AGENDA

Planning and Zoning Commission Meeting
Virtual Meeting
January 11, 2021 at 7:00 PM

Call Meeting to Order

Approve Agenda

Approve Minutes

Vote to approve Minutes from the November 9, 2020 meeting

Meeting Procedures

Public Hearings

1. **SU 21-001.** Public Hearing and Possible Vote to Recommend the Approval of An Application for a Special Use Permit to Jennifer Wood for the operation of an Office for Jennifer's Cleaning at 621 North Walnut Avenue in Republic, Missouri.
2. **REZN 20-007.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Point Two-Two (0.22) Acres from Agricultural (AG) and Eighteen Point Nine-Seven (18.97) acres from General Commercial (C-2), Located Northeast of the Northeastern Right-of-Way Line of Missouri State Route 360, to Light Industrial (M-1)
3. **REZN 21-001.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Point Two-Nine (0.29) Acres, Located at 2860 North Brookline Avenue, to Local Commercial (C-1)
4. **REZN 21-002.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Three Point Three (3.3) Acres to Two-Family Residential and Approximately Eight Point Five (8.5) Acres to Multi-Family Residential, Located at 634 West Hines

Other Business

5. **SUBD-PRE 20-006 Oak Hills.** Possible Vote to Recommend the Approval of an Application for a Preliminary Plat for Oak Hills, a residential subdivision consisting of approximately forty-eight and a half (48.5) acres at 7012 West Farm Road 170

Citizen Participation

Community Development Department Update

Comprehensive Plan Update

Adjournment

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

MINUTES

Planning and Zoning

Virtual

November 09, 2020 at 7:00 PM

Call Meeting to Order

PRESENT
Commissioner Brandon Andrews
Commissioner Erik Pedersen
Commissioner Kevin Haun
Commissioner Ransom Ellis
Commissioner Cynthia Hyder
Council Liaison Garry Wilson

Approve Agenda

Motion made by Commissioner Haun, Seconded by Commissioner Hyder.
Voting Yea: Commissioner Andrews, Commissioner Pedersen, Commissioner Haun, Commissioner Ellis, Commissioner Hyder

1. Approve Draft Minutes. Meeting held on September 14, 2020.

   Motion made by Commissioner Haun, Seconded by Commissioner Pedersen.
   Voting Yea: Commissioner Andrews, Commissioner Pedersen, Commissioner Haun, Commissioner Ellis, Commissioner Hyder

2. **REZN 20-008.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Point Three-Three (0.33) Acres, Located at 341 West Summit Street from Medium Density Single-Family Residential (R1-M) to Two-Family Residential (R-2)

   Speaking in Favor: Tom Villar.
   Speaking in Opposition: Justin Smith

   Motion made by Commissioner Andrews, Seconded by Commissioner Pedersen.
   Voting Yea: Commissioner Andrews, Commissioner Pedersen, Commissioner Ellis, Commissioner Hyder
   Voting Nay: Commissioner Haun

3. **ORD 20-004.** Public Hearing and Possible Vote to Recommend the Approval of an Amendment to Title IV Land Use

   Motion made by Commissioner Haun, Seconded by Commissioner Hyder.
   Voting Yea: Commissioner Andrews, Commissioner Pedersen, Commissioner Haun, Commissioner Ellis, Commissioner Hyder

DRAFT

4. **SUBD-PRE 20-005.** Possible Vote to Recommend the Approval of an Application for a Preliminary Plat for Birch Pointe, a Residential Subdivision Consisting of Approximately Twenty Point One Zero (20.10) Acres Located in the 500 Block of South Kansas Avenue

   Speaking in Favor: Ryan Jeppson.

   Motion made by Commissioner Andrews, Seconded by Commissioner Haun.
   Voting Yea: Commissioner Andrews, Commissioner Pedersen, Commissioner Haun, Commissioner Ellis, Commissioner Hyder

Community Development Department Update

Introduction of new commissioner: Chris Crosby.

Adjournment

Motion made by Commissioner Haun, Seconded by Commissioner Pedersen.
Voting Yea: Commissioner Andrews, Commissioner Pedersen, Commissioner Haun, Commissioner Ellis, Commissioner Hyder

DRAFT

EXHIBIT A

Project/Issue Name: **SU 21-001.** Public Hearing and Possible Vote to Recommend the Approval of An Application for a Special Use Permit to Jennifer Wood for the operation of an Office for Jennifer's Cleaning at 621 North Walnut Avenue in Republic, Missouri.

Submitted By: Jennifer Wood

Presented By: Chris Tabor, Principal Planner

Date: January 11, 2020

ISSUE IDENTIFICATION

Jennifer Wood has applied for a Special Use Permit for a Cleaning Services Office in a residential district located at 621 North Walnut Avenue.

DISCUSSION AND ANALYSIS

The subject property of this application is identified as 621 North Walnut Avenue, which is comprised of approximately 0.17 acres of land, zoned Medium Density Single-Family Residential (R1-M). The lot is occupied by a single-family residential dwelling of approximately 624 square feet. The property borders residential dwellings to the north (Medium Density Single-Family; R1-M) and west (Two-Family Residential; R-2), Villars Automotive Center to the south (Local Commercial; C-1) and Village Green Square shopping center across the street to the east (Local Commercial; C-1).

Applicant's Special Use Permit Request

The Applicant is requesting a Special Use Permit, allowing the use of an existing single-family residential dwelling, as an administrative office for their cleaning service business.

Compatibility with City's Special Use Ordinance

The City's Special User Permit Ordinance, Section 405.670, authorizes, upon approval of the City Council, uses which are otherwise prohibited by the subject zoning district provided appropriate conditions and safeguards are imposed to protect the public welfare and to conserve and protect property and property values in the neighborhood. Special Use Permits may be issued for commercial offices in residential districts, which are associated with low traffic volumes, such as accounting, architecture, drafting, engineering, law, and associated professional consulting services (Exhibit).

The Applicant will be required to have a valid business license on file with the City prior to allowing business to be conducted.

Municipal Water and Sewer Service: This site **is** currently served by City of Republic water and sanitary sewer services**. The approval of a Special Use Permit for a Cleaning Services Office at the subject property will require no new connections to existing water and sanitary sewer lines currently serving the property at the present time.** An eight (8) inch water main is currently serving the property and is running north and south along Walnut Avenue; the water flow is sufficient for Commercial Office-Institutional (C-O) development on the subject property. An eight (8) inch gravity sanitary sewer main serves the property, flowing to the Wastewater Treatment Plant. The Wastewater Treatment Plant currently has capacity to serve the change in use.

Duration: This Special Use Permit, were it approved, would remain **valid until a change in use or ownership occurred**. Changes in use or ownership would void the Special Use Permit. Furthermore, the property owner is required to maintain the residential character of the home and any improvements made to the property must meet this criterion. Design review for improvements would occur during the review phase of the building permit application process.

Transportation: The subject parcel has a single access point on Walnut Avenue useable for residential purposes. The access point is opposite one of two parking lot entrances that serve Village Green Square from North Walnut Avenue. The second access point for Village Green Square, along Walnut Avenue, is about 36 feet to the north

Walnut Street is designated by the Major Thoroughfare Plan (MTP) as a **Local** road**.** Local roads feed the Collectors and are intended for low-volume, low-speed traffic. The primary function of the Local classification is provision of access to abutting property; the secondary function is to provide traffic flow and movement. The Major Thoroughfare Plan Design Standards require a street width of 28 feet and Right-of-Way of 50 feet for Local roads. Walnut Street, at this location, has a width of approximately 20 feet.

Impact on the transportation network is evaluated by the City Engineer through trip generation standards provided by the Institute of Transportation Engineers (ITE) Trip Generation Manual; these standards include uses and an associated number of trips generated by these uses. **The City Engineer has identified the trip generation for a small professional office up to 1,500 square feet to be up to 26 trips per day; the trip generation for a residential single-family dwelling is up to 10 trips per day.** A small professional office is defined as a small office building housing a single tenant equal to or less than 5,000 square feet in size; it is a location where business, commercial or industrial organizations, or professional people or firms conduct business (Institute of Transportation Engineers Trip Generation Manual).

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

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

All developments must include site design providing for sufficient emergency vehicle access as well as fire protection facilities (e.g. fire hydrants). **Additional elements of code compliance, evaluated at the time of the development proposal, which will impact the development of the subject property, include, but are not limited to, the City's Zoning Regulations, adopted Fire Code, and adopted Building Code.**

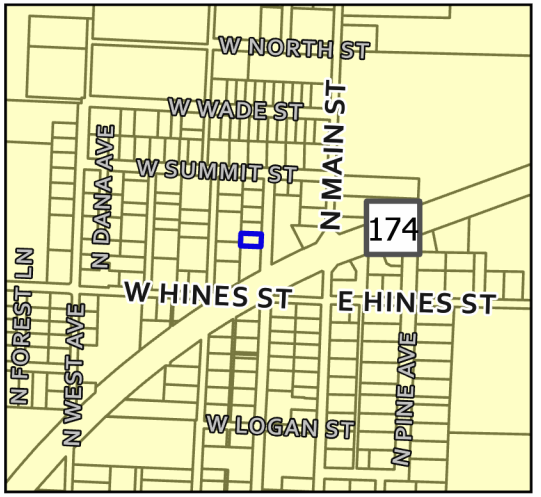
STAFF RECOMMENDATION

Staff recommends the approval of the proposed Special Use Permit for Jennifer Wood at 621 North Walnut Avenue with the following conditions:

1. The special use shall provide sufficient off-street parking spaces to contain all parked vehicles associated with the special use.
2. Parking provided by the special use must be of residential character.

SU 20-002: 621 North Walnut Avenue

Vicinity Map



Legend

- Parcels
- Jennifer's Cleaning & Organizing LLC

Parcel Owner: Jennifer's Cleaning & Organizing LLC
Parcel Address: 621 North Walnut Avenue
Area: 0.17 Acres
Existing Zoning: Medium Density Single-Family (R1-M)
Future Land Use Designation: High Density Residential

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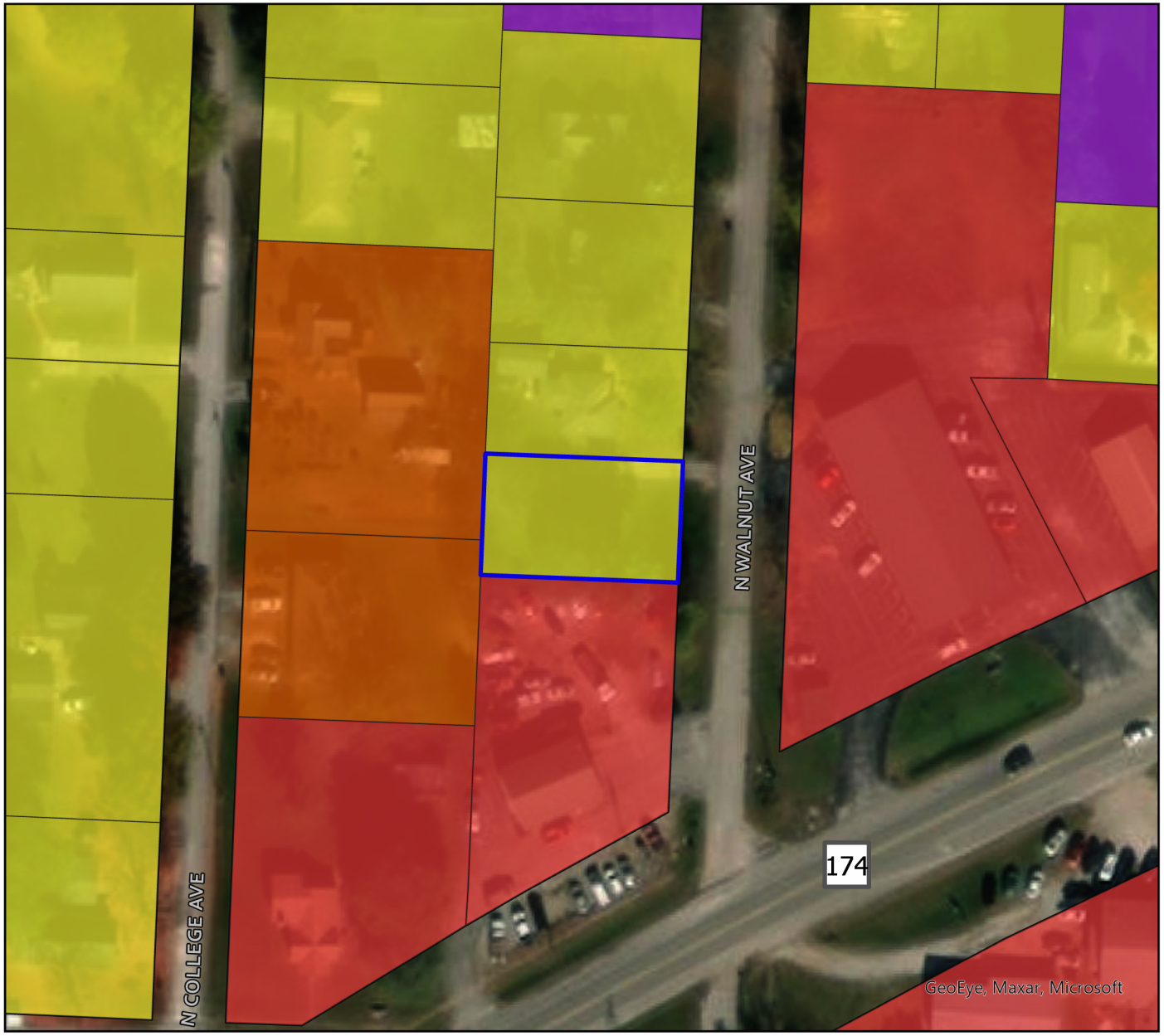
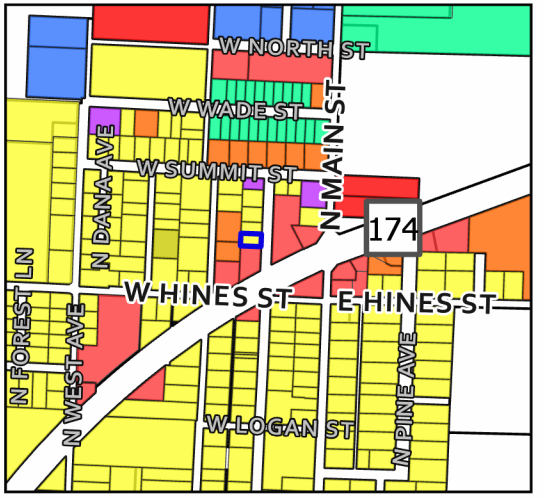
SU 20-002: 621 North Walnut Avenue

