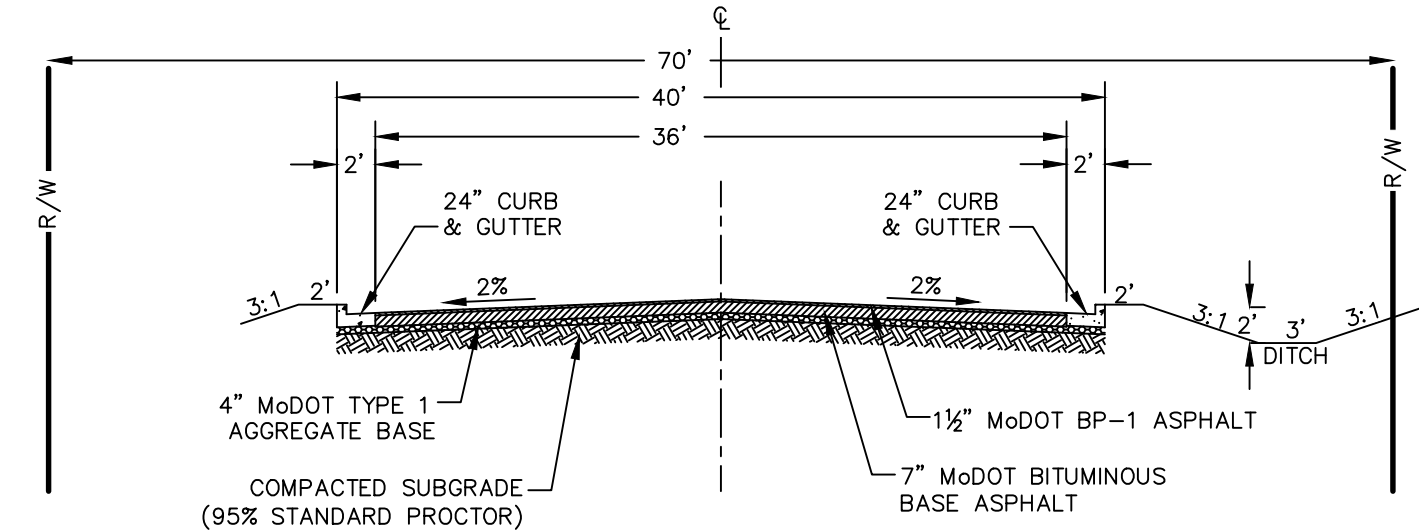
EXISTING	PROPOSED
---500---	INDEX CONTOUR
---	INTERMEDIATE CONTOUR
---	PROPERTY LINE
---	RIGHT-OF-WAY LOT LINE
---	FLOODPLAIN
---	AERIAL ELECTRIC
---	UTILITY POLE / GUY WIRE
---	UNDERGROUND ELECTRIC
---	UNDERGROUND CABLE TV
---	UNDERGROUND TELEPHONE
---	UNDERGROUND FIBER OPTIC
---	SANITARY SEWER
---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

### NORTH TRACT SITE DATA

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

### SOUTH TRACT SITE DATA

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



STREET CROSS-SECTION

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

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

COMMENCING FROM A FOUND IRON ROD AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 27, SAID POINT BEING AT THE INTERSECTION OF THE CENTERLINE OF MISSOURI HIGHWAY MM AND FARM ROAD 144, FROM WHICH THE CORNER COMMON TO SECTIONS 22, 23, 26, AND 27 BEARS N0219°37'E 2664.98 FEET, THENCE LEAVING SAID SOUTHEAST CORNER ALONG THE SOUTH LINE OF SAID QUARTER SECTION, N88°30'14"W 61.17 FEET TO A POINT; THENCE LEAVING SAID SOUTH LINE N01°29'46"W 38.58 FEET TO A POINT ON THE EXISTING CHAMFER OF THE RIGHT OF WAY BETWEEN THE AFORESAID HIGHWAY MM AND THE NEW RIGHT OF WAY OF FARM ROAD 144, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND DESCRIBED HEREIN;

