



AGENDA

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

Call Meeting to Order

Approve Agenda

Approve Minutes

1. Possible Vote to Approve Meeting Minutes for Planning and Zoning Commission Meeting held June 13th, 2022.

Meeting Procedures

Public Hearings

2. **REZN 22-007.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately One Point Three-Eight (1.38) Acres, Located at 3400 Block of East US Hwy 60, from Agricultural (AG) to General Commercial (C-2).
3. **SU 22-003.** Public Hearing and Possible Vote to Recommend the Approval of an Application for a Special Use Permit by Josan Properties Arkansas LLC for a Boat, Vehicle, or Self-Storage Facility at 3020 US Hwy 60.
4. **PDD 22-003.** Public Hearing and Possible Vote to Recommend the Approval of an Application to Change the Zoning Classification of Approximately Twenty-Eight Point Eight-Eight (28.88) Acres, Located at the 7200 Block of West Farm Road 170, from Agricultural (AG) and General Commercial (C-2) to Kirkwood Estates Planned Development District (PDD).

Other Business

5. **SUBD-PRE 22-001.** Possible Vote to Recommend the Approval of an Application for a Preliminary Plat for Tiger Creek, a Residential Subdivision Consisting of 110 Lots on Approximately Thirty-Seven Point Nine (37.9) Acres Located at 3445 East Hines Street.

Citizen Participation

Community Development Department Update

Adjournment

Individuals addressing the Board are asked to step to the microphone and clearly state their name and address before speaking. In accordance with ADA guidelines, if you need special accommodations to attend any city meeting, please notify the City Clerk's Office at 417-732-3101 at least three days prior to the scheduled meeting. **All meetings are tape recorded for public viewing.**

MINUTES

Planning and Zoning Commission Meeting Municipal Court Building, 540 Civic Blvd June 13, 2022 at 6:00 PM

Call Meeting to Order

PRESENT

Commissioner Brian Doubrava
Commissioner Ransom Ellis
Commissioner Michael Mann
Commissioner William Pinnell
Council Liaison Garry Wilson

Approve Agenda

Motion made by Commissioner Doubrava, Seconded by Commissioner Pinnell.
Voting Yea: Commissioner Doubrava, Commissioner Ellis, Commissioner Mann, Commissioner Pinnell.

Approve Minutes

- 1. Draft Minutes for April 11, 2022.** Possible Vote to Approve Minutes from April 11 meeting of the Planning and Zoning Commission.

Motion made by Commissioner Doubrava, Seconded by Commissioner Pinnell.
Voting Yea: Commissioner Doubrava, Commissioner Ellis, Commissioner Mann, Commissioner Pinnell.

Meeting Procedures

Public Hearings

- 2. PDD 22-004.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately One Hundred Point Six-Four (100.64) Acres, Located at the 800-1500 Block of West State Highway 174, from Sandstone West Planned Development District (PDD) to Prairie Ridge Planned Development District (PDD)

Motion made by Commissioner Doubrava, Seconded by Commissioner Pinnell.
Voting Yea: Commissioner Doubrava, Commissioner Ellis, Commissioner Mann, Commissioner Pinnell.

Speakers in Support: Ricky Haase, Stu Stenger, Deb Ledford
Speakers in Opposition: Bob Knutson, Vicki Eaton, Dave Amos, Alan Evans, Mike Ray, Colleen Dorsey, Kathy White.

- 3. SU 21-002.** Public Hearing and Possible Vote to Recommend the Approval of an Application for a Special Use Permit by KO Storage of Ozark for a Boat, Vehicle, or Self-Storage Facility at 909 N College Ave.

Motion made by Commissioner Doubrava, Seconded by Commissioner Mann.
Voting Yea: Commissioner Doubrava, Commissioner Ellis, Commissioner Mann, Commissioner Pinnell.

Speakers in Support: Robert Rail

Other Business

- 4. **SUBD-PRE 22-002.** Public Hearing and Possible Vote to Recommend the Approval of an Application of a Preliminary Plat for Olde Savannah Phase 4, a Subdivision Consisting of Approximately 29.5 Acres Located at E Williamsburg Walk and South FR 89.

Motion made by Commissioner Pinnell, Seconded by Commissioner Doubrava.

Speakers in Support: Dane Seiler

Citizen Participation

Community Development Department Update

Adjournment

Motion made by Commissioner Doubrava, Seconded by Commissioner Mann.
Voting Yea: Commissioner Doubrava, Commissioner Ellis, Commissioner Mann, Commissioner Pinnell.

Karen Haynes, Asst BUILDS Administrator

Ransom Ellis, Chairman



EXHIBIT A

Project/Issue Name: REZN 22-007. Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately One point Three-Eight (1.38) Acres, Located at 3400 Block of East US Hwy 60, from Agricultural (AG) to General Commercial (C-2).

Submitted By: Timberland Land Co LLC

Presented By: Chris Tabor, Principal Planner

Date: July 11, 2022

ISSUE IDENTIFICATION

Republic Land LLC has applied to change the Zoning Classification of approximately **1.38 acres** of property located at the 3400 Block of East US Highway 60 from Agricultural (AG) to **General Commercial (C-2)**.

DISCUSSION AND ANALYSIS

The property subject to this Rezoning Application consists of approximately (1.38) acres of land located at 3400 Block of East US Highway 60; the property is currently vacant. Timberline Land Co LLC recently annexed into the City of Republic (2022) with a stated intention of developing storage units on the site.

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

Consistency with the Comprehensive Plan

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

- **Goal:** Recognize potential infill sites as opportunities for development, while mitigating impacts to adjacent, established properties
 - **Objective:** Support the development of vacant parcels as opportunities for densification that is harmonious with surrounding development.

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



EXHIBIT A

The general trend in the vicinity of the subject property is commercial retail and multifamily residential.

Compatibility with Surrounding Land Uses

The subject property is adjacent to the Field Stone Planned Development District (PDD) to the west.

The General Commercial (C-2) Zoning District is intended to allow less restrictive retail and service-related businesses.

Capacity to Serve Potential Development and Land Use

Municipal Water and Sewer Service:

Development of the property will require connecting to existing municipal water and sewer mains located near the property. Both a 10" water main and an 8" gravity sewer main are located along the southern property line of the subject parcel. The sanitary sewer will flow from the site to the McElhaney and Shuyler Creek Lift Stations before it is pumped to the Wastewater Treatment Facility.

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

Transportation:

The property will have access off of FR 101.

A Traffic Impact Study (TIS) was not required for the Rezoning Application, as the developer has indicated a use of low intensity. The traffic impact of the proposed use has been initially evaluated by the City Engineer; the proposed use generates less trips than other Permitted Uses within the General Commercial Zoning District.