Zoning Map





Legend

- Parcels
- Jennifer's Cleaning & Organizing LLC

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

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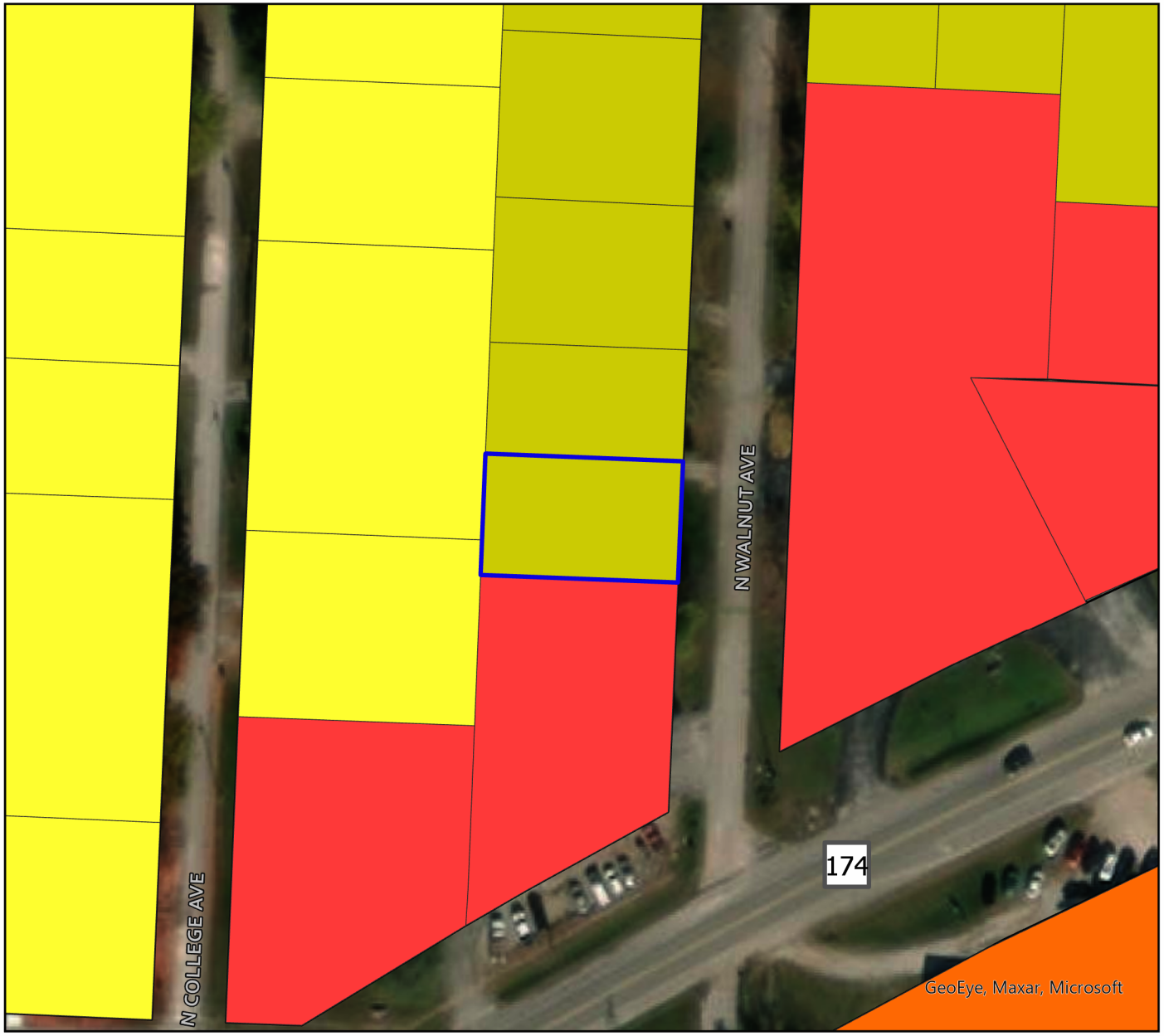
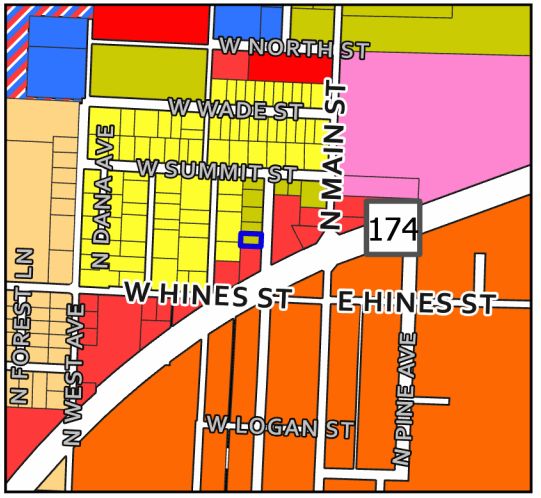
SU 20-002: 621 North Walnut Avenue

Future Land Use Map





Legend

- Parcels
- Jennifer's Cleaning & Organizing LLC

Future Land Use

- Low Density Residential
- High Density Residential
- Med Density Residential
- Main Street District
- C-1
- C-2
- M-1
- M-2
- Park
- Planned Business Park
- Public Land Use
- School Land Use

Parcel Owner: Jennifer's Cleaning & Organizing LLC
Parcel Address: 621 North Walnut Avenue
Area: 0.17 Acres
Existing Zoning: Medium Density Single-Family (R1-M)
Future Land Use Designation: High Density Residential

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ARTICLE VIII
Special Use Regulations

Section 405.670. Generally. [Ord. No. 03-56 §1, 8-25-2003; Ord. No. 11-03 §1, 3-28-2011; Ord. No. 11-20 §3, 8-8-2011]

A. The City Council of the City of Republic may, by special permit following a public hearing advertised as provided in Section 405.980 of the Code of the City of Republic, authorize the location of any of the following buildings or uses in any district except as herein qualified, from which they are otherwise prohibited by this Chapter; provided however, that appropriate conditions and safeguards shall be imposed to protect the public welfare and to conserve and protect property and property values in the neighborhood.

1. Any public building erected and used by any department of the City, County, State or Federal Government.

2. Commercial amusement or recreational development for temporary or seasonal periods.

3. Cemetery or mausoleum on a site of twenty (20) acres or more; provided that any mausoleum shall be located at least two hundred (200) feet from any street or lot line.

4. Hospitals and institutions, except institutions for criminals and for persons who are mentally ill or have contagious diseases; provided however, that such buildings may occupy not over twenty-five percent (25%) of the total area of the lot or tract and will not have any serious depreciating effect upon the value of the surrounding property; and provided further, that the buildings shall be set back from all yard lines heretofore established an additional distance of not less than two (2) feet for every foot of building height, and that adequate off-street parking space will be provided.

5. Greenhouses and plant nurseries.

6. Radio or television broadcasting tower or station over fifty (50) feet in height.

7. (Reserved)

8. Guyed or lattice telecommunication towers located in "AG" or "C-2" Districts, when complying with the regulations in Section 405.170(B)(8).

9. Monopole telecommunications towers located in any district, when complying with the regulations in Section 405.170(B)(8).

10. Group day-care homes in any residential district with the permit to have a five-year limit and the permit may be renewed following the process set forth in Section 405.680. **[Ord. No. 15-01 §1, 1-26-2015]**

11. Commercial office uses located in any residential district which are associated with low traffic volumes such as accounting, architecture, drafting, engineering, law and associated professional consulting services as approved by the Planning and Zoning Commission and City Council.

12. Neighborhood markets, convenience stores and gasoline/fuel stations located in residential districts.

13. (Reserved)

14. The sale of merchandise by traveling vendors, under tents or other temporary facilities, located in "C-1", "C-2", "M-1" or "M-2" Districts. Temporary facilities shall not be permitted beyond a three (3) month period per year unless permitted as a permanent structure.

15. Veterinary facility or similar establishment located in "C-2", "M-1" or "M-2" Districts for the treatment and boarding of all animals, large and small.

16. The temporary use of land for purposes associated with the support of active public improvements projects. The use of the land must comply with all applicable State and Federal regulations regarding environmental quality and protection. Each special use permit for this purpose shall be considered on a case-by-case basis and considerations in reviewing and approving the application for a special use permit shall include, but not be limited to:

    a. Intensity of the use relative to the surrounding land uses, especially in terms of noise, dust, odor, etc.

    b. Volume and type of traffic generated by the use.

    c. Potential impacts on water, air, and soil quality.

    d. Whether more appropriate alternative sites exist.

e. The length of time requested for the special use of the land.

f. Potential impacts on public services including water supply, wastewater treatment, fire protection, law enforcement, etc.

If Council determines to issue a special use permit for temporary use of land under this paragraph, the permit term will generally expire sixty (60) days after the completion date of the contracted for services and/or uses as set forth in the plans or the contract presented to the City during the review process. If the documents provided to the City do not state an end date for the contracted for services and/or uses then Council may establish the length of term for the special use permit. Upon approving a special use permit, Council may grant staff the discretion to extend the permit twice for a period of no greater than ninety (90) days each. Any extension beyond those described above shall be subject to Council approval.

Section 405.680. Permit. [CC 1999 §26-62; Ord. No. 03-80 §1, 11-24-2003]

Before the issuance of any special permit for any of the above buildings or uses, the application therefore shall be submitted to the City Planning and Zoning Commission for study and report regarding the effect of such proposed building or use upon the character of the neighborhood and upon traffic conditions, public utility facilities and other matters pertaining to the public health, public safety or general welfare. A processing fee in the amount of one hundred seventy-five dollars ($175.00) shall be paid to the City upon receipt of an application for a special use permit. No action shall be taken upon any application for a proposed building or use above referred to until and unless the report of the Commission has been filed, but such report shall be made within sixty (60) days after the matter has been referred to it. If the Planning and Zoning Commission recommends against the issuance of the special permit, then it may be issued only by an affirmative three-fourths (¾) vote of the City Council.

EXHIBIT B

Project/Issue Name: **REZN 20-007.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Point Two-Two (0.22) Acres from Agricultural (AG) and Eighteen Point Nine-Seven (18.97) acres from General Commercial (C-2), Located Northeast of the Northeastern Right-of-Way Line of Missouri State Route 360, to Light Industrial (M-1)

Submitted By: Morelock Family Limited Partnership

Presented By: Karen Haynes, Planning Manager, BUILDS Department

Date: January 11, 2021

ISSUE IDENTIFICATION

Morelock Family Limited Partnership has applied to change the Zoning Classification of (**0.22) acres Agricultural (AG) and (18.97) acres General Commercial (C-2)** of property located northeast of the northeastern Right-of-Way line of Missouri State Route 360 (James River Expressway) **to Light Industrial (M-1).**

DISCUSSION AND ANALYSIS

The property subject to this Rezoning Application is comprised of approximately (**19.19) acres** of land located northwest of the intersection of State Route 360 (James River Expressway) and State Highway MM. The property is currently vacant.