THENCE LEAVING SAID RIGHT OF WAY POINT ALONG THE NEW RIGHT OF WAY LINE OF SAID FARM ROAD N88°25'35"W FOR A DISTANCE OF 167.05 FEET TO A POINT ON THE EAST LINE A TRACT OF LAND CONVEYED TO WARD IN BOOK 2017, PAGE 8122-17; THENCE LEAVING SAID NEW RIGHT OF WAY LINE ALONG SAID EAST, NORTH AND WEST LINES OF SAID WARD PARCEL N022°2'48"E FOR A DISTANCE OF 182.63 FEET TO A POINT; THENCE N88°18'53"W FOR A DISTANCE OF 150.07 FEET TO A POINT; THENCE S02°18'38"W FOR A DISTANCE OF 182.92 FEET TO A POINT ON THE AFORESAID NORTH RIGHT OF WAY LINE OF HIGHWAY MM; THENCE LEAVING THE WEST LINE OF SAID WARD PARCEL, ALONG THE NEW RIGHT OF WAY LINE OF HIGHWAY MM N88°25'35"W FOR A DISTANCE OF 149.97 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND CONVEYED TO DICKEY IN BOOK 2017, PAGE 1427-17; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE ALONG THE EAST, NORTH AND WEST LINE OF SAID DICKEY PARCEL N022°7'07"E FOR A DISTANCE OF 182.87 FEET TO A POINT; THENCE N88°22'14"W FOR A DISTANCE OF 150.00 FEET TO A POINT; THENCE S02°24'01"W FOR A DISTANCE OF 183.01 FEET TO THE AFORESAID NORTH RIGHT OF WAY LINE OF HIGHWAY MM; THENCE LEAVING SAID WEST LINE ALONG SAID NORTH RIGHT OF WAY LINE N88°25'35"W FOR A DISTANCE OF 653.55 FEET TO A POINT ON THE EAST LINE OF A TRACT OF LAND CONVEYED TO RAINS IN DOCUMENT NUMBER 2015-010411-15, SAID POINT BEING ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 27; THENCE LEAVING SAID NORTH RIGHT OF WAY ALONG THE AFORESAID WEST QUARTER-QUARTER SECTION LINE N02°21'18"E FOR A DISTANCE OF 1839.62 FEET TO A POINT AT THE NORTHWEST QUARTER OF A TRACT OF LAND CONVEYED TO PLAZA SOUTHWEST LLC IN DOCUMENT NUMBER 2020-4574820 THENCE LEAVING SAID WEST QUARTER-QUARTER LINE ALONG THE NORTH LINE OF SAID PLAZA SOUTH LLC TRACT S88°35'58"E FOR A DISTANCE OF 1276.14 FEET TO A POINT ON THE NEW WESTERN RIGHT OF WAY LINE OF STATE ROUTE MM, SAID POINT BEING 55.00 FEET WEST OF THE AFORESAID EAST QUARTER SECTION LINE; THENCE LEAVING SAID NORTH PLAZA SOUTH LLC LINE ALONG SAID WESTERN RIGHT OF WAY LINE S02°19'37"W FOR A DISTANCE OF 1836.73 FEET TO A POINT THE AFORESAID RIGHT OF WAY CHAMFER; THENCE S45°41"W FOR A DISTANCE OF 9.58 FEET TO THE POINT OF BEGINNING, CONTAINING 52.70 ACRES, SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, COVENANTS OF RECORD.