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

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

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

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**



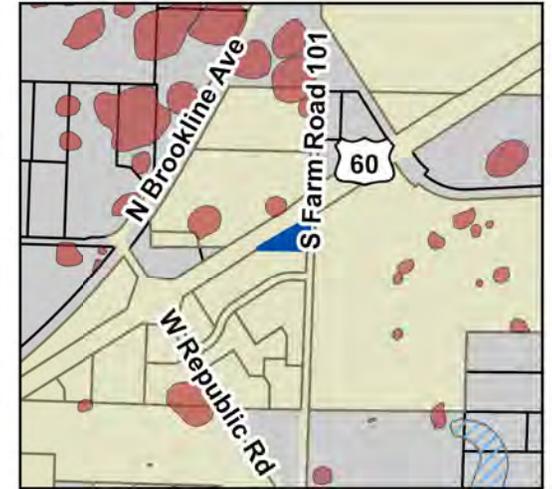
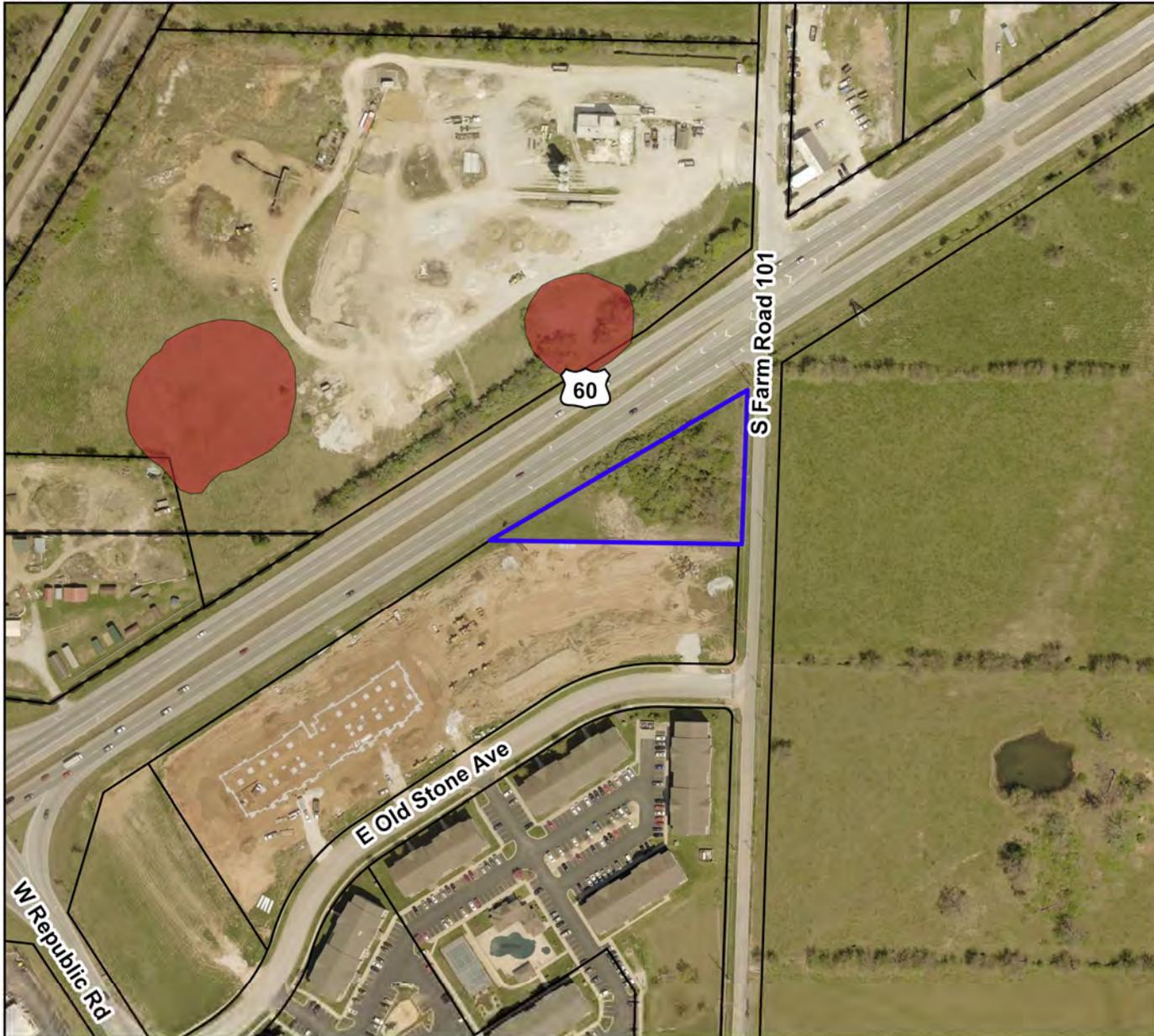
EXHIBIT A

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 22-007: Timberline Land Co LLC

Item 2.

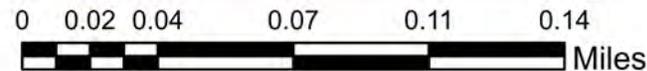
Vicinity Map



Legend

-  Timberline Land Co LLC
-  Parcels
-  Sinkhole
-  Floodplain

Parcel Owner: Timberline Land Co. LLC
Parcel Location: 3400 Block of E US Hwy 60
Area: 1.38 Acres
Existing Zoning: Agricultural (AG)
Requested Zoning: General Commercial (C-2)



REZN 22-007: Timberline Land Co LLC

Item 2.

Zoning Map



Legend

Timberline Land Co 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: Timberline Land Co. LLC
Parcel Location: 3400 Block of E US Hwy 60
Area: 1.38 Acres
Existing Zoning: Agricultural (AG)
Requested Zoning: General Commercial (C-2)

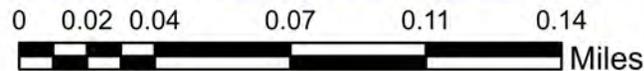




EXHIBIT B

Project/Issue Name: SU 22-003. Public Hearing and Possible Vote to Recommend the Approval of An Application for a Special Use Permit to Josan Properties Arkansas LLC for Boat, Vehicle, and Self-Storage Facilities at 3020 US Hwy 60.

Submitted By: Josan Properties Arkansas LLC

Presented By: Chris Tabor, Principal Planner

Date: July 11, 2022

ISSUE IDENTIFICATION

Josan Properties Arkansas LLC has applied for a Special Use Permit to operate a boat, vehicle, and self-storage facility on the property located at 3020 US Hwy 60.

DISCUSSION AND ANALYSIS

The subject property of this application is comprised of approximately 5.7 acres of land and is zoned General Commercial (C-2). The lot is currently occupied by three existing buildings. These buildings are not, however, present within the bounds of the development plan.

The property is surrounded by:

- General Commercial (C-2) to the East and West
- Planned Development District (PDD) to the South

Applicant's Special Use Permit Request

The Applicant is requesting a Special Use Permit to allow for the development and operation of a Self-Storage Facility of approximately 54,000 SF in total. This Application, were it to be approved, would allow for a future new commercial application in line with the proposed development plan.

Compatibility with City's Special Use Ordinance

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



EXHIBIT B

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

Municipal Water and Sewer Service: This site currently has access to City of Republic water and sanitary sewer services. Determinations as to the exact placement of water and sewer infrastructure will be made during the review process for a New Commercial Building Permit. Additional hydrants will be placed on the site to ensure the Fire Department can provide adequate coverage.

The City's Water and Wastewater systems have the capacity to serve the site improvement.

Stormwater: A Stormwater Report will be required during the development of the project.

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

Transportation: A Traffic Impact Study (TIS) was required previously for the development of this property. Improvement of the site in the manner described by this application will necessitate meeting the recommendations made by the TIS. The easternmost commercial entrance will be removed, as required by the TIS, MODOT, and the City of Republic for compliance with the safety standards and adopted plans of these organizations. The site will utilize the westernmost commercial entrance to the property to serve these (and any future) site improvements.

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

Sinkholes: The subject parcel **does not** contain any **sinkholes**. A geotechnical report has been conducted on a sinkhole previously believed to be onsite, which places the rim off of the subject property.

STAFF RECOMMENDATION

Staff considers the **proposed Special Use Permit** request for a Storage Facility in a General Commercial (C-2) Zoning District, located at 909 North College Avenue, to be **generally consistent with the City's Special Use Permit Ordinance** and **able to be adequately served by the City's transportation network and the City's municipal facilities**. The BUILDS Department's analysis is performed without the benefit of evidence and testimony of a Public Hearing and **does not account for the discretionary authority of the City Council to limit the placement and number of storage facilities in the City**.



EXHIBIT B

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

SU 22-003: Josan Properties Arkansas LLC

Item 3.