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.**

The Plan more particularly describes appropriate future land uses through the depiction of a **"Future Land Use Map" (FLUM).** In this case, the FLUM depicts the subject property as having a **Neighborhood Commercial District FLUM** designation. The City's Adopted 2005 Land Use Plan has identified the

"**Neighborhood Commercial"** Future Land Use Map designation as a Mixed-Use area described as, **"Retail and office uses; including small neighborhood shopping centers and isolated retail businesses."**

The 2005 Land Use Plan identifies Land Use Goals and Objectives relating to commercial development, as follows:

- **Goal:** Expand the opportunity for new commercial development in the City.
  - **Objective:** Increase the amount of land available for commercial development in the City.
- **Goal:** Create a more diverse economic base while increasing the retail growth within the City
  - **Objective:** Diversity economy to absorb more retail, office, and light manufacturing development.
- **Goal:** Redevelop and revitalize existing commercial centers and encourage infill development of vacant commercial land using the existing built-out infrastructure.

The general trend of development in the vicinity of the subject property, along State Highway MM, is industrial and manufacturing development.

Compatibility with Surrounding Land Uses

The subject property is surrounded by Heavy Industrial (M-2) Zoning to the north and west and General Commercial (C-2) and Agricultural (AG) to the east; the parcel is separated from parcels to the south by James River Expressway.

The land uses permitted in the Light Industrial (M-1) Zoning District include uses permitted in General Commercial (C-2), warehouses, manufacturing, and associated office uses.

Capacity To Serve Potential Development and Land Use

Municipal Water and Sewer Service: The parcel can be served by a twelve (12) inch water main parallel to State Highway MM; subsequent development of the parcel may require looping a water main from State Highway MM to the twelve (12) inch water main along West Carnahan Street. The municipal water system has the capacity to serve potential M-1 development of the subject parcel.

The sanitary sewer will flow from the parcel to the Brookline North Lift Station, McElhaney, and Shuyler Creek Lift Stations, before being pumped to the Wastewater Treatment Facility. The City's Lift Stations and Wastewater Treatment Facility currently have the capacity to serve new light industrial development at this location.

Transportation: A Traffic Impact Study (TIS) was required and reviewed by the BUILDS Department and MODOT. Subsequent review of the development plans will define required transportation improvements and location of entrances into the development.

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

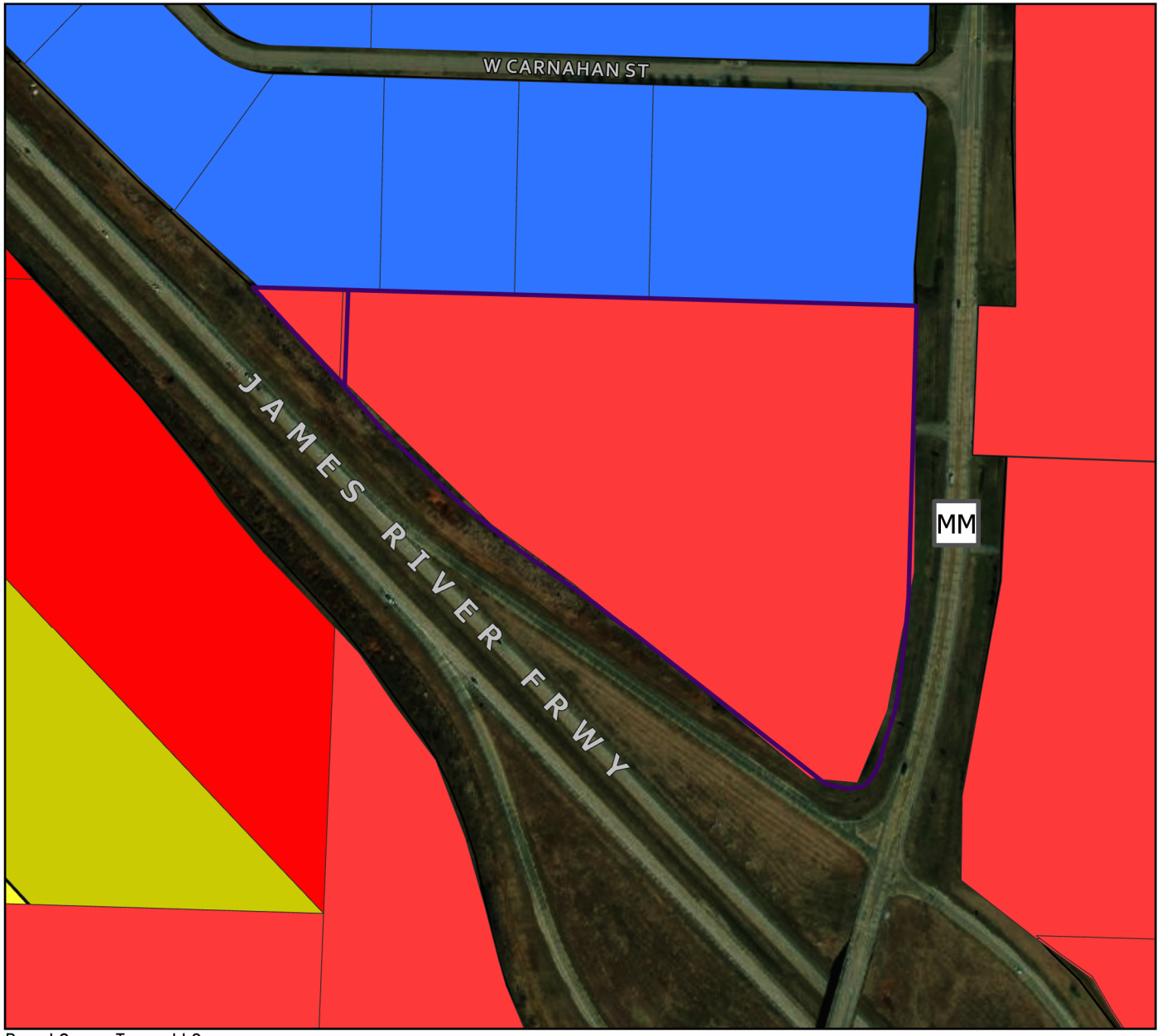
Sinkholes: The subject parcel **does not** contain any identified sinkholes.

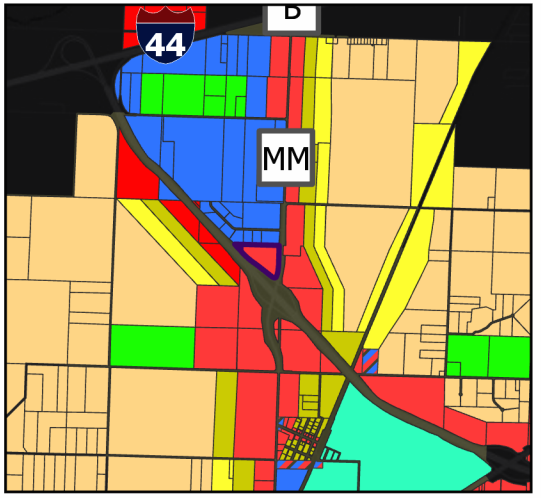
STAFF RECOMMENDATION

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, 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 20-007: Morelock

Future Land Use Map





Legend

- Parcels
- Morelock_Prop

Future Land Use

- Low Density Residential
- High Density Residential
- Med Density Residential
- Main Street District
- C-1
- C-2
- M-1
- M-2
- Park
- Planned Business Park
- Public Land Use
- School Land Use

Parcel Owner: Tarasa LLC
PIN: 881434100005 and 881434100008
Area: 18.97 Acres and 0.22 Acres
Existing Zoning: Agricultural (AG) and General Commercial (C-2)
Requested Zoning: Light Manufacturing (M-1)
Future Land Use Designation: Local Commercial

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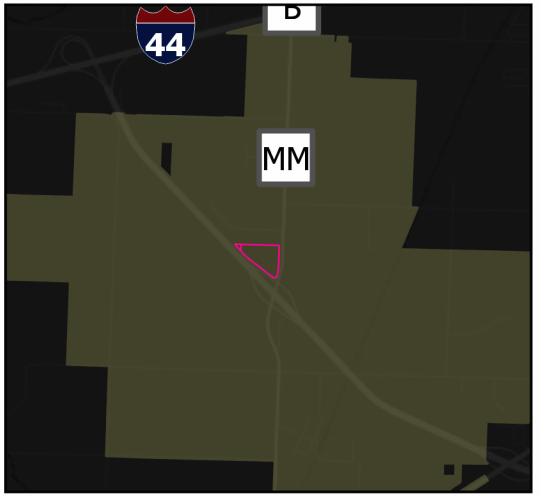
REZN 20-007: Morelock

Vicinity Map



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Miles

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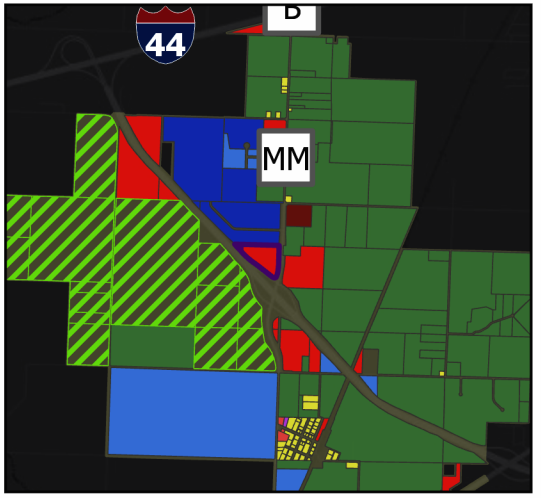
REZN 20-007: Morelock

Zoning Map



Legend

- Parcels
- Morelock_Prop

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

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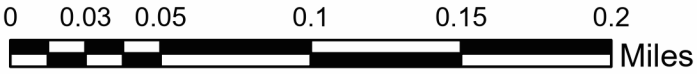
Requested Zoning: Light Manufacturing (M-1)
Future Land Use Designation: Local Commercial



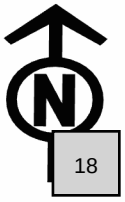


EXHIBIT C

Project/Issue Name: **REZN 21-001.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Point Two-Nine (0.29) Acres, Located at 2860 North Brookline Avenue, to Local Commercial (C-1)

Submitted By: The City of Republic

Presented By: Karen Haynes, Planning Manager, BUILDS Department

Date: January 11, 2021

ISSUE IDENTIFICATION

The City of Republic has applied to change the Zoning Classification of approximately (**0.29) acres** of property located at 2860 North Brookline Avenue to **Local Commercial (C-1).**

DISCUSSION AND ANALYSIS

The property subject to this Rezoning Application is comprised of approximately (**0.29) acres** of land located at 2860 North Brookline Avenue. The City of Republic acquired the property, formerly the Village of Brookline's City Hall, during the consolidation of Brookline. The property does not have a current Zoning Designation.

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.**

The Plan more particularly describes appropriate future land uses through the depiction of a **"Future Land Use Map" (FLUM).** In this case, the FLUM depicts the subject property as having a **Neighborhood Commercial District FLUM** designation. The City's Adopted 2005 Land Use Plan has identified the "**Neighborhood Commercial"** Future Land Use Map designation as a Mixed-Use area described as, **"Retail and office uses; including small neighborhood shopping centers and isolated retail businesses."**

The 2005 Land Use Plan identifies Land Use Goals and Objectives relating to commercial development, as follows:

- **Goal:** Expand the opportunity for new commercial development in the City.
  - **Objective:** Increase the amount of land available for commercial development in the City.
  - **Policies:**
    - Proactive consideration of Rezoning Requests where there are opportunities to provide land for commercial development.
- **Goal:** Create a more diverse economic base while increasing the retail growth within the City
  - **Objective:** Diversify economy to absorb more retail, office, and light manufacturing development.
  - **Policies:**
    - Recognize the needs and concerns of existing businesses and assist in their growth and development.
- **Goal:** Redevelop and revitalize existing commercial centers and encourage infill development of vacant commercial land using the existing built-out infrastructure.
  - **Objective:** Promote revitalization of existing commercial areas.

The general trend of development in the vicinity of the subject property, along North Brookline Avenue, is industrial development and commercial redevelopment.

Compatibility with Surrounding Land Uses

The subject property is surrounded by Local Commercial (C-1) to the north, east, and south and Light Industrial (M-1) to the west.