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

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

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

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

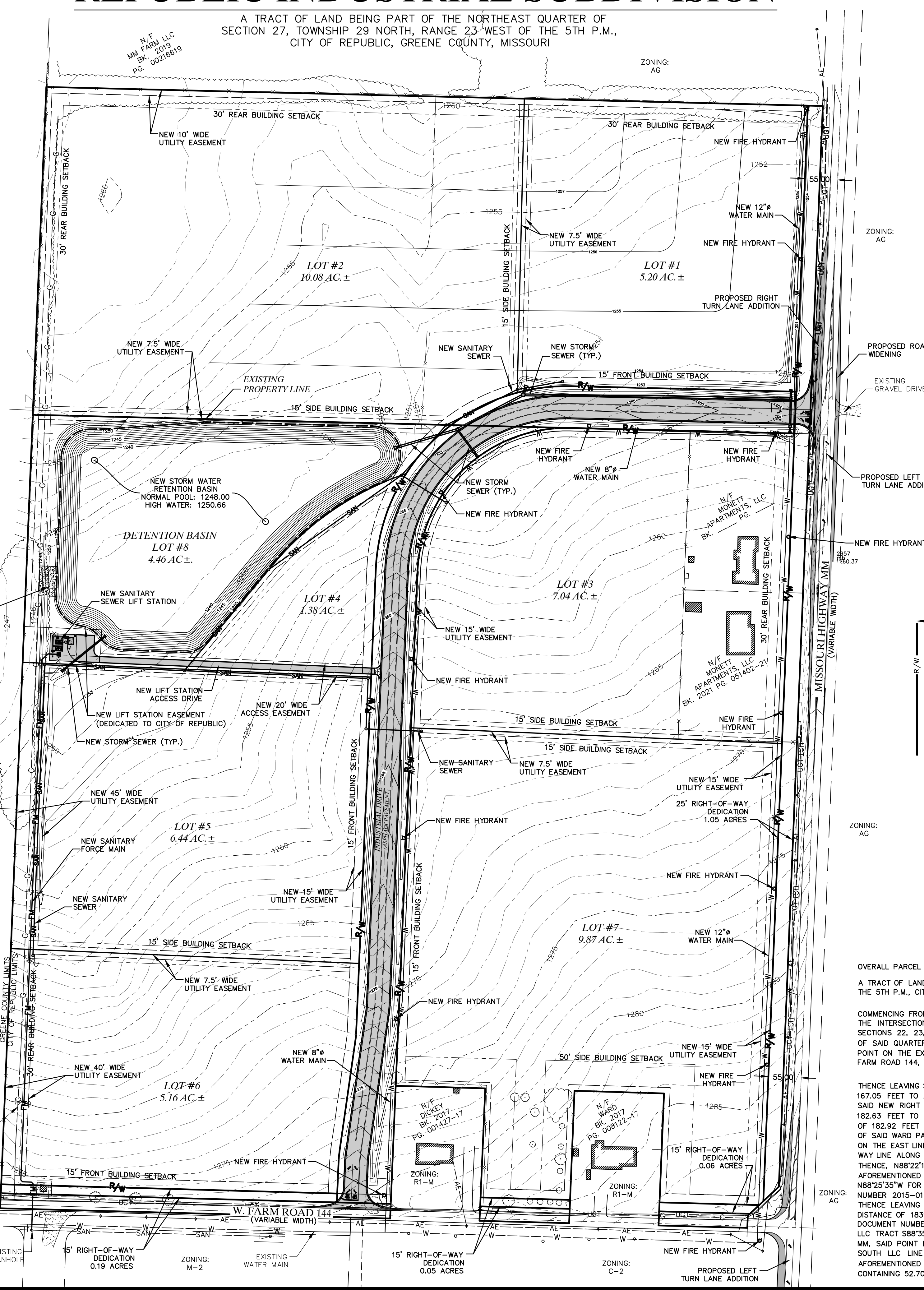
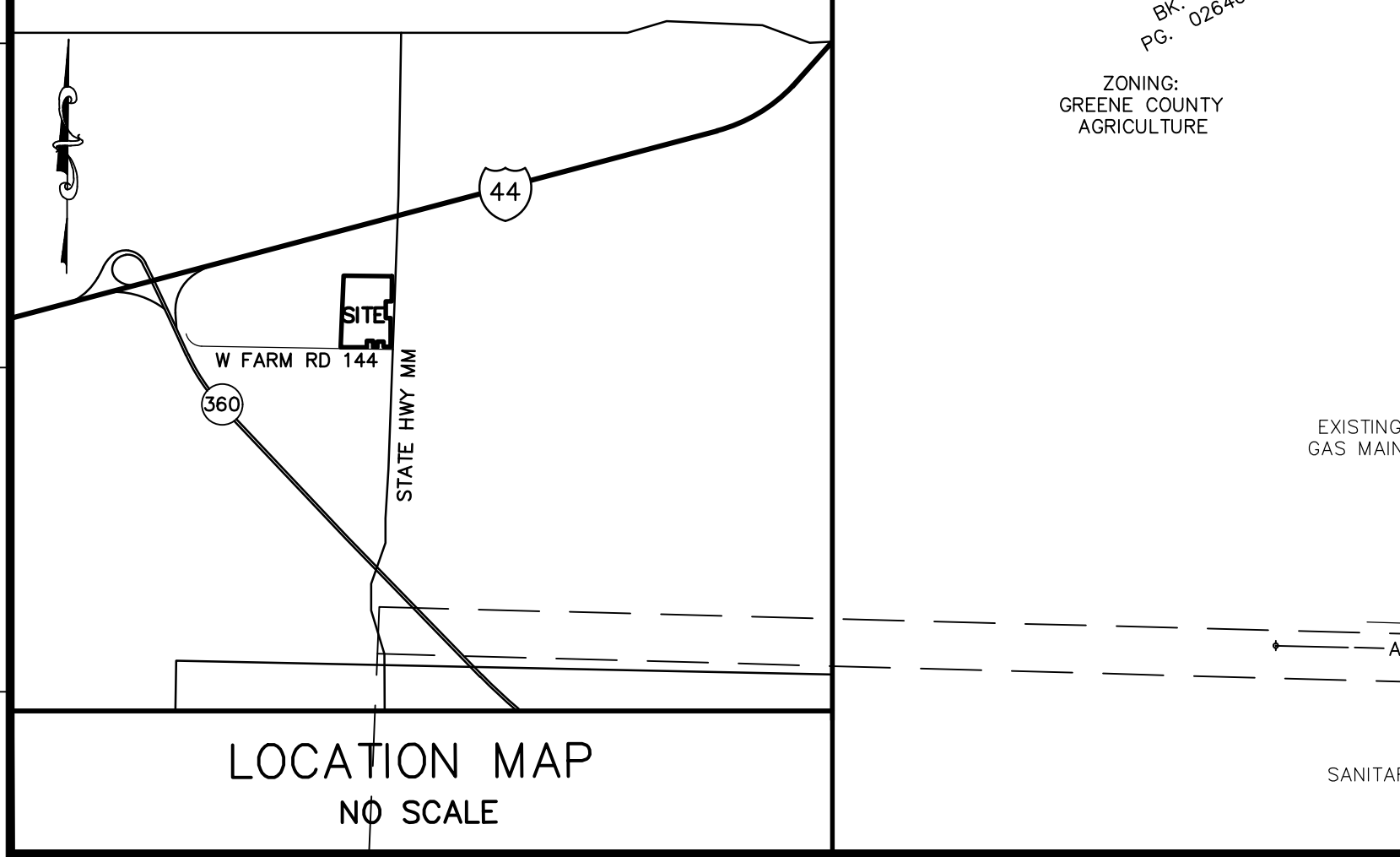
UTILITY EASEMENTS AS SHOWN ON THIS PLAT ARE HEREBY GRANTED TO THE CITY OF REPUBLIC AND ALL PUBLIC SERVICE COMMISSION REGULATED UTILITIES AND THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE AND REPAIR OF PUBLIC UTILITIES, WITH A RIGHT OF TEMPORARY USAGE OF ADJACENT GROUND NOT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