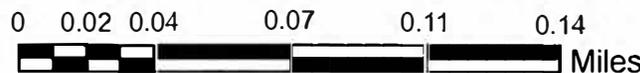
Vicinity Map



Legend

- Josan Properties Arkansas LLC
- Parcels
- Sinkhole
- Floodplain

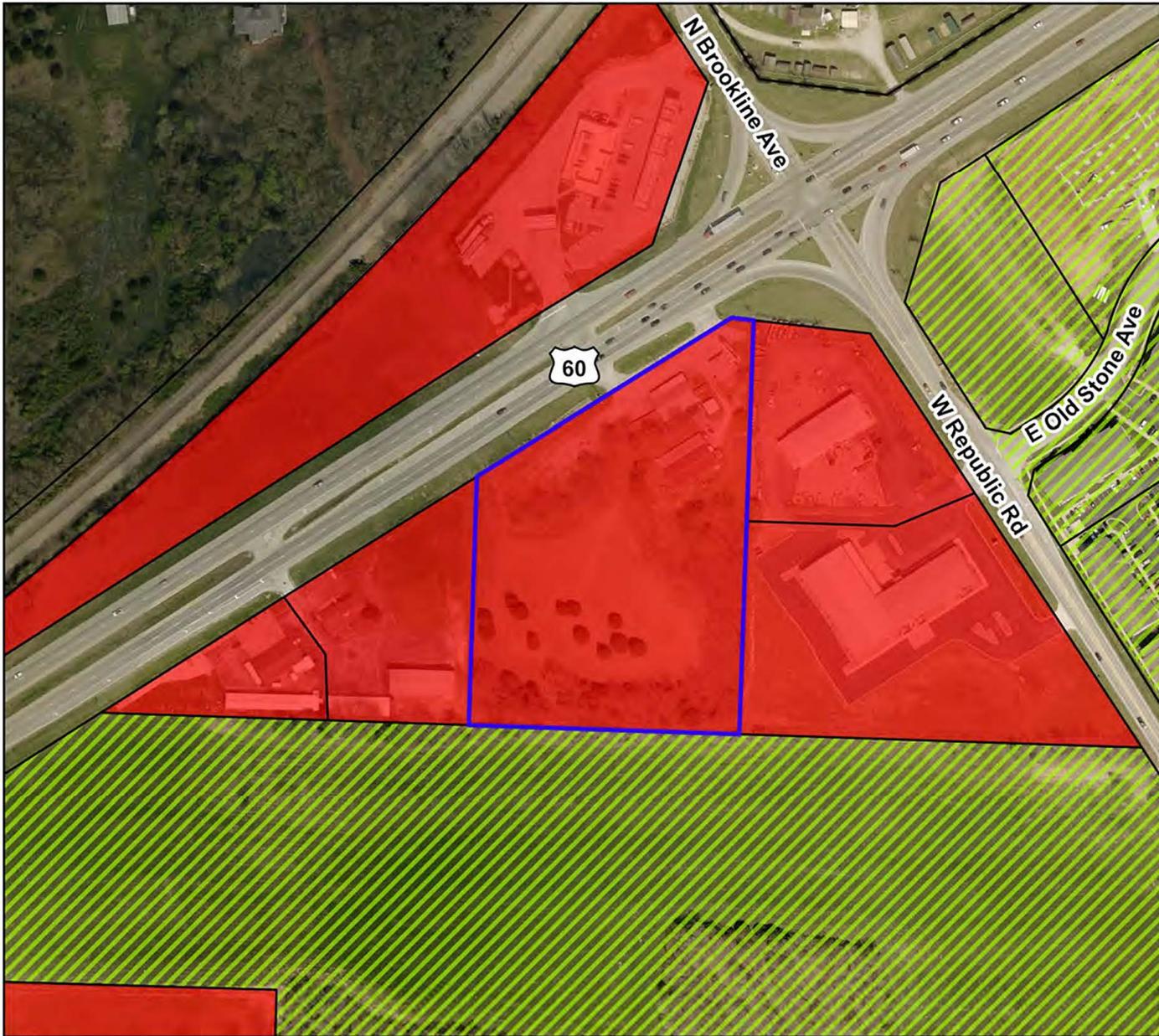
Parcel Owner: Josan Properties Arkansas LLC
Parcel Location: 3020 US Hwy 60
Area: 5.7 Acres
Zoning: General Commercial (C-2)



SU 22-003: Josan Properties Arkansas LLC

Item 3.

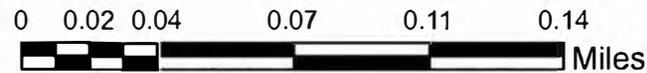
Zoning Map

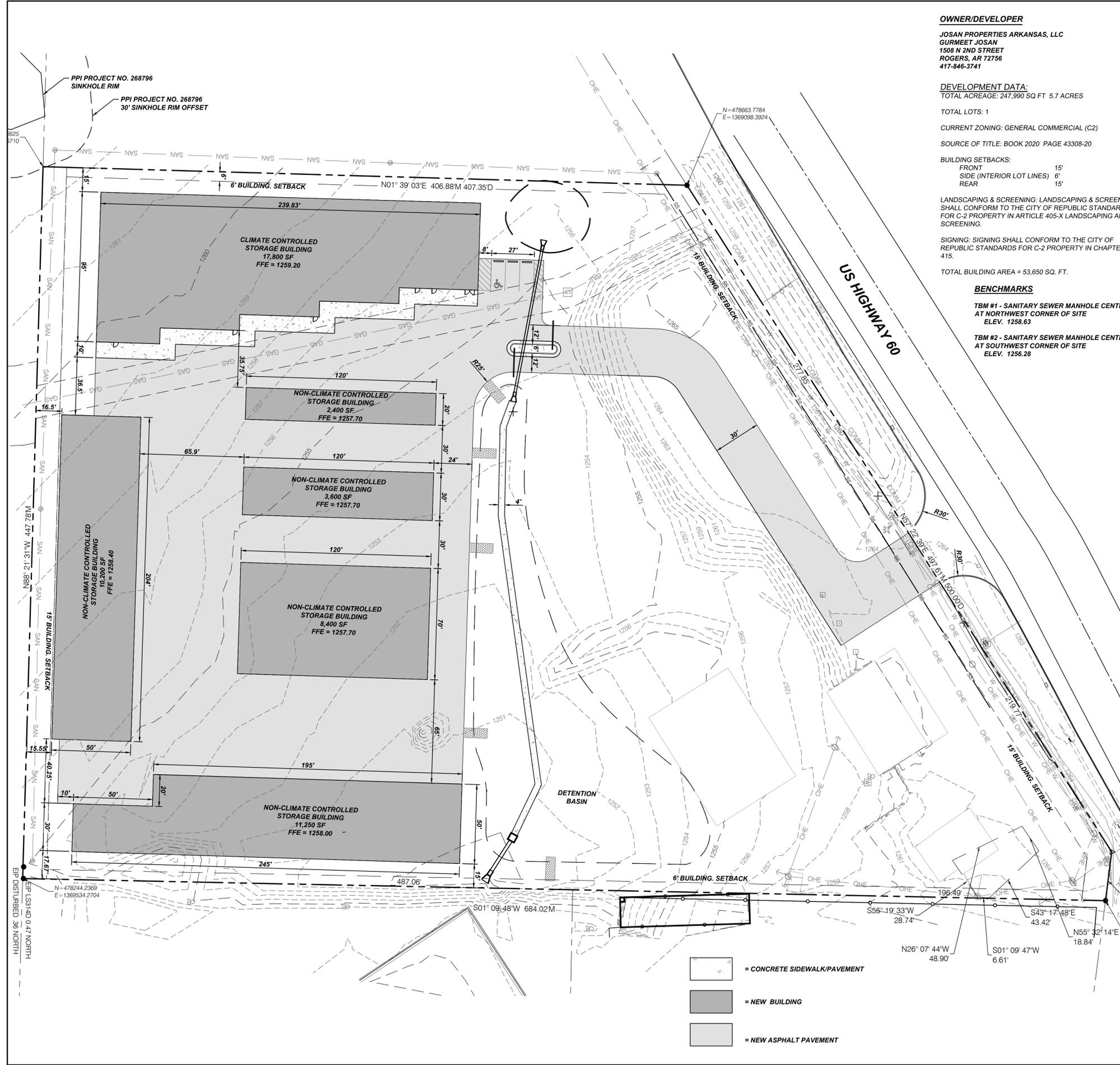


Legend

- Josan Properties Arkansas 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: Josan Properties Arkansas LLC
 Parcel Location: 3020 US Hwy 60
 Area: 5.7 Acres
 Zoning: General Commercial (C-2)





OWNER/DEVELOPER
JOSAN PROPERTIES ARKANSAS, LLC
 GURMEET JOSAN
 1508 N 2ND STREET
 ROGERS, AR 72756
 417-846-3741

DEVELOPMENT DATA:
 TOTAL ACREAGE: 247,990 SQ FT 5.7 ACRES
 TOTAL LOTS: 1
 CURRENT ZONING: GENERAL COMMERCIAL (C2)
 SOURCE OF TITLE: BOOK 2020 PAGE 43308-20

BUILDING SETBACKS:
 FRONT 15'
 SIDE (INTERIOR LOT LINES) 6'
 REAR 15'

LANDSCAPING & SCREENING: LANDSCAPING & SCREENING SHALL CONFORM TO THE CITY OF REPUBLIC STANDARDS FOR C-2 PROPERTY IN ARTICLE 405-X LANDSCAPING AND SCREENING.

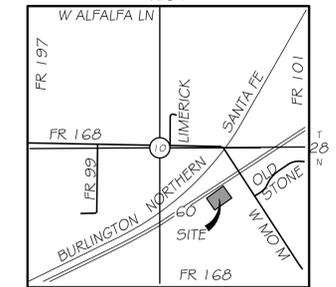
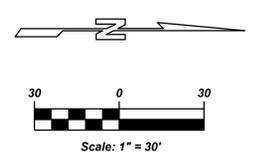
SIGNING: SIGNING SHALL CONFORM TO THE CITY OF REPUBLIC STANDARDS FOR C-2 PROPERTY IN CHAPTER 415.

TOTAL BUILDING AREA = 53,650 SQ. FT.