The land uses permitted in the Local Commercial (C-1) Zoning District include restaurant, retail, and offices.

Capacity To Serve Potential Development and Land Use

Municipal Water and Sewer Service: The parcel is currently served by an eight (8) inch sewer line on Haile Street and can be served by twelve (12) inch water main along the east side of North Brookline Avenue.

The sanitary sewer will flow from the parcel to the McElhaney Lift Station, and to the Shuyler Creek Lift Station, and finally to the Wastewater Treatment Facility. The City's water system, Lift Stations, and Wastewater Treatment Facility currently have capacity to serve new commercial development at this location.

Transportation: A Traffic Impact Study (TIS) was not required for the Rezoning Application due to several very recent Traffic Impact Studies along the State Highway MM corridor and planned improvements along this area of Brookline Avenue/State Highway MM.

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

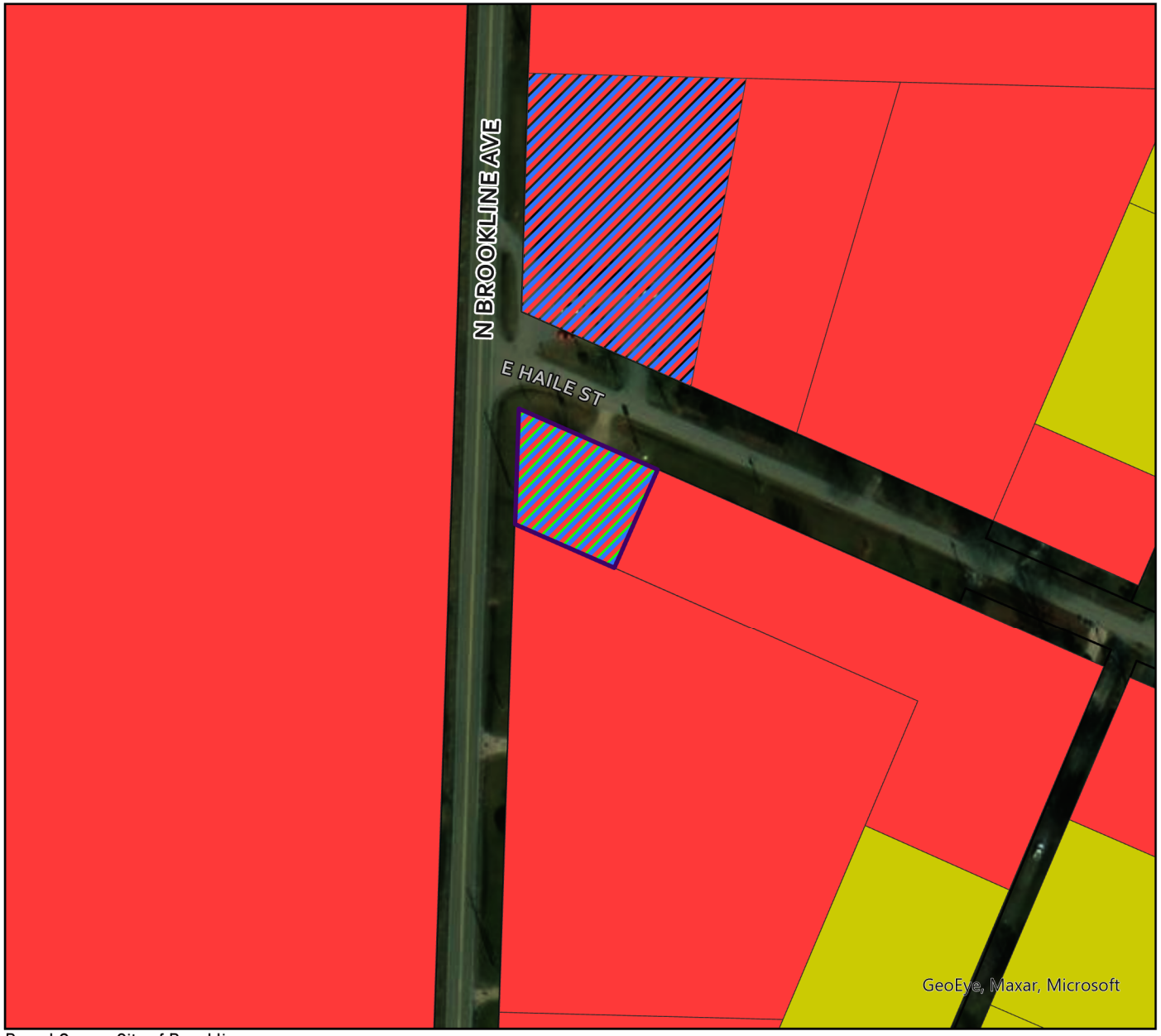
Sinkholes: The subject parcel **does not** contain any identified sinkholes.

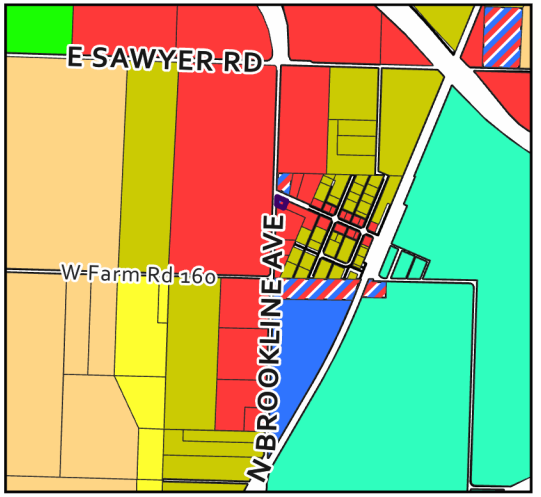
STAFF RECOMMENDATION

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, 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 20-001: Brookline City Hall

Future Land Use Map





Legend

- Parcels
- Brookline City Hall

Future Land Use

- Low Density Residential
- High Density Residential
- Med Density Residential
- Main Street District
- C-1
- C-2
- M-1
- M-2
- Park
- Planned Business Park
- Public Land Use
- School Land Use

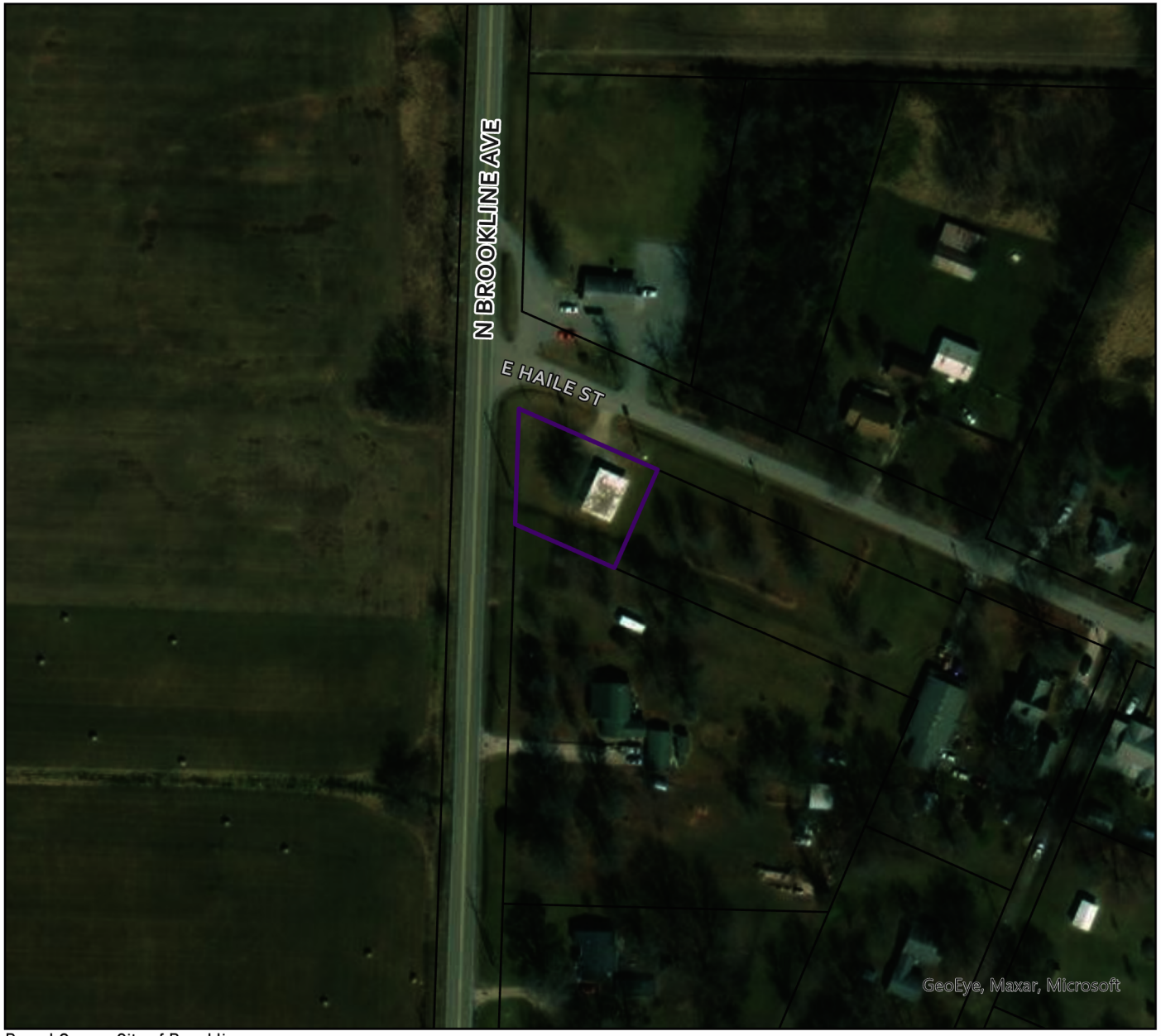
Parcel Owner: City of Republic
Parcel Address: 2860 North Brookline Avenue
Area: 0.29 Acres
Existing Zoning: None
Requested Zoning: Local Commercial (C-1)
Future Land Use Designation: Neighborhood Commercial

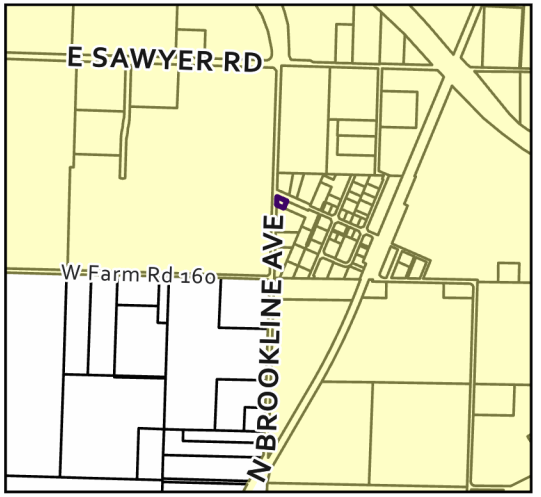
0 0.01 0.02 0.04 0.06 0.08
Miles

N

REZN 20-001: Brookline City Hall

Vicinity Map





Legend

- Parcels
- Brookline City Hall

Parcel Owner: City of Republic
Parcel Address: 2860 North Brookline Avenue
Area: 0.29 Acres
Existing Zoning: None
Requested Zoning: Local Commercial (C-1)
Future Land Use Designation: Neighborhood Commercial