IN WITNESS WHEREOF, WE HAVE EXECUTED THIS PLAT AS OF THIS \_\_\_\_ DAY OF \_\_\_\_ 2021.

ASSET HOLDINGS GROUP, LLC/MM FARM LLC

\_\_\_\_\_  
(TITLE)

\_\_\_\_\_  
(TITLE)



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

636-584-0540 (tel.)  
636-584-0512 (fax)  
mcochrane@comcast.net  
530A E. Independence Dr.  
Union, Missouri 63084

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

Three working days prior to the start of any excavation call 1-800-368-RITE for utility location information.

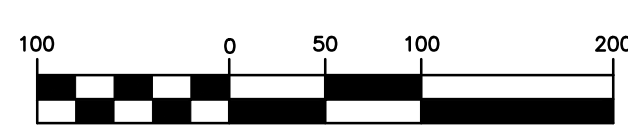
All OSHA rules & regulations and construction required by these plans shall be strictly followed (i.e. trenching, blasting, etc.).

WEST FARM ROAD 144 & STATE HWY MM  
 REPUBLIC, MISSOURI  
 SITE IMPROVEMENTS  
 PRELIMINARY PLAT  
 DATE: \_\_\_\_\_ APPROVED: \_\_\_\_\_  
 DATE: \_\_\_\_\_ APPROVED: \_\_\_\_\_  
 DATE: \_\_\_\_\_ APPROVED: \_\_\_\_\_  
 DATE: \_\_\_\_\_ APPROVED: \_\_\_\_\_  
 DATE: \_\_\_\_\_ APPROVED: \_\_\_\_\_

JAN. 06, 2022  
SCALE: 1" = 100'  
PROJECT NO: 20-8380  
SHEET NO: 1 OF 2

PRELIMINARY PLAT  
REPUBLIC INDUSTRIAL SUBDIVISION

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



JANUARY, 2022

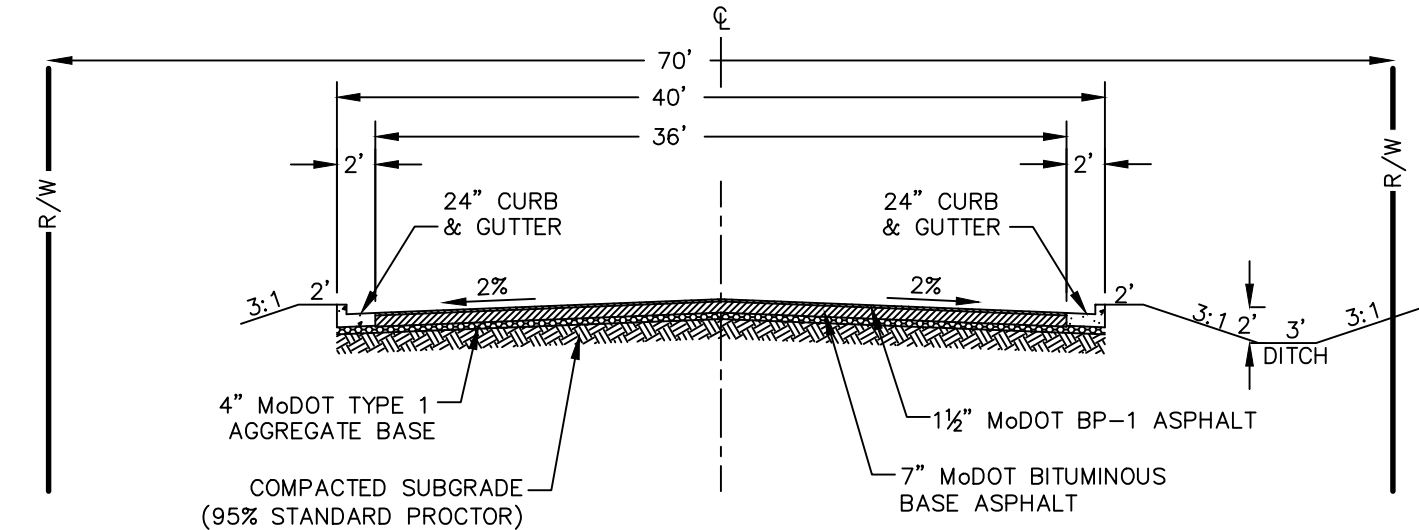
LEGEND table with columns for EXISTING and PROPOSED symbols for INDEX CONTOUR, INTERMEDIATE CONTOUR, PROPERTY LINE, RIGHT-OF-WAY, LOT LINE, FLOODPLAIN, AERIAL ELECTRIC, UTILITY POLE / GUY WIRE, UNDERGROUND ELECTRIC, UNDERGROUND CABLE TV, UNDERGROUND TELEPHONE, UNDERGROUND FIBER OPTIC, SANITARY SEWER, SANITARY MANHOLE, SANITARY FORCE MAIN, STORM SEWER, FLARED END SECTIONS, GAS LINE, WATER LINE, WATER METER, CONCRETE PAVEMENT, ASPHALT PAVEMENT.