BENCHMARKS

TBM #1 - SANITARY SEWER MANHOLE CENTER AT NORTHWEST CORNER OF SITE
 ELEV. 1258.63

TBM #2 - SANITARY SEWER MANHOLE CENTER AT SOUTHWEST CORNER OF SITE
 ELEV. 1256.28



PROPERTY DESCRIPTION: BOOK 2020 PAGE 43308-20
 BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION TEN, TOWNSHIP TWENTY-EIGHT, RANGE TWENTY-THREE, THENCE WEST 441.4 FEET; THENCE NORTH 407.35 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF HIGHWAY "168"; THENCE NORTHEASTERLY 500 FEET; THENCE SOUTHEASTERLY 27.8 FEET TO THE EAST LINE OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10; THENCE SOUTH 684.7 FEET TO THE POINT OF BEGINNING, EXCEPT ANY PART THEREOF TAKEN, DEEDED OR USED FOR ROAD PURPOSES.
 ALSO, A STRIP OF LAND APPROXIMATELY THREE FEET IN WIDTH EAST AND WEST AT THE NORTHERN POINT AND 7.4 FEET EAST AND WEST AT THE SOUTHERN POINT, AND 684.7 FEET NORTH AND SOUTH SAID TRACT BEING A STRIP OF LAND ADJACENT TO AND IMMEDIATELY EAST OF THE ABOVE DESCRIBED PROPERTY.

PROPERTY DESCRIPTION: AS SURVEYED

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 23 WEST, REPUBLIC, GREENE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 10 (CORNER DOCUMENT 600-71898); **THENCE** NORTH 01°52'11" EAST, ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1333.77 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 10; **THENCE** NORTH 88°21'31" WEST, ALONG THE QUARTER QUARTER SECTION LINE, A DISTANCE OF 1332.93 FEET TO THE **POINT OF BEGINNING**; **THENCE** CONTINUING NORTH 88°21'31" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER, A DISTANCE OF 447.78 FEET; **THENCE** NORTH 01°39'03" EAST A DISTANCE OF 406.88 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF HIGHWAY 60; **THENCE** NORTH 57°22'39" EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 497.61 FEET; **THENCE** SOUTH 82°41'46" EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 30.81 FEET; **THENCE** SOUTH 01°09'48" WEST A DISTANCE OF 684.02 TO THE **POINT OF BEGINNING**

UTILITY COMPANIES

SANITARY SEWER:
 LIBERTY
 213 N MAIN ST.
 REPUBLIC, MO 65738
 (417) 732-3100

ELECTRIC:
 CITY OF REPUBLIC
 213 N MAIN ST.
 REPUBLIC, MO 65738
 (417) 732-3100

WATER:
 CITY OF REPUBLIC
 213 N MAIN ST.
 REPUBLIC, MO 65738
 (417) 732-3100

GAS:
 SPIRE MISSOURI
 700 MARKET STREET
 ST LOUIS, MO 63101
 (417) 682-1681

AT&T
 TEL. (417) 836-2652

CENTURYLINK
 110 E. HADLEY
 REPUBLIC, MO 65738
 TEL. (417) 860-4526

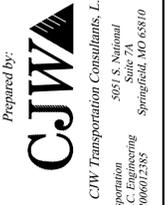
FLOOD STATEMENT:

ACCORDING TO FEMA COMMUNITY-PANEL NUMBER 29077C0318E, DATED DECEMBER 16TH, 2010 THE PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LEGEND

- IRON PIN SET CAPPED "LC 2007008003"
- EXISTING IRON PIN
- △ EXISTING RIGHT-OF-WAY MARKER
- M MEASURED
- P PLATTED
- D DEEDED
- WATER LINE
- GAS LINE
- SAN SANITARY SEWER
- OHE OVERHEAD ELECTRIC LINE
- UGE UNDERGROUND ELECTRIC LINE
- COMM UNDERGROUND COMMUNICATION LINE
- FO FIBER-OPTIC CABLE
- CHAIN LINK FENCE
- WOOD PRIVACY FENCE
- BARBED WIRE FENCE
- ⊠ ELECTRIC TRANSFORMER
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM SEWER MANHOLE
- ⊙ WATER MANHOLE
- ⊠ TELEPHONE PEDESTAL
- ⊠ FIRE HYDRANT
- ⊠ WATER VALVE
- ⊠ GAS VALVE
- ⊠ GAS METER
- ⊠ POWER POLE
- ⊠ ELECTRIC METER
- ⊠ GUY ANCHOR
- ⊠ PULL BOX
- ⊠ 2 PED
- ⊠ WATER METER
- ⊠ GAS METER
- ⊠ AIR CONDITIONER
- ⊠ SIGN
- ⊠ LIGHT POLE
- ⊠ POST
- ⊠ MAIL BOX
- ⊠ TREE DECIDUOUS
- ⊠ TREE EVERGREEN

- = CONCRETE SIDEWALK/PAVEMENT
- = NEW BUILDING
- = NEW ASPHALT PAVEMENT



STORGAE COMPLEX
US HIGHWAY 60
REPUBLIC, MO

No.:	Description:
SURVEY BY:	CJW
DATE:	DATE
DWG:	6-28-22
DESIGN:	CJW
DRAWN:	CJW
CHECKED:	CJW
SCALE HOR.:	N/A
SCALE VERT.:	N/A

SPECIAL USE EXHIBIT

SHEET NO. **01**
 CJW NO. 21001 OF 01





EXHIBIT C

Project/Issue Name: **PDD 22-003.** Public Hearing and Possible Vote to Recommend the Approval of an Application to Change the Zoning Classification of Approximately Twenty-Eight Point Eight-Eight (28.88) Acres, Located at the 7200 Block of West Farm Road 170, from Agricultural (AG) and General Commercial (C-2) to Kirkwood Estates Planned Development District (PDD)

Submitted By: Kyle Kirk; Kirk Werks, LLC

Presented By: Karen Haynes, Assistant BUILDS Administrator

Date: July 11, 2022

ISSUE IDENTIFICATION

Kyle Kirk and Kirk Werks, LLC have applied to change the Zoning Classification of approximately (28.88) acres of property located at the 7200 Block of West Farm Road 170 from Agricultural (AG) and General Commercial (C-2) to **Kirkwood Estates Planned Development District (PDD)**.

DISCUSSION AND ANALYSIS

The property subject to this Rezoning Application is comprised of approximately **(28.88) acres** of land located at the 7200 Block of West Farm Road 170. The properties to the north of West Farm Road 170 is currently zoned General Commercial (C-2) and consists of two existing parcels, the western parcel is used as an Auto Repair Shop and the eastern parcel is vacant; the properties to the south of Farm Road 170 are zoned Agricultural (AG) and are both vacant.

Applicant's Proposal

The Applicant is proposing the Rezoning of this property to a Planned Development District (PDD) to allow for a residential and commercial mixed-use development consisting of one area (Block C) of Single-Family Dwellings (11.84 acres) and two areas (Block A and Block B) of General Commercial Lots (3.84 and 5.52 acres), and Detention Areas to serve the development. The Development Plan also contains new water, sanitary sewer, and stormwater systems to support the development, the required Secondary Arterial Street (Bailey Avenue), and Local Streets to support the development.

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

- **Block A: General Commercial (C-2)**
 - Note: Compliance with the General Commercial (C-2) District Regulations

**EXHIBIT C**

- Total Area: 3.84 acres
- Total Lots: 3
- Permitted Uses: General Commercial (C-2)
- **Block: General Commercial (C-2)**
 - Note: Compliance with the General Commercial (C-2) District Regulations
 - Total Area: 6.52 acres
 - Total Lots: 3
 - Permitted Uses: General Commercial (C-2)
- **Block C: Medium Density Single-Family Residential**
 - Note: Compliance with the Medium Density Single-Family Residential District (R1-M) Regulations
 - Total Area: 11.84 acres
 - Total Lots: 49
 - Permitted Uses: Single-Family Residential
 - Density: 4.1 Dwelling Units/Acre

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

Consistency with the Planned Development District (PDD) Ordinance

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

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

- The proposed Development Plan shall involve a mixture or variation of land uses or densities.
 - Kirkwood Estates is a residential and commercial mixed-use development consisting of single-family and commercial lots
- The proposed Development Plan shall involve the provision of all infrastructure deemed necessary to adequately serve the potential development.
 - The Kirkwood Estates PDD Development Plan includes provisions for municipal water and sewer services, a plan for stormwater management, and the construction and dedication of a Secondary Arterial Street (Bailey Avenue), identified in the City's Major Thoroughfare Plan.
- The proposed Development Plan shall involve design elements that promote the City of Republic's Comprehensive Plan and other adopted plans of the City.