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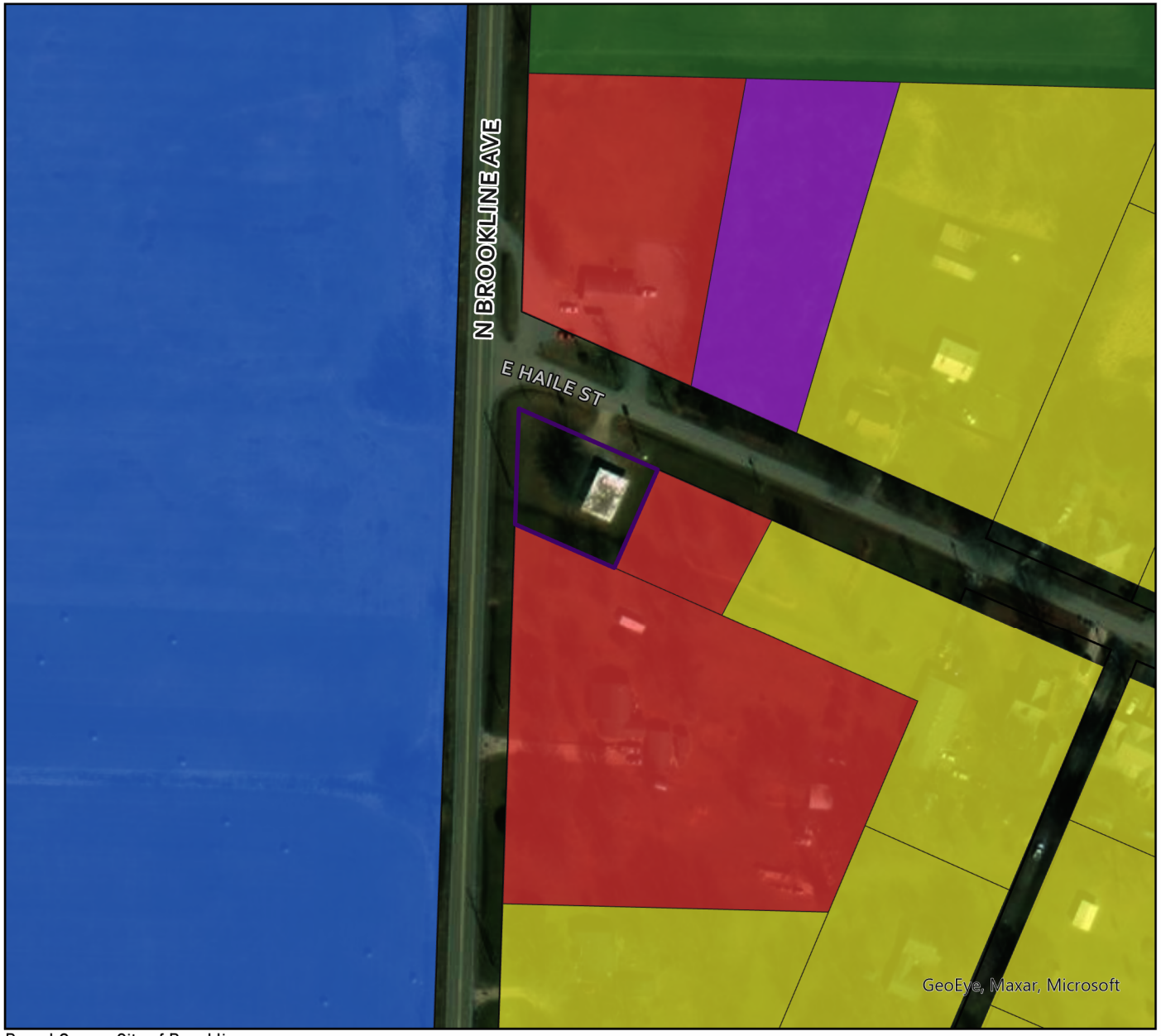
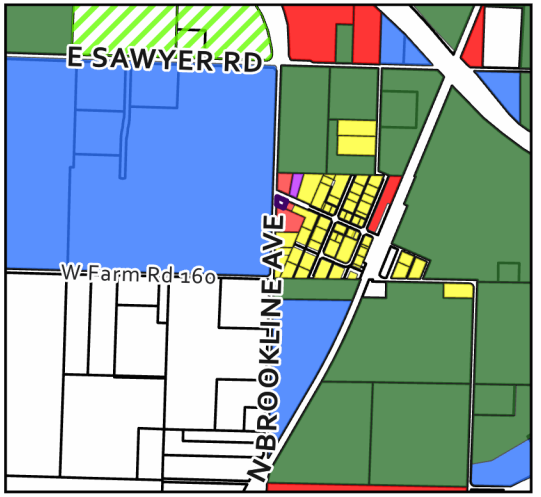
REZN 20-001: Brookline City Hall

Zoning Map





Legend

- Parcels
- Brookline City Hall

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: City of Republic
Parcel Address: 2860 North Brookline Avenue
Area: 0.29 Acres
Existing Zoning: None
Requested Zoning: Local Commercial (C-1)
Future Land Use Designation: Neighborhood Commercial

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Miles

N

EXHIBIT D

Project/Issue Name: **REZN 21-002.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Three Point Three (3.3) Acres to Two-Family Residential and Approximately Eight Point Five (8.5) Acres to Multi-Family Residential, Located at 634 West Hines

Submitted By: Cedar Park Investments, LLC

Presented By: Karen Haynes, Planning Manager, BUILDS Department

Date: January 11, 2021

ISSUE IDENTIFICATION

Cedar Park Investments, LLC has applied to change the Zoning Classification of approximately (3.3) acres to Two-Family Residential (R-2) and approximately (8.5) acres of Multi-Family Residential (R-3).

DISCUSSION AND ANALYSIS

The property subject to this Rezoning Application currently has approximately (8.19) acres of Multi-Family Residential (R-3) Zoning and (3.55) acres of Two-Family Residential (R-2) Zoning. The proposed Rezoning configuration would change the Multi-Family Residential Zoning (R-3) from (8.19) acres to (8.5) acres and the Two-Family Residential (R-2) Zoning from (3.55) acres to (3.3) acres; the reconfiguration is requested to align with their proposed Preliminary Plat.

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.**

The Plan more particularly describes appropriate future land uses through the depiction of a **"Future Land Use Map" (FLUM).** In this case, the FLUM depicts the subject property as having a **High Density Residential FLUM** designation in the area of the proposed Multi-Family Residential Rezoning configuration and a **Medium Density FLUM** designation in the area of the proposed Two-Family Residential Rezoning configuration. The City's Adopted 2005 Land Use Plan has identified the "High Density Residential FLUM designation" as Multi-Family Residential development of more than eight (8)

units per acre; the "Medium Density Residential FLUM designation" as Two-Family Residential development at four (4) to seven (7) units per acre and neighborhood compatible institutional uses."

The 2005 Land Use Plan identifies Land Use Goals and Objectives relating to commercial development, as follows:

- **Goal:** Cost-effective Private Development Density. Encourage higher density development that will reduce the amount of infrastructure and cost to the developer and reduce the maintenance costs by the City.
    - **Objective:** Use the Land Use Plan to promote and guide the development of land at higher densities to reduce the amount of infrastructure constructed within the City.
    - **Policies:**
        - Plan for higher density development that will reduce the cost of maintenance of new infrastructure improvements, such as water, sanitary sewer, stormwater and roads.
- **Goal:** Encourage the development of Infill Housing
    - **Objective:** Promote infill housing development
    - **Policies:**
        - Promote infill development as a means of maximizing existing infrastructure and encouraging reinvestment in existing neighborhoods
- **Goal:** Diversify the Republic Housing Market.
    - **Objective:** Promote all types of residential development.
- **Goal:** Improve the quality of all types of housing in the City.
    - **Objective:** Encourage the development of high-quality housing regardless of the size, type, and density of housing being constructed.

The general trend of development in the vicinity of the subject property is residential development.

Compatibility with Surrounding Land Uses

The subject property is surrounded by Agricultural (AG) to the north, Medium Density Single-Family (R1-M) to the east, Agricultural (AG) to the west, and Multi-Family Residential (R-3) and Medium Density Single-Family Residential (R1-M) to the south.

The land uses permitted in the Two-Family Residential (R-2) Zoning District include single-family dwellings, zero-lot line dwellings, and two-family dwellings.

The land uses permitted in the Multi-Family Residential Zoning District include multi-family, two-family, zero-lot line, and single-family dwellings.

Capacity To Serve Potential Development and Land Use

Municipal Water and Sewer Service: The parcel is currently served by a six (6) inch water main at the termination of North Cedar Avenue and a six (6) inch water main at the termination of West Red Maple Drive; subsequent development of the parcel will require looping of the water mains in these locations. The municipal water system currently has the capacity to serve new residential development at this location.

The sanitary sewer will flow from the parcel directly to the Wastewater Treatment Facility; the Wastewater Treatment Facility currently has capacity to serve new residential development at this location.

The referenced parcel contains sections of water, sanitary sewer, and stormwater pipes installed by a previous developer; these utility pipes were never tested, accepted, or dedicated to the City. Subsequent development will require testing of these systems and the construction of additional infrastructure to serve the development, as needed and permitted through the review of Infrastructure Construction Plans.

Transportation: A Traffic Impact Study (TIS) was not required for the Rezoning Application due to a negligible impact from the Rezoning request.

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

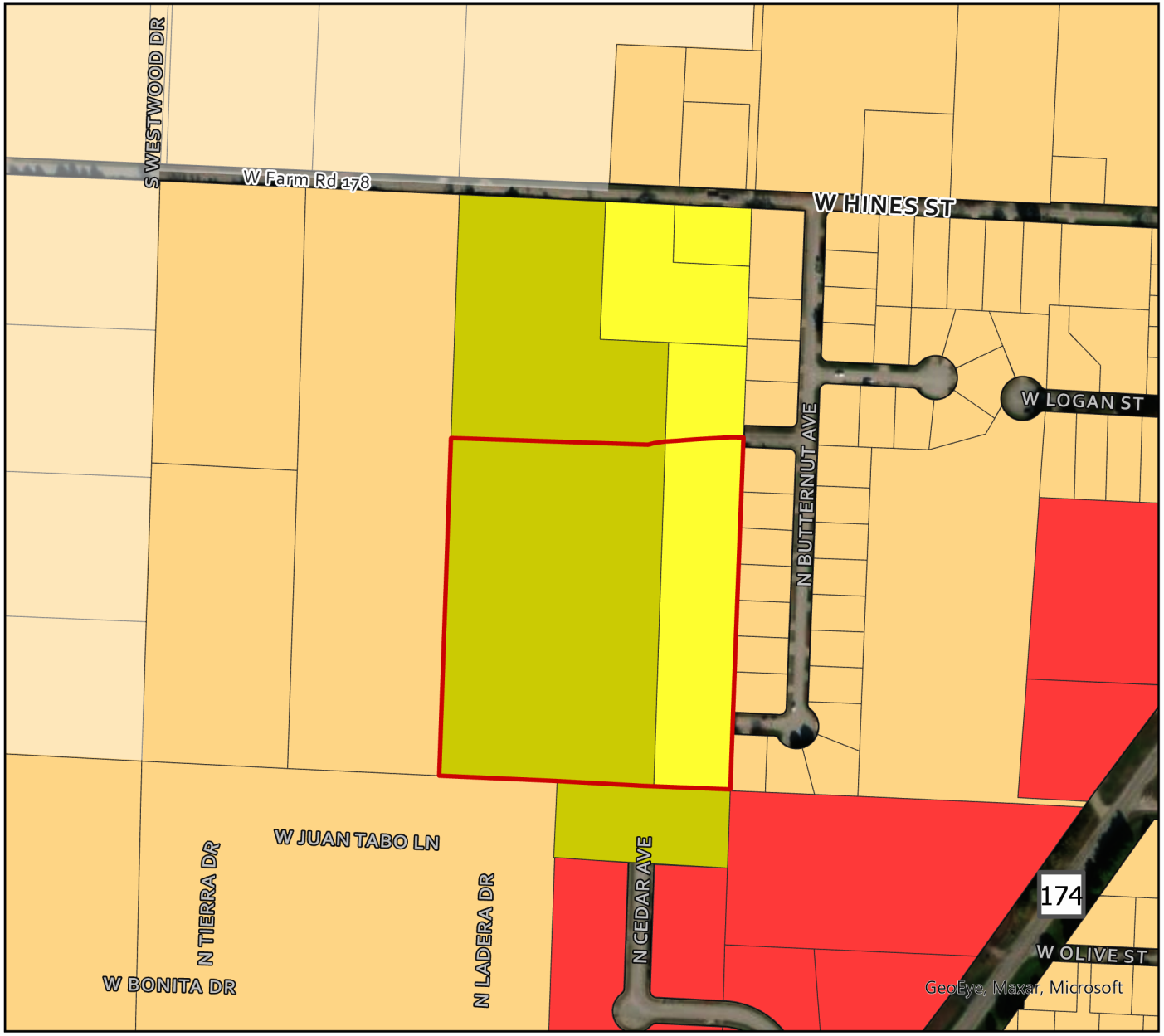
Sinkholes: The subject parcel **does** contain two (2) identified sinkholes on the northern half of the property. The Republic City Code requires a thirty (30) foot setback for residential development; subsequent development will require the submittal of a Sinkhole Analysis Report.