NORTH TRACT SITE DATA

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

SOUTH TRACT SITE DATA

Table with 2 columns: LOT #3 (7.04 AC), LOT #4 (1.38 AC), LOT #5 (6.44 AC), LOT #6 (5.16 AC), LOT #7 (9.87 AC), LOT #8 (4.46 AC), R.O.W. (INDUSTRIAL DR.) (2.28 AC), R.O.W. (144 & "MM" WIDENING) (1.35 AC), TOTAL (37.98 AC).



STREET CROSS-SECTION

Table with columns for EXISTING ZONING (M-2 HEAVY INDUSTRIAL, 51.71 AC ±) and APPLICANT/ENGINEER/SURVEYOR/DEVELOPER information including ASSET HOLDINGS GROUP, LLC/MM FARM LLC and MICHELE COCHRAN.

OVERALL PARCEL DESCRIPTION: A TRACT OF LAND BEING IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 29 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF REPUBLIC, GREENE COUNTY, MISSOURI...

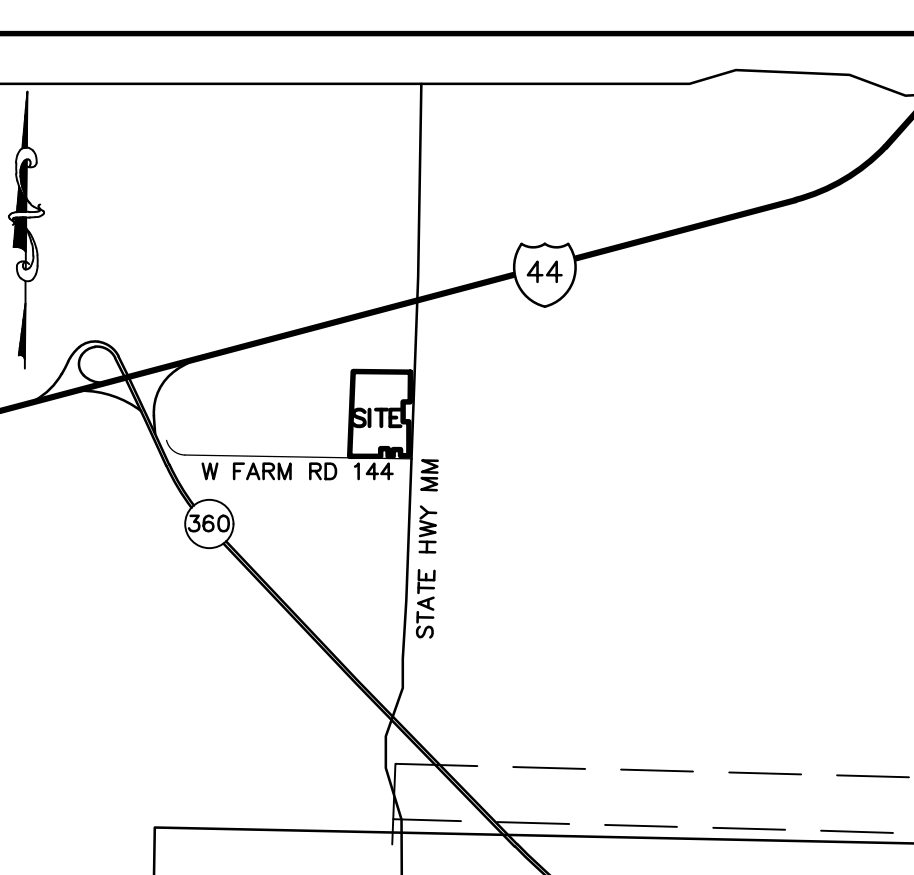
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THENCE LEAVING SAID RIGHT OF WAY POINT ALONG THE NEW RIGHT OF WAY LINE OF SAID FARM ROAD N88°25'35\"/>