EXHIBIT C

- The City of Republic’s Comprehensive and Land Use Plans promote the expansion of commercial and residential development at locations supported by the City’s water, sanitary sewer, and transportation networks; the Kirkwood Estates Development can be adequately supported by the City’s capacities for water, sewer, and transportation.
- The proposed Development Plan shall involve design elements intended to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to preserve features of historical significance; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public improvements.
 - The Kirkwood Estates Development Plan includes the construction of a Secondary Arterial City Street (Bailey Avenue) identified on the City’s Major Thoroughfare Plan. The street will connect the development from East US Highway 60 to West Farm Road 170 and then to the south property line of the development.

Consistency with the Comprehensive Plan

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

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

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



EXHIBIT C

Compatibility with Surrounding Land Uses

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

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

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

Capacity to Serve Potential Development and Land Use

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

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

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

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

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

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

**EXHIBIT C**

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

MODOT is currently conducting a Corridor Study of East US Highway 60, which may identify additional improvements impacting this development; any improvements identified by MODOT outside of the required RIRO will be improvements by MODOT.

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

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

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

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

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

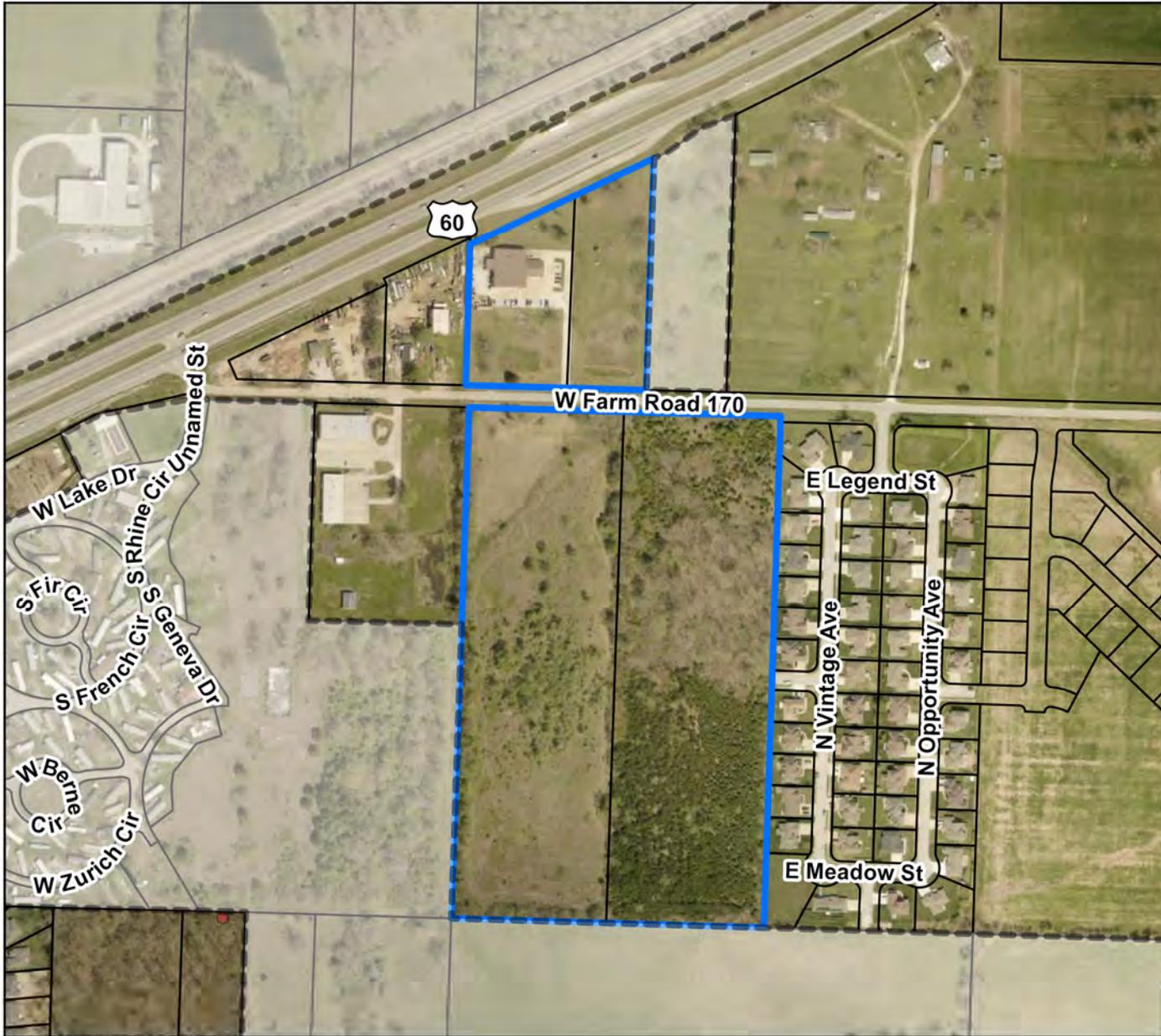
All developments must include site design providing for sufficient emergency vehicle access as well as fire protection facilities (e.g. fire hydrants). **Additional elements of code compliance, evaluated at the time of infrastructure design, impacting the development of the subject property, include,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

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 22-003: Kirkwood Estates

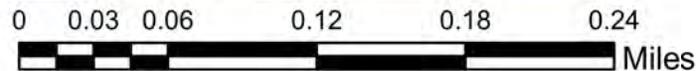
Vicinity Map



Legend

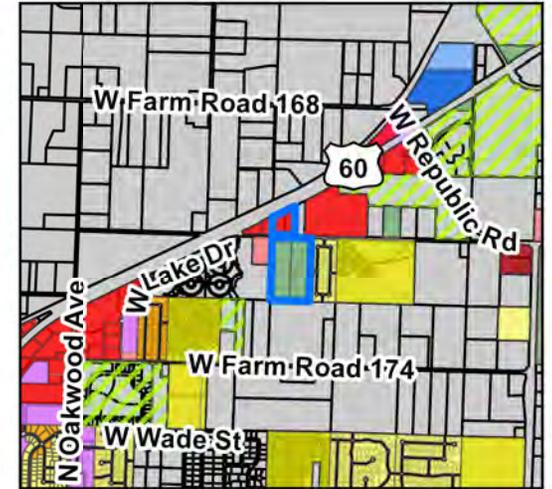
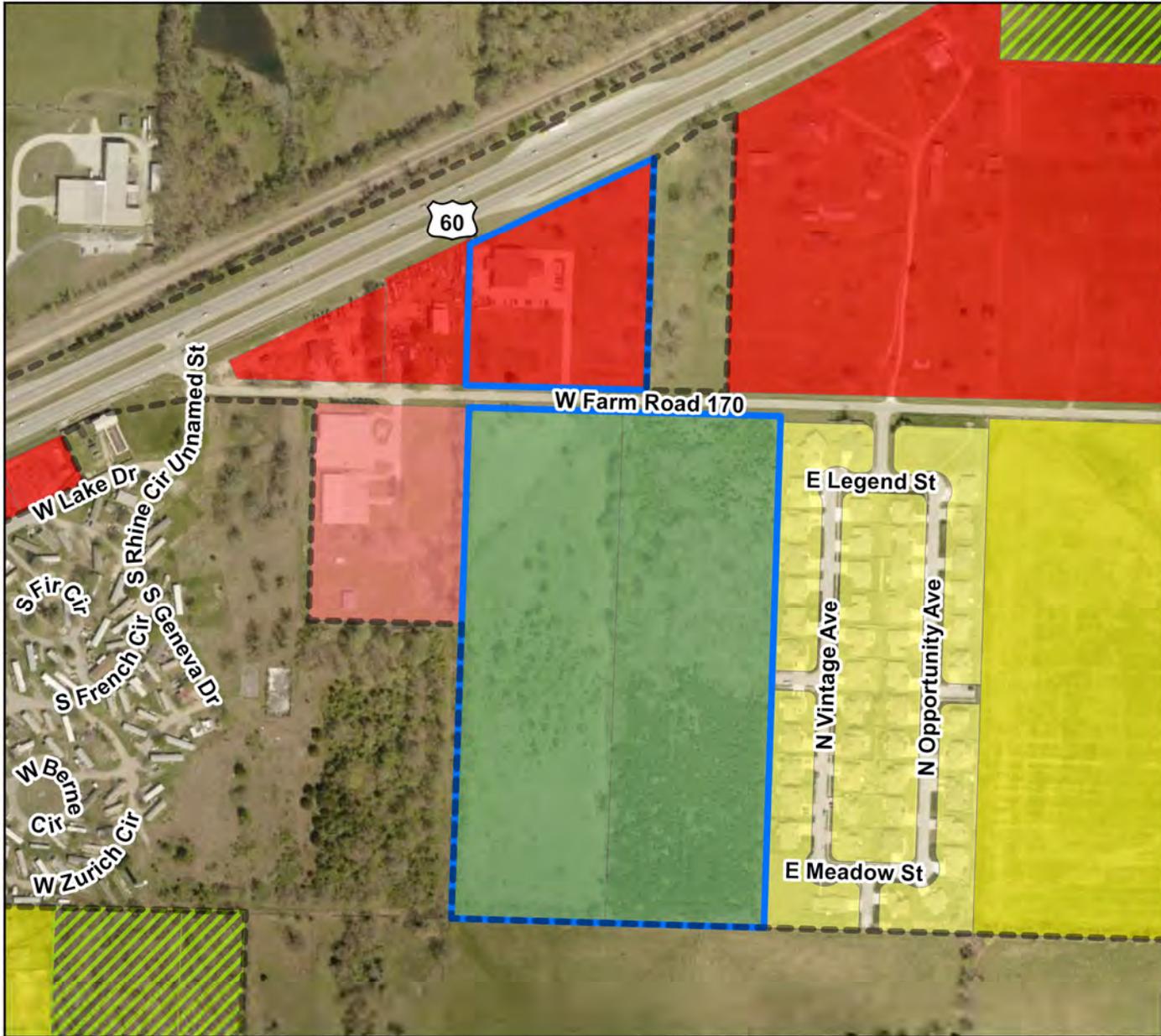
-  PDD
-  Parcels
-  Sinkhole
-  Floodplain