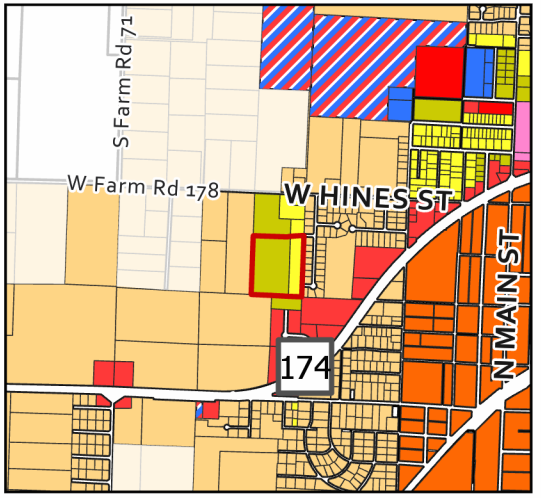
STAFF RECOMMENDATION

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 21-002: 634 West Hines Street

Future Land Use Map





Legend

- Parcels
- 634 West Hines Street

Future Land Use

- Low Density Residential
- High Density Residential
- Med Density Residential
- Main Street District
- C-1
- C-2
- M-1
- M-2
- Park
- Planned Business Park
- Public Land Use
- School Land Use

Parcel Owner: Cedar Park Investments, LLC
Parcel Address: 634 West Hines Street
Area: 11.8 Acres
Existing Zoning: Two-Family Residential (R-2), Multi-Family Residential (R-3)
Requested Zoning: Two-Family Residential (R-2), Multi-Family Residential (R-3)
Future Land Use Designation: High Density Residential Medium Density Residential

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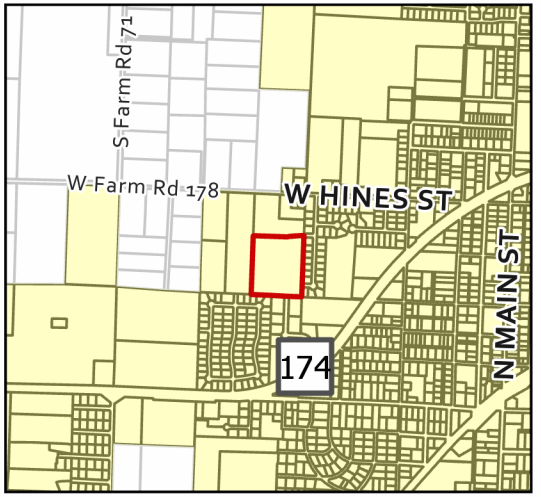
Miles

N

REZN 21-002: 634 West Hines Street

Vicinity Map



Legend

- Parcels
- 634 West Hines Street

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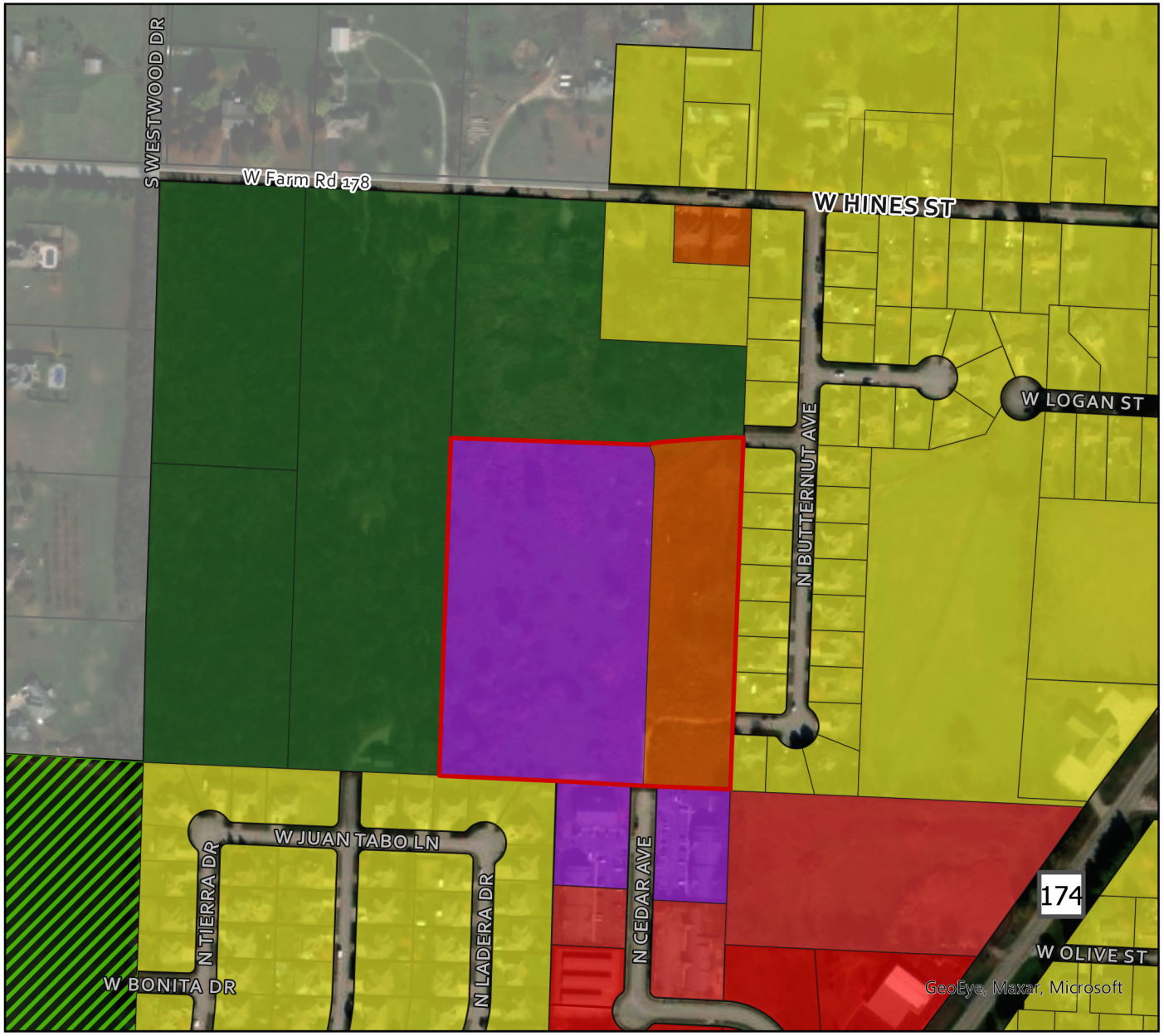
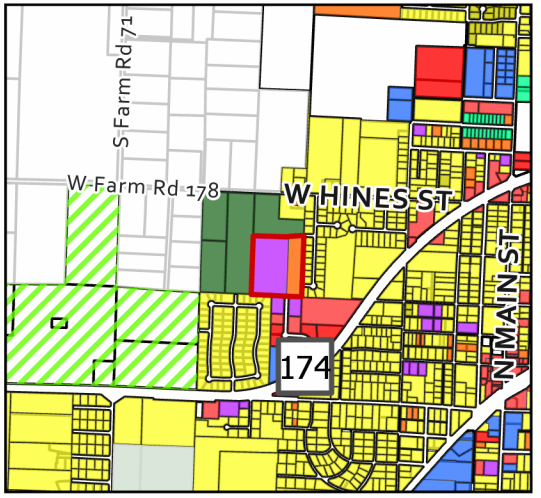
Miles

REZN 21-002: 634 West Hines Street

Zoning Map





Legend

- Parcels
- 634 West Hines Street

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: Cedar Park Investments, LLC
Parcel Address: 634 West Hines Street
Area: 11.8 Acres
Existing Zoning: Two-Family Residential (R-2), Multi-Family Residential (R-3)
Requested Zoning: Two-Family Residential (R-2), Multi-Family Residential (R-3)
Future Land Use Designation: High Density Residential Medium Density Residential

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Miles

Planning and Zoning Commission

EXHIBIT E

Project Issue Name:	**SUBD-PRE 20-006 Oak Hills.** Possible Vote to Recommend the Approval of an Application for a Preliminary Plat for Oak Hills, a residential subdivision consisting of approximately forty-eight and a half (48.5) acres at 7012 West Farm Road 170
Submitted By:	Turner Residential Holding, LLC
Presented By:	BUILDS Department
Date:	January 11, 2021

ISSUE IDENTIFICATION

Turner Residential Holding, LLC has requested review and approval of a Preliminary Plat of approximately forty-eight and a half acres (48.5), Oak Hills, consisting of one hundred thirty-five (135) residential lots, zoned High Density Single-Family Residential, common area/detention, 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 forty-eight and a half (**48.5) acres** of land located at 7012 West Farm Road 170. The property is zoned High Density Single-Family Residential (R1-H) and is currently utilized for agricultural purposes and contains one (1) agricultural structure.

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

Consistency with the Comprehensive Plan

The referenced Preliminary Plat contains one hundred thirty-five (135) residential lots, zoned High Density Single-Family Residential (R1-H) with a minimum lot size of 7,000 square feet. The Preliminary Plat of Oak Hills contains lots ranging in area from 7,115 square feet to 19,942 square feet.

Transportation Plan

The Preliminary Plat contains a new north-south Collector that will be constructed as a part of the development; the Collector is identified by the City's Transportation Plan and Major Thoroughfare Plan, connecting Farm Road 170 to the south. The development connects to Heritage Street at Olde Town at Kerr Place, contains two (2) new entrances into the development, and approximately one and a half (1.5) miles of street and sidewalk which will be dedicated to the City during the Final Platting Process. A Traffic Study was submitted, reviewed, and approved as a part of the Rezoning Process.

Water and Wastewater Master Plan

This site is currently served by City of Republic water and sanitary sewer services**.** The Preliminary Plat indicates connection to the ten (10) inch water main located parallel to Farm Road 170, to the eight (8) inch water main on the east side of Heritage Street, creating a looped water system. The development will connect to the existing eight (8) inch gravity sanitary sewer main running west to east across the property, flowing to the McElhaney Lift Station and Shuyler Creek Lift Stations before being pumped to the Wastewater Treatment Plant (WWTP); both stations and the WWTP have sufficient capacity to serve the development.

Zoning Code

The Preliminary Plat of Oak Hills has been platted for the construction of one-hundred thirty-five (135) single-family residential 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).

Sinkholes: The subject parcel contains two (2) **identified sinkholes** on the southeast portion of the property. A Sinkhole Analysis Report was submitted, reviewed, and approved during the Preliminary Plat Review Process; a thirty (30) foot setback, required by Republic City Code, has been indicated on the Plat.

EXHIBIT E

Stormwater: The Preliminary Plat contains a Stormwater Detention area of approximately 1.75 acres, designed to control the release of stormwater attributable from the development. The Stormwater Detention Area and all open space/common area will be maintained by a Homeowner'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.**

PRELIMINARY PLAT OF OAK HILLS
A RESIDENTIAL SUBDIVISION IN REPUBLIC, MISSOURI

OWNER/DEVELOPER
TURNER RESIDENTIAL HOLDING, INC.
328 SOUTH AVE.
SPRINGFIELD, MO 65806
SHAWN TURNER, PRESIDENT
PHONE: (417) 860-6674

LINE DATA TABLE

LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L1	S01°34'58"W	73.54'	L18	S76°11'34"W	16.62'	L35	S88°20'02"E	354.50'
L2	S04°21'08"W	55.18'	L19	S89°54'58"W	10.66'	L36	S88°20'02"E	152.88'
L3	S01°52'02"W	153.52'	L20	S89°54'58"W	511.53'	L37	N88°20'02"W	321.86'
L4	S01°52'02"W	384.18'	L21	N46°01'34"W	186.34'	L38	N01°34'58"E	154.36'
L5	S01°52'02"W	475.31'	L22	N88°13'17"W	28.75'	L39	N01°34'58"E	35.65'
L6	N88°20'18"W	883.36'	L23	N88°13'17"W	134.05'	L40	S01°34'58"W	125.73'
L7	N88°20'18"W	15.18'	L24	N88°07'58"W	40.77'	L41	S24°42'18"E	209.98'
L8	S87°02'48"W	17.88'	L25	N46°01'34"W	315.62'	L42	N02°06'07"E	121.85'
L9	S87°02'48"W	20.54'	L26	S89°54'58"W	428.45'	L43	N02°06'07"E	280.14'
L10	S87°02'48"W	422.42'	L27	S89°54'58"W	16.75'	L44	N02°06'07"E	286.58'
L11	S01°54'17"W	163.04'	L28	N64°17'22"E	15.64'	L45	N02°06'07"E	138.45'
L12	S01°54'17"W	267.27'	L29	N64°17'22"E	14.45'	L46	S88°09'36"E	34.13'
L13	N88°05'43"W	21.80'	L30	N64°17'22"E	8.24'	L47	N43°24'09"W	10.02'
L14	N88°05'43"W	61.80'	L31	S76°11'34"W	241.27'	L48	N88°07'58"W	34.13'
L15	N88°05'43"W	21.80'	L32	S10°20'57"W	41.63'	L49	N88°07'58"W	25.14'
L16	S76°11'34"W	382.10'	L33	N88°05'43"W	10.04'	L50	N76°10'57"E	1.79'
L17	S76°11'34"W	2.31'	L34	S88°05'43"E	9.04'			