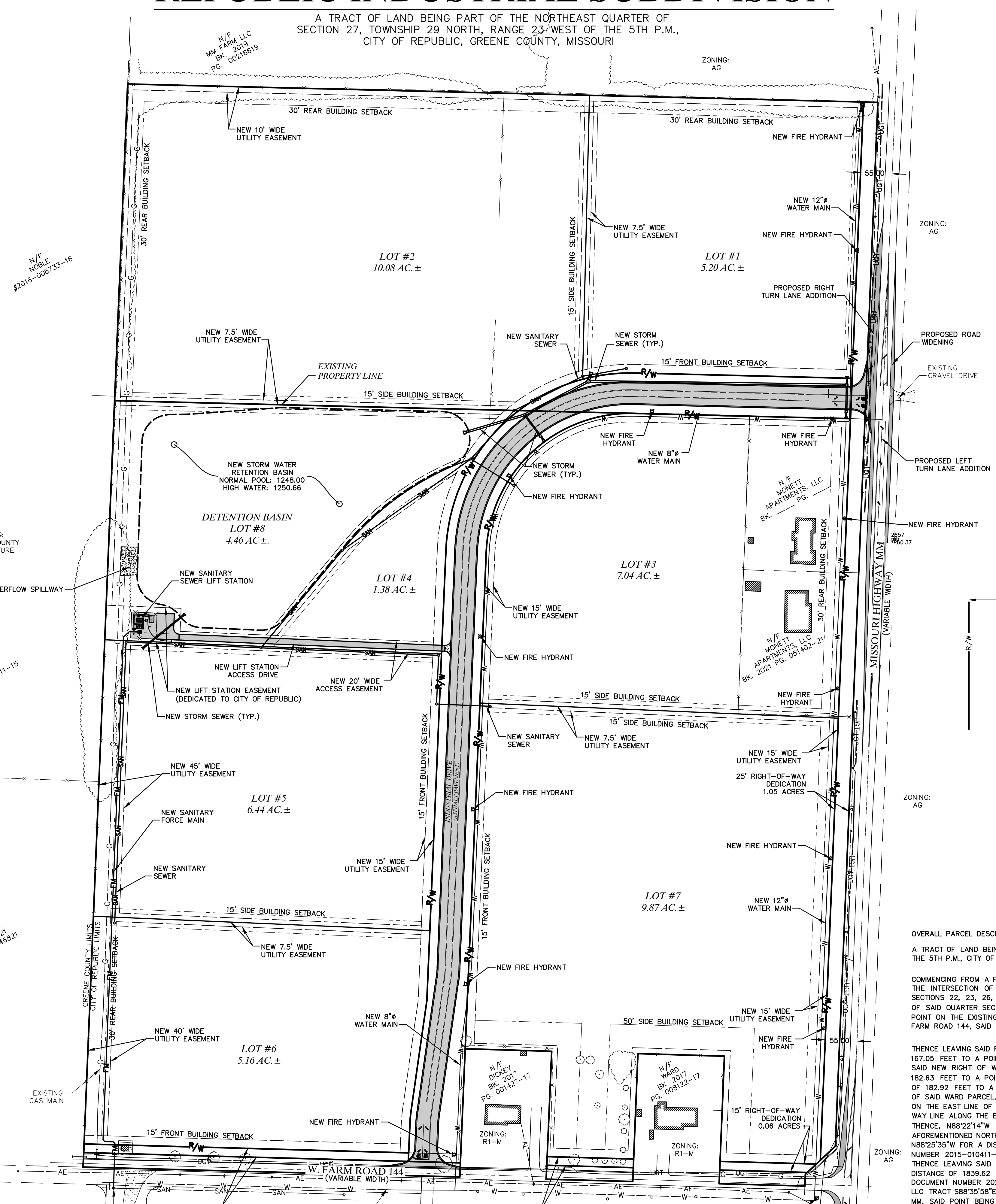
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IN WITNESS WHEREOF, WE HAVE EXECUTED THIS PLAT AS OF THIS \_\_\_\_ DAY OF \_\_\_\_ 2021. ASSET HOLDINGS GROUP, LLC/MM FARM LLC



LOCATION MAP NO SCALE



Vertical sidebar on the right containing COCHRAN logo, Missouri State Certificate of Authority Numbers, and SITE IMPROVEMENTS WEST FARM ROAD 144 & STATE HWY MM, REPUBLIC, MISSOURI.