Parcel Owner: Kyle Kirk
Parcel Location: 7200 Block of W FR 170
Area: 28.88 Acres
Existing Zoning: General Commercial (C-2) and Agricultural (AG)
Requested Zoning: Kirkwood Estates Planned Development District (PDD)



PDD 22-003: Kirkwood Estates

Zoning Map



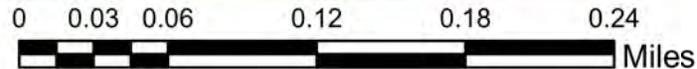
Legend

PDD

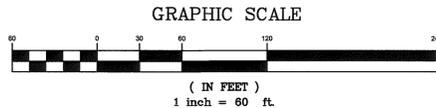
Zoning

- 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: Kyle Kirk
 Parcel Location: 7200 Block of W FR 170
 Area: 28.88 Acres
 Existing Zoning: General Commercial (C-2) and Agricultural (AG)
 Requested Zoning: Kirkwood Estates Planned Development District (PDD)



GRID NORTH
MISSOURI STATE PLANE
CENTRAL ZONE
NAD83

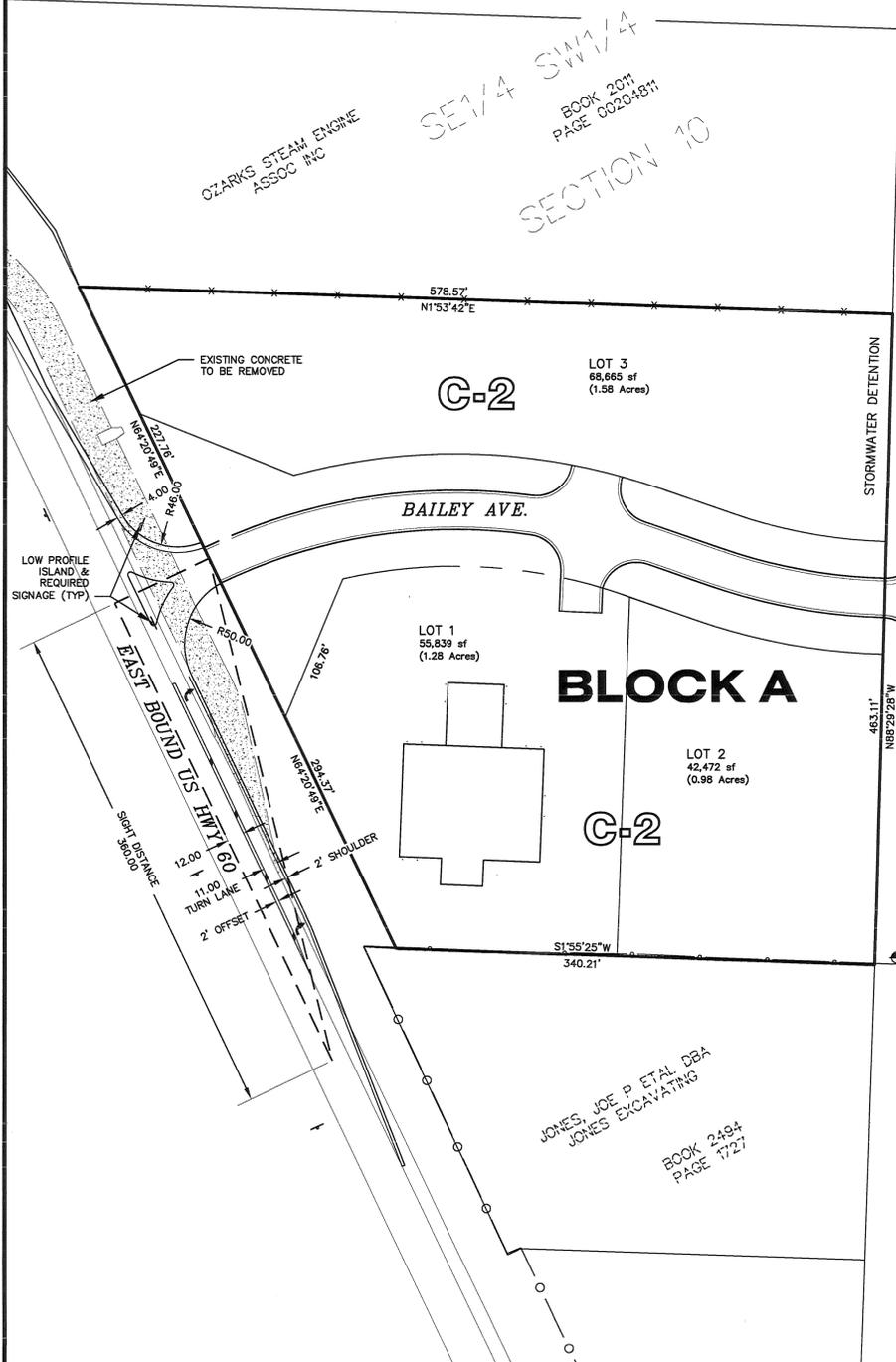
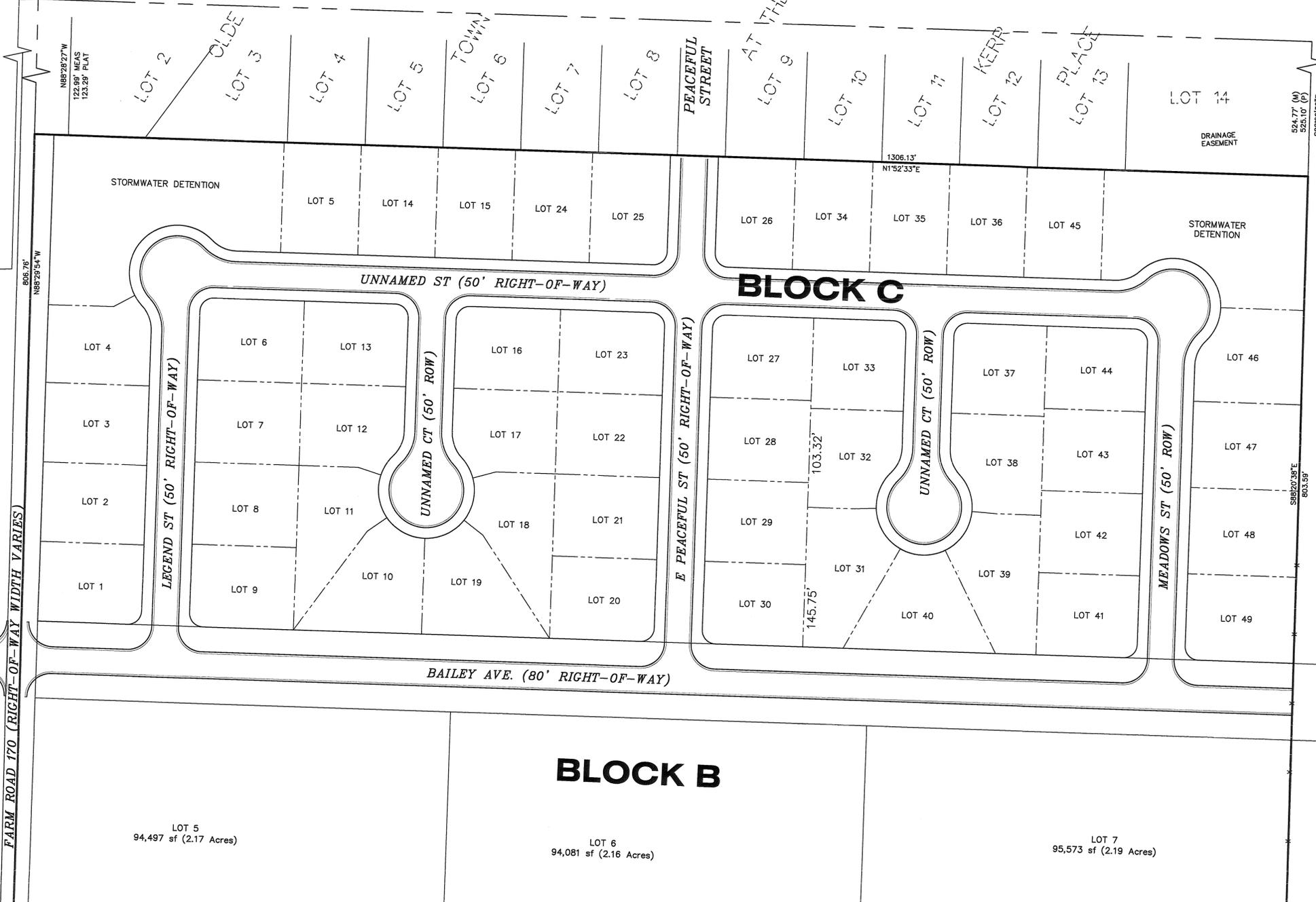