EASEMENT TABLE

LINE	DIRECTION	DISTANCE
L51	S43°20'02"E	31.56'
L52	S83°36'22"E	74.52'
L53	N83°36'22"W	133.01'
L54	S18°21'50"E	121.66'
L55	S18°21'50"E	90.18'
L56	S76°11'34"W	23.00'
L57	S76°11'34"W	12.11'
L58	N13°57'07"E	76.21'
L59	N13°57'07"E	66.88'

LEGEND

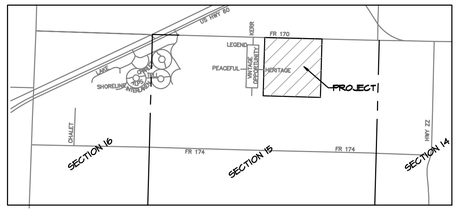
△ — CALCULATED POINT
○ — FOUND EXISTING IRON PIN.
□ — FOUND EXISTING STONE AS NOTED.
■ — SET PERMANENT MONUMENT.
N — NORTH S — SOUTH E — EAST W — WEST
BSL — BUILDING SETBACK LINE DRAIN. — DRAINAGE
U&D— UTILITY AND DRAINAGE ESMT — EASEMENT
U.E. — UTILITY EASEMENT

GRID NORTH

NOTE: ALL BEARINGS ARE BASED ON MO COORDINATE SYSTEM OF 1983 CENTRAL ZONE

ELEVATIONS

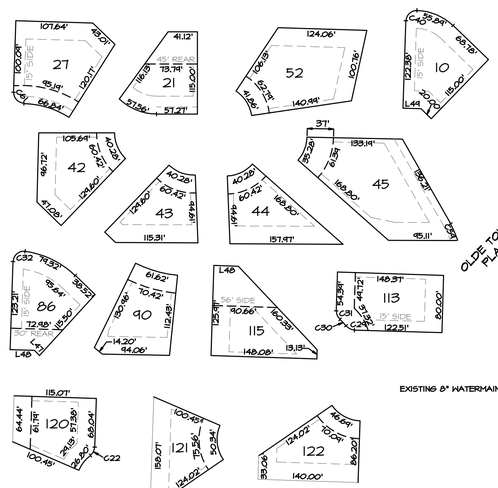
NOTE: ALL ELEVATIONS ARE BASED ON BENCHMARK E 344 BEING: 1269.76'



LOCATION MAP
TOWNSHIP 28 NORTH, RANGE 23 WEST
SCALE 1"=2000'

EXISTING 10" WATERMAIN
EASEMENT, WATER LINE & VALVES LOCATED FROM OLD SURVEY FOR OZARK STEAM ENGINE ASSOC.
NW COR NW1/4, NE1/4 SEC 15-28-23 HELD Ex CP SPINDLE
10" WATERMAIN
LOT 29 DETENTION BASIN
EXISTING 24" CMP
OZARK STEAM ENGINE ASSOCIATION Bk 2161 Pg 2181
OZARK STEAM ENGINE ASSOCIATION Bk 2859 Pg 949
VENTRESS, DAVID WAYNE Bk 2013 Pg 03159213
ROGLES, MELISSA A Bk 2015 Pg 00637815
FARM ROAD 110
GAS LOCATING POST
EXISTING GAS REGULATOR STATION
PROPOSED 15.0' UTILITY EASEMENT OVER EXIST. GAS LINE
P.O.B.
N88°20'02"W 920.55'
N88°20'02"W 160.00'
NE COR NE1/4, NE1/4 SEC 15-28-23 REF DOC 600-59744
Ex WATER WELL
LOS CABELLEROS STREET
CASTILLE CT.
LEON AVE.
LYON AVENUE
FRANZ SIGEL STREET
HERITAGE STREET
FRANCISCO DE MORA STREET
TALAVERA AVENUE
OLDE TOWN AT THE KERR PLACE SUBDIVISION
OLDE TOWN AT THE KERR PLACE Bk. 22 Pg 277
OPEN SPACE / DRAINAGEWAY
50.00' GAS EASEMENT ON EXISTING GAS LINE (Bk. 1460 Pg 139 IS BLANKET ESMT)
PROPOSED STORMWATER DETENTION 1.79 ACRE
EXISTING 8" WATERMAIN
HERITAGE ST (50')
Ex SIDEWALK
SINK HOLE RUNOFF DISCHARGE Q = 6.34 CFS, DEPTH = 0.14' SPREAD = 25.3', SLOPE = 4.47%
SINK HOLE RUNOFF DISCHARGE Q = 13.64 CFS, DEPTH = 0.20' SPREAD = 24.5', SLOPE = 8.32%
AREA INLET
JOHNSON, DANNY L Bk 2018 Pg 00250116
GARRETT, LOIS M DECLARATION OF TR Bk 2006 Pg 00462406
50.00' GAS EASEMENT ON EXISTING GAS LINE (Bk 1460 Pg 139 IS BLANKET ESMT)
SE COR NW1/4, NE1/4
30' SETBACK
NELSON, WILLIAM LAMONT Bk 2008 Pg 05076108
COR IN POST
SW COR NW1/4, NE1/4 5/8" IP BY PLS-596
MCCROSKEY FAMILY TR Bk 2011 Pg 03788611
SOUTH 1/4 COR SEC 15-28-23 FOUND 1/2" IP
EXISTING HIGH PRESSURE GAS
OPEN SPACE 34476
OPEN SPACE 21490
OPEN SPACE 34476
VISIBLE SINKHOLE RIM
ELEV=1256.48
ELEV=1255.43
ELEV=1256.78
ELEV=1256.66
ELEV=1256.22
ELEV=1259.11
ELEV=1255.78
ELEV=1256.43
ELEV=1257.27
ELEV=1256.00
RIM=1248.18 FL IN=1242.63 FL OUT=1242.43
RIM=1242.98 FL IN=1237.48 FL OUT=1237.28
RIM=1232.38 FL IN=1232.28
RIM=1232.44 FL IN=1227.09 FL OUT=1226.89
RIM=1228.26 FL IN=1223.34 FL OUT=1223.14
RIM=1222.69 FL IN=1214.94 FL OUT=1214.78

EXHIBITS SHOWING COMPLIANCE WITH MINIMUM LOT WIDTHS AND DEPTHS (410.180.A11) FOR SELECTED IRREGULAR LOTS



DESCRIPTION OF DEVELOPMENT:

BOOK 2018, PAGE 00642818

TRACT A:
THAT CERTAIN PARCEL OR TRACT OF LAND BEING A PART OF THE NORTHEAST QUARTER (NE1/4) IN SECTION 15, TOWNSHIP 28 NORTH, RANGE 23 WEST, IN GREENE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF SAID NE1/4; THENCE N88°20'02"W, ALONG THE NORTH LINE OF SAID NE1/4 OF THE NE1/4, A DISTANCE OF 160.00 FEET TO AN IRON PIN SET AT THE NORTHWEST CORNER OF TRACT 2 AS DESCRIBED IN BOOK 2004 AT PAGE 0574SS-04 IN THE GREENE COUNTY RECORDER'S OFFICE; THENCE N88°20'02"W, CONTINUING ALONG SAID NORTH LINE, A DISTANCE OF 920.55 FEET TO AN IRON PIN SET FOR A POINT OF BEGINNING; THENCE S01°54'17"W, A DISTANCE OF 1331.90 FEET TO AN IRON PIN SET ON THE SOUTH LINE OF SAID NE1/4 OF THE NE1/4; THENCE N88°18'57"W, ALONG SAID SOUTH LINE, A DISTANCE OF 254.05 FEET TO AN EXISTING IRON PIN AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF SAID NE1/4; THENCE N88°09'36"W, ALONG THE SOUTH LINE OF SAID NW1/4 OF THE NE1/4, A DISTANCE OF 1334.60 FEET TO AN EXISTING IRON PIN AT THE SOUTHWEST CORNER OF SAID NW1/4 OF THE NE1/4, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 17 IN OLDE TOWN AT THE KERR PLACE, A RECORDED SUBDIVISION IN GREENE COUNTY, MISSOURI; THENCE N01°52'42"E, ALONG THE WEST LINE OF SAID NW1/4 OF THE NE1/4, ALSO BEING THE EAST LINE OF SAID OLDE TOWN AT THE KERR PLACE, A DISTANCE OF 1327.77 FEET TO AN EXISTING IRON PIN AT THE NORTHWEST CORNER OF SAID NW1/4 OF THE NE1/4, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID OLDE TOWN AT THE KERR PLACE; THENCE S88°20'02"E, ALONG THE NORTH LINE OF SAID NW1/4 OF THE NE1/4 AND THE NORTH LINE OF SAID NE1/4 OF THE NE1/4, A DISTANCE OF 1589.26 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 48.5195 ACRES (MORE OR LESS) AND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.

DEVELOPMENT NOTES:

1.) TOTAL NUMBER OF LOTS: 135
2.) AREA OF DEVELOPMENT: 47.49 ACRES
3.) AREA OF RIGHT OF WAY: 10.70 ACRES
4.) AREA OF OPEN SPACE: 5.32 ACRES
5.) GROSS DENSITY OF DEVELOPMENT: 2.84 DU/ACRE
6.) CURRENT ZONING: HIGH-DENSITY SINGLE FAMILY RESIDENTIAL (R1-H)
7.) PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
8.) PROPERTY CLASSIFICATION: RURAL
9.) SMALLEST LOT: 36 (7,115 SF)
10.) LARGEST LOT: 4 (19,942 SF)
11.) MINIMUM SETBACKS
FRONT YARD = 25 FEET
REAR YARD = 25 FEET
SIDE YARD = 6 FEET
SIDE STREET INTERSECTION = 15 FEET.
SIDE STREET INTERSECTION (LEON AVE) = 20 FEET.
12.) MINIMUM LOT SIZE 7,000 S.F. IN R-1H
MIN. LOT WIDTH = 70 FEET; CUL-DE-SAC = 60 FEET AT FRONT YARD SETBACK
MIN LOT DEPTH = 90 FEET
13.) ALL SIDEWALKS SHALL BE 5' WIDE.
14.) ALL WATERMAINS ARE 8" IN DIAMETER, UNLESS NOTED OTHERWISE.
15.) ALL SANITARY SEWER PIPING SHOWN IS 8" IN DIAMETER. ALL MANHOLES ARE STANDARD 4' I.D. DIAMETER.
16.) ALL STREETS ARE TO BE DEDICATED TO THE PUBLIC.
17.) CURVED LOT LINES ARE CONCENTRIC TO CENTERLINE OF ROADS, EXCEPT AS NOTED.
18.) OWNERSHIP AND MAINTENANCE OF OPEN SPACES AND DRAINAGE/DETENTION EASEMENTS AND AREAS SHALL BE ESTABLISHED THROUGH A HOMEOWNER'S ASSOCIATION. MAINTENANCE OF ANY DRAINAGE EASEMENT THAT IS CONTAINED WITHIN A PLATTED LOT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.
19.) NO DIRECT ACCESS TO FARM ROAD 110 FROM ANY LOT. NO DIRECT ACCESS TO LEON AVE FROM ANY LOT.
20.) DEVELOPMENT DOES NOT LIE IN A FLOOD ZONE

PRELIMINARY CONSTRUCTION AND PLATTING PHASING SCHEDULE:

PHASE 1: LOTS 1-27 INCLUDING DRAINAGE CHANNEL AND STORMWATER DETENTION.
PHASE 2: LOTS 28-48
PHASE 3: LOTS 55-70
PHASE 4: LOTS 78-85 & 116
PHASE 5: LOTS 44-54
PHASE 6: LOTS 71-77 & 86-99
PHASE 7: LOTS 106-115 & 117-130
PHASE 8: LOTS 100-105 & 131-135