DEVELOPMENT PLAN KIRKWOOD ESTATES

PREPARED BY

SURVEYING/ENGINEERING/LAND PLANNING
(417)-522-7870
1835 S. STEWART AVENUE, SUITE 124
Springfield, Missouri 65804
Email: Rick.Wilson@wilsurveyinc.com
DRAWING NO.: WD-106-028
JOB NO.: 2020-149
DRAWN BY: CD/MQH
DATE: MAY 19, 2022
PAGE 1 OF 1

SE CORNER SE1/4 SW1/4
10-28-23
COTTON SPINDLE



DEVELOPMENT NOTES

Current Zoning	C-2 (LOTS 1-3) R-1M (LOTS 1-49)
Proposed Land Use	PLANNED DEVELOPMENT DISTRICT
Density - Residential	0.24 Dwelling Units/Acre
Minimum Lot Size (R-1M)	9,000 sq.ft. (0.21 acres)
10' Utility Easement	Inside Front Property Line of Each Lot
Street Classification	Local (50' Right-of-Way)
Street Classification	Secondary Arterial (80' Right-of-Way)
Sidewalks	5 ft.
Required Setbacks	C-2 / R-1M
Front & Rear Yard	15 ft. / 25 ft.
Side Yard	6 ft.
Side Yard-Corner Lots	15 ft. / 25 ft.
Common Area and Detention Easement	To be maintained by Homeowners Association
Buffer Yards	To comply with City requirements

GENERAL NOTE: Compliance with Greene County Stormwater Regulations required per Section 410.650.F General Provisions, Coordination With Other Jurisdictions
NOTE: FLOODPLAIN DOES NOT EXIST ON THE SUBJECT TRACT. TRACT IS NOT WITHIN THE AIRPORT ZONE OR OTHER "SPECIAL DISTRICT" ZONES.

SE1/4 SW1/4
BOOK 2011
PAGE 00234811
SECTION 10

JONES, JOE P ETAL DBA
JONES EXCAVATING
BOOK 2494
PAGE 1727

SECTION 15
SEW WHAT SHOP LLC

TOWNSHIP 28N
KDK SUPPLY & LEASING LLC
BOOK 2005
PAGE 71548-05

RANGE 23W



6-21-2022

MARY BROWN
BOOK 2011
PAGE 527-11

STUEVE TRUST
BOOK 2016
PAGE 8032-16



EXHIBIT D

Project/Issue Name: **SUBD-PRE 22-001.** Possible Vote to Recommend the Approval of an Application for a Preliminary Plat for Tiger Creek, a Residential Subdivision Consisting of Approximately Forty (40.0) Acres Located at 3445 East Hines Street

Submitted By: S6 Tiger Creek, LLC

Presented By: Karen Haynes, Assistant BUILDS Administrator

Date: July 11, 2022

ISSUE IDENTIFICATION

S6 Tiger Creek, LLC has requested review and approval of a Preliminary Plat of approximately forty (40.0) acres, Tiger Creek, consisting of one hundred and ten (110) residential lots zoned High Density Single-Family Residential (R1-H), 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 (40.0) acres of land located at 3445 East Hines Street. The property is zoned appropriately for the proposed plat, High Density Single-Family Residential (R1-H).

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



EXHIBIT D

Consistency with the Comprehensive Plan

The referenced Preliminary Plat contains one hundred and ten (110) lots, each with a minimum lot size of 7,000 SF. The Preliminary Plat also consists of streets, open space, and drainage areas.

Transportation Plan

The Preliminary Plat proposes new Local Street connections: East Colonial Street from the west (Liberty Place Phase II) and two (2) new Local Street connections to East Hines Street. The new public streets will be dedicated to the City during the Final Platting Process.

The Applicant submitted a Traffic Impact Study (TIS) during the Rezoning of the referenced property. The TIS accounted for full buildout of Tiger Creek in its analyses. The TIS indicated no transportation improvements were merited by the increased trips generated by the subdivision.

Water and Wastewater Master Plan

The referenced parcel is not currently connected to municipal utilities, development of the property will require connection to the City's water and sanitary sewer systems. The development will be served through a looped water main system connecting to an existing water main on East Colonial Street and to the water main running on the north side of East Hines Street. Construction of the development 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 effluent will flow 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 have capacity to serve the intended use.

Zoning Code

The Preliminary Plat of Tiger Creek has been platted for the construction of one hundred and ten (110) single-family residential lots and associated infrastructure, including public streets and sidewalks, public water and sanitary sewer mains, and stormwater drainage.

Floodplain: The subject parcel **does** contain a Special Flood Hazard Area (SFHA/Floodplain) and an identified Corps of Engineers Blue Line Stream; development of the property requires compliance with local, state, and federal regulations.

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

Stormwater: The Preliminary Plat contains a Stormwater Detention Area in the northern portion of the development and a series of drainage areas aligning with the existing Corps of



EXHIBIT D

Engineers Blue Line Stream. The Plat contains a conceptual layout of the stormwater areas; these areas will be designed to mitigate existing conditions to reduce the amount of post-development flows to less than pre-development flows. A Stormwater Report will be reviewed by the City Engineer during Infrastructure Design review; all stormwater components impacting the Blue Line Stream will be reviewed and permitted with the Corps of Engineers. The Stormwater Detention Areas 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.