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	CH BEARING	CHORD	DELTA	CURVE	RADIUS	LENGTH	CH BEARING	CHORD	DELTA
C1	150.00	20.12	N05°30'09"E	20.10	7°41'05"	C32	15.00	25.07	S48°44'28"W	22.25	95°44'52"
C2	150.00	19.54	S05°36'32"W	19.58	7°27'40"	C33	25.00	40.14	N43°56'51"W	36.00	92°06'04"
C3	100.00	13.44	N67°04'44"W	11.85	42°06'19"	C34	25.00	32.33	S39°08'53"W	30.12	74°05'32"
C4	100.00	76.75	S68°00'50"E	74.88	43°58'23"	C35					
C5	100.00	36.15	N74°38'40"E	35.45	20°42'36"	C36					
C6	100.00	12.05	S72°44'30"W	12.04	6°54'11"	C37	25.00	46.21	S50°51'07"E	39.91	105°54'28"
C7						C38	25.00	38.35	N46°03'08"E	34.70	87°53'51"
C8						C39	15.00	22.64	S41°28'15"E	20.59	86°29'54"
C9	100.00	184.54	N50°56'48"W	159.43	105°42'08"	C40	15.00	23.56	S46°52'02"W	21.21	90°00'00"
C10						C41	15.00	24.11	N43°56'51"W	21.60	92°06'04"
C11	150.00	36.14	N83°05'44"E	36.05	13°48'14"	C42	15.00	19.56	S39°27'17"W	18.20	74°42'20"
C12	150.00	115.12	S68°00'50"E	112.32	43°58'23"	C43					
C13	150.00	110.46	N67°07'28"W	107.98	42°11'58"	C44					
C14	150.00	12.09	N84°21'15"E	12.09	4°36'54"	C45	15.00	24.53	S54°18'16"E	24.98	112°48'46"
C15	100.00	148.54	N44°28'24"E	135.30	85°08'19"	C46	185.00	27.11	N11°40'18"W	27.09	8°23'48"
C16	150.00	83.27	N13°48'05"W	82.21	31°48'25"	C47	15.00	31.77	S30°58'50"W	26.16	121°22'16"
C17	150.00	75.36	S15°18'46"E	74.51	28°47'03"	C48	15.00	13.62	N62°19'26"W	13.16	52°01'12"
C18	125.00	16.77	N05°30'31"E	16.75	7°41'05"	C49	15.00	13.62	N65°39'22"E	13.16	52°01'12"
C19	175.00	22.86	S05°36'32"W	22.84	7°29'01"	C50	15.00	23.56	S43°20'02"E	21.21	90°00'00"
C20	15.00	23.56	N46°52'22"E	21.22	90°00'40"	C51	15.00	23.56	N46°39'58"E	21.21	90°00'00"
C21	15.00	23.56	N43°07'38"W	21.21	89°59'20"	C52	15.00	13.62	S62°19'26"E	13.16	52°01'11"
C22	15.00	13.62	N27°52'38"E	13.16	52°01'12"	C53	15.00	13.62	S65°39'19"W	13.16	52°01'09"
C23	15.00	13.62	S65°39'06"W	13.16	52°01'12"	C54	15.00	23.56	N43°20'02"W	21.21	90°00'00"
C24	15.00	23.68	N43°07'05"W	21.24	90°26'25"	C55	15.00	13.62	N27°40'34"E	13.16	52°01'12"
C25	15.00	22.24	S44°34'28"W	20.26	84°56'41"	C56	15.00	13.62	S24°20'38"E	13.16	52°01'12"
C26	15.00	111.45	N44°28'24"E	101.41	85°08'19"	C57	15.00	23.56	S46°39'58"W	21.21	90°00'00"
C27	15.00	24.84	S45°28'32"E	22.13	95°08'19"	C58	15.00	20.02	N50°05'45"W	18.51	76°28'34"
C28	15.00	23.45	N46°52'55"E	21.13	84°33'35"	C59	115.00	25.26	N23°24'46"W	25.21	12°35'04"
C29	15.00	13.62	S62°19'42"E	13.16	52°01'12"	C60	15.00	23.01	N46°03'08"E	20.82	87°53'51"
C30	50.00	12.07	N43°14'08"W	12.04	13°50'05"	C61	15.00	23.64	S43°11'28"E	21.21	90°18'54"
C31	15.00	13.62	S24°08'35"E	13.16	52°01'12"	C62	125.00	16.33	S05°36'32"W	16.32	7°29'01"

BLOCK NOTE:

FRANZ SIGEL STREET BLOCK LENGTH - 895.78 LF; 523.04 LF
HERITAGE STREET BLOCK LENGTH - 852.21 LF; 555.46 LF
FRANCISCO DE MORA STREET BLOCK LENGTH - 883.36 LF; 506.30 LF
LYON AVE BLOCK LENGTH - 384.19 LF; 475.31 LF
TALAVERA AVE BLOCK LENGTH - 324.84 LF; 267.27 LF
LOS CABELLEROS STREET BLOCK LENGTH - 321.86 LF; 152.88 LF; 354.50 LF

STREET WIDTH NOTE:

STEET WIDTHS MEASURED FROM BACK OF CURB TO BACK OF CURB ARE AS FOLLOWS:

LOS CABELLEROS STREET: 28 FEET
FRANZ SIGEL STREET: 28 FEET
HERITAGE STREET: 28 FEET
FRANCISCO DE MORA STREET: 28 FEET
CUL-DE-SAC: 80 FEET DIAMETER
LYON AVE: 28 FEET
ALEAZUR CT: 28 FEET
CUSTILE CT: 28 FEET
LEON AVE: 28 FEET
TALAVERA AVE: 28 FEET

PRELIMINARY PLAT
SCALE: 1" = 100.0'

100 0 100 200 300
Scale 1" = 100'
EXISTING CONTOURS @ 5' INTERVALS

UTILITIES

WASTEWATER: CITY OF REPUBLIC PUBLIC WORKS (417) 732-3400
221 N. MAIN STREET, REPUBLIC, MISSORI 65738
GAS, SPIRE ENERGY (816) 756-5252
7500 E. 35TH STREET, KANSAS CITY, MO 64129
ELECTRIC: LIBERTY UTILITIES (800) 206-2300
201 W. BRICK STREET, OZARK, MO 65721
TELEPHONE: SOUTHWESTERN BELL
600 E. ST. LOUIS, SPRINGFIELD, MO 65806 1-800-403-3302
WATER: CITY OF REPUBLIC PUBLIC WORKS (417) 732-3400
221 N. MAIN STREET, REPUBLIC, MISSORI 65738
CABLE TELEVISION: MEDIA COM CABLE SERVICES
1533 S. ENTERPRISE, SPRINGFIELD, MO. 65804 (417) 875-5500

Vandersluis Engineering Inc.
P.O. Box 10565
Springfield, MO 65808
Phone: 417-869-4141
MO. CERT OF AUTHORITY: E-1536-D

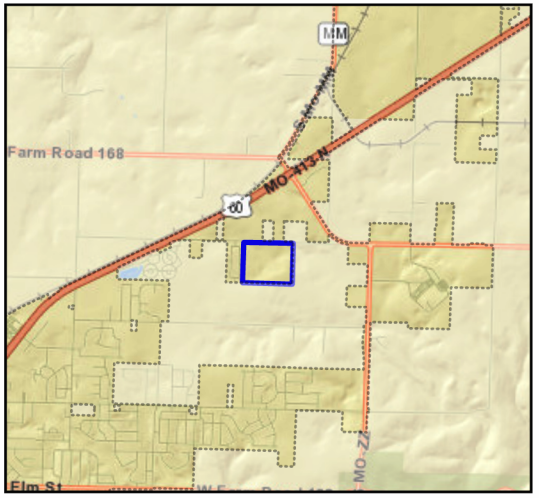
RICHARD G. HARSHFIELD P.E. LIC. # E-28202
STATE OF MISSOURI
RICHARD G. HARSHFIELD
NUMBER E-28202
PROFESSIONAL ENGINEER
12/04/20

OAK HILLS
A RESIDENTIAL SUBDIVISION
PRELIMINARY PLAT

SURVEY BY: MACKEY	DESIGN BY: RGH	SCALES HOR. NOTED	SHEET 1
PROJ.# 17-052	DRAWN BY: DB/RGH	VERT. -----	OF 1 SHEETS
DATE: 12/04/20	CHECKED BY: RGH		DWG 11_20 P PLAT FILE NO.

SUBD-PRE 20-006: Oak Hills

Vicinity Map



Legend

- Republic City Limits
- Parcels
- Oak Hills

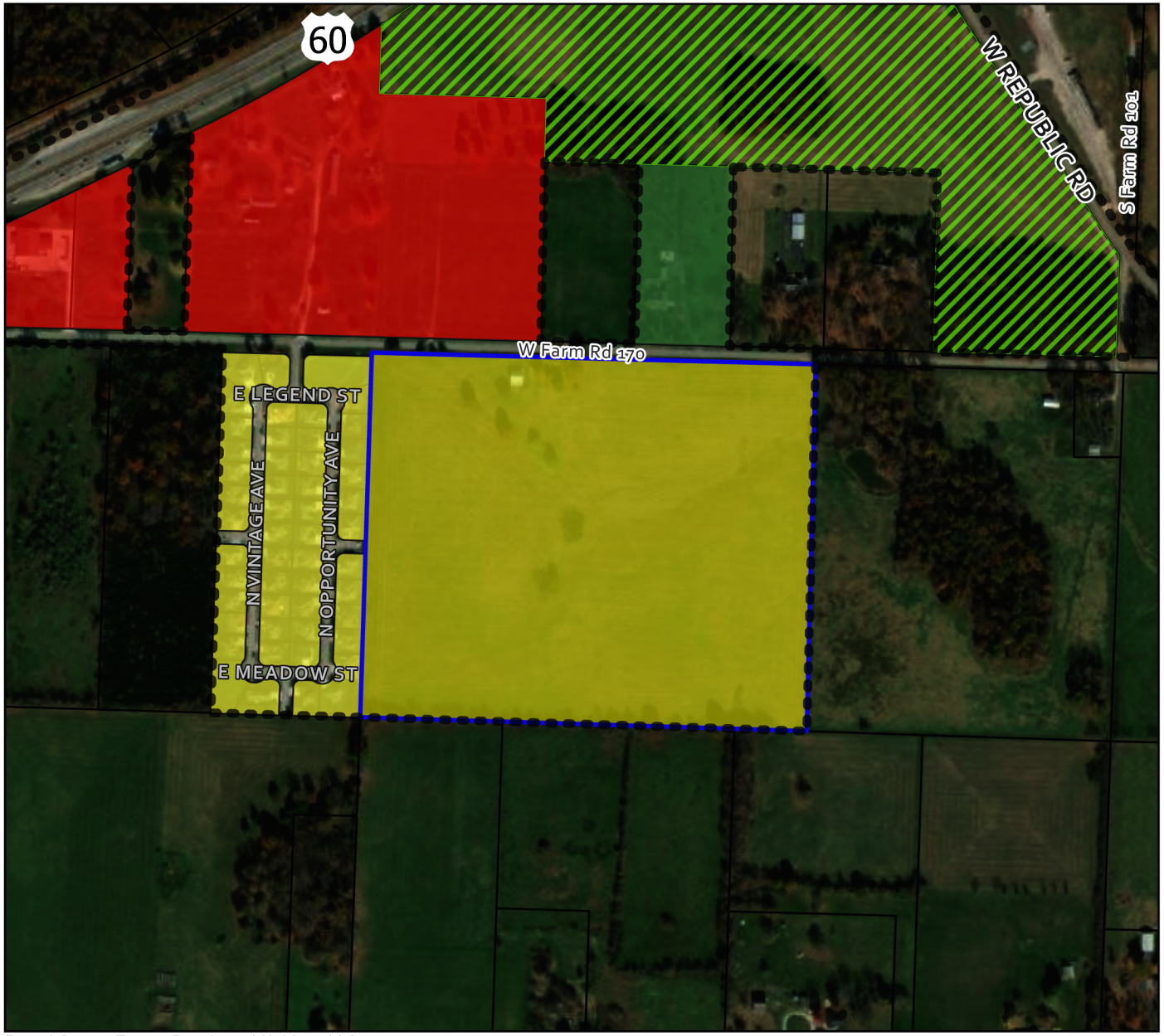
Parcel Owner: Turner Residential Holding, LLC
Parcel Address: 7012 West Farm Road 170
Area: 48.5 Acres
Zoning: High-Density Single Family Residential (R1-H)
No. of Lots: 139

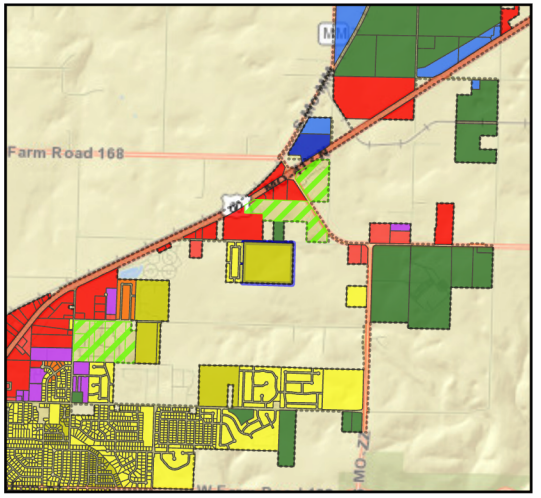
0 0.05 0.1 0.2 0.3 Miles

N

SUBD-PRE 20-006: Oak Hills

Zoning Map





Legend

- Republic City Limits
- Parcels
- Oak Hills

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

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