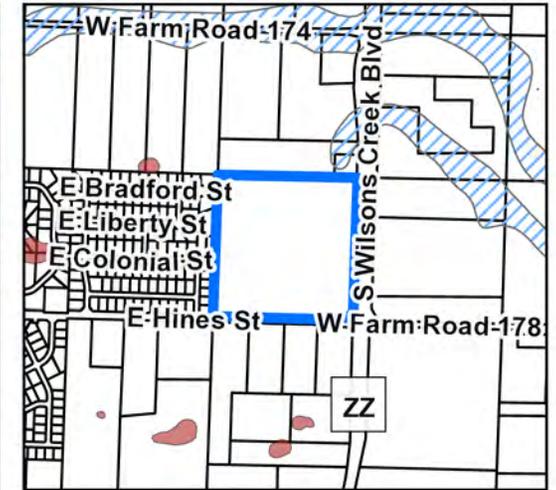
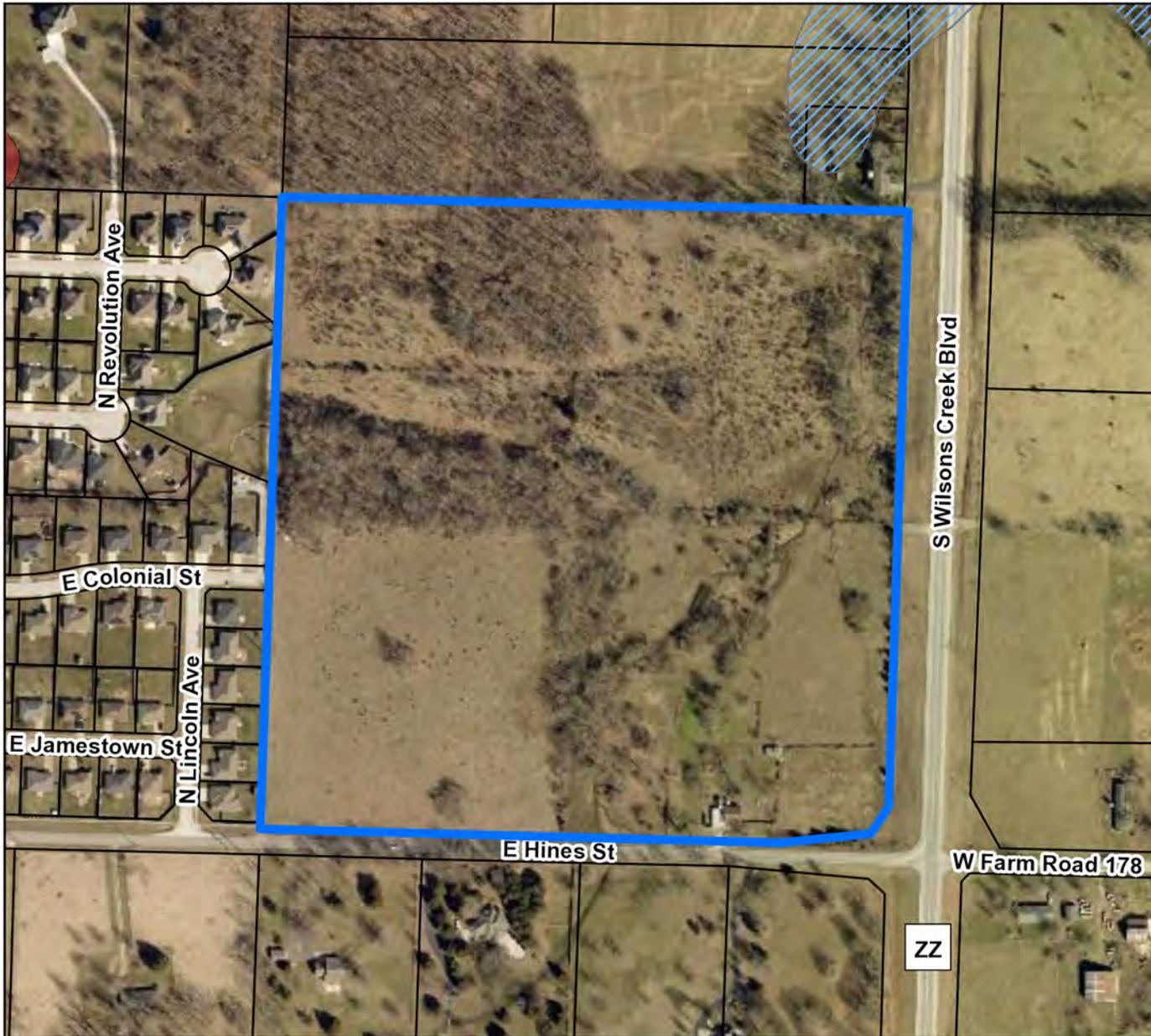
STAFF RECOMMENDATION

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

SUBD-PRE 22-001: Tiger Creek

Item 5.

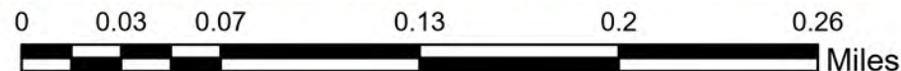
Vicinity Map



Legend

-  Tiger Creek
-  Floodplain
-  Sinkhole
-  Parcels

Parcel Owner: S6TIGER CREEK LLC
Parcel Address: 3445 E Hines St
Parcel Id Number: 881714300005
Area: 40 Acres
Ward 1
City Zoning: R1-H



PRELIMINARY PLAT OF TIGER CREEK SUBDIVISION

A SUBDIVISION IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI

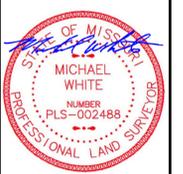
OWNER / DEVELOPER
S6 TIGER CREEK, LLC
5051 S. NATIONAL AVE, BLD 5-100
SPRINGFIELD, MO 65810

WHITE
LAND SURVEYING, LLC
222 OLD TOWN RD.
BILLINGS, MISSOURI
PHONE: 417.732.0005
email: info@whitelandsurvey.com
www.whitelandsurvey.com

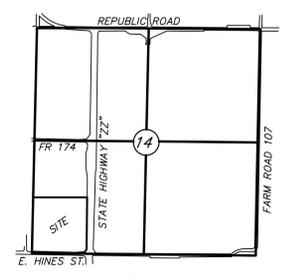
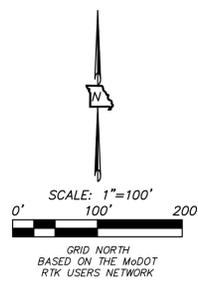
SURVEY DATE: 12.14.2021
DWG DATE: 06.14.2022
DRAWN BY: MW
S/T/R: 14/28/23
PROJECT No.: 2021-248

PRELIMINARY PLAT
PREPARED FOR
S6 TIGER CREEK, LLC
PROJECT LOCATION: FARM ROAD 178 & HIGHWAY "ZZ"
REPUBLIC, GREENE COUNTY, MISSOURI

PREPARED BY:
MICHAEL WHITE - MISSOURI
PROFESSIONAL LAND
SURVEYOR #2488
WHITE LAND SURVEYING, LLC -
MISSOURI PROFESSIONAL
LAND SURVEYING
CORPORATION #2003000370



06/14/2022
SHEET 1 OF 2



LOCATION MAP
SCALE: 1" = 2000'
SECTION 14, TOWNSHIP 28 NORTH, RANGE 23 WEST

GENERAL NOTES

- TOTAL AREA = 37.9 ACRES
- TOTAL NUMBER OF LOTS = 110
- ZONING: HIGH DENSITY SINGLE FAMILY RESIDENTIAL (R1-H)
- SMALLEST LOT: 2,000.0 SF (LOT 32)
- LARGEST LOT: 22,274.6 SF (LOT 76)
- BUILDING SETBACK LINES:
FRONT YARD = 25 FEET
REAR YARD = 25 FEET
SIDE YARD = 6 FEET
SIDE YARD ON CORNER LOT = 15 FEET (LOCAL ST.)
SIDE YARD ON CORNER LOT = 20 FEET (LOCAL TO COLLECTOR)
SIDE YARD ON CORNER LOT = 25 FEET (ALL OTHER INTERSECTIONS)
- SIDEWALK TO BE LOCATED ON ONE SIDE OF STREET
- NO DIRECT ACCESS SHALL BE ALLOWED FROM ANY RESIDENTIAL LOTS TO STATE HIGHWAY ZZ OR EAST HINES STREET
- HORIZONTAL & VERTICAL DATUM FOR THIS PROJECT IS BASED ON THE REPUBLIC GEOGRAPHIC REFERENCE SYSTEM, MONUMENT GR-50
- ACCORDING TO FEMA FLOOD INSURANCE MAP, A PORTION OF THIS PROPERTY DOES LIE WITHIN THE 100-YEAR FLOOD PLAIN.
- ALL STREETS SHALL BE 50' RIGHT-OF-WAY
- MAINTENANCE OF ANY COMMON GROUND AREA SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION
- RECORD SOURCE OF TITLE: BOOK 2022, PAGE 000304-22
- CLASS OF PROPERTY: URBAN
- PERMANENT MONUMENT LOT CORNERS (□) ARE A 5/8" REBAR, 24" IN LENGTH WITH AN ALUMINUM CAP STAMPED "MLS LSC 2003000370". ALL OTHER LOT CORNERS ARE A 1/2" REBAR, 18" IN LENGTH WITH A PLASTIC CAP STAMPED "MLS LSC 370"
- ALL LOT CORNERS SHALL BE SET WITHIN 1-YEAR AFTER THE DATE OF RECORDING OF THIS PLAT
- UNLESS SHOWN OTHERWISE, THERE IS A 10' UTILITY EASEMENT ALONG THE FRONT AND REAR OF EACH LOT
- RESTRICTIVE COVENANTS FOR THIS SUBDIVISION RECORDED AT THE GREENE COUNTY RECORDERS OFFICE
- SEE SHEET 2 OF 2 FOR EASEMENTS AND COMMON AREAS

DESCRIPTION OF PLATTED AREA

THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 28 NORTH, RANGE 23 WEST, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4;
THENCE, N01°52'24"E, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 42.21 FEET TO AN POINT ON THE NEW NORTH RIGHT-OF-WAY LINE OF EAST HINES STREET; AND THE POINT OF BEGINNING;
THENCE, N01°56'04"E, ALONG SAID WEST LINE, A DISTANCE OF 1287.29 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4;
THENCE, S88°30'45"E, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 1280.55 FEET TO A POINT ON THE APPARENT WEST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY "ZZ";
THENCE, ALONG SAID APPARENT WEST RIGHT-OF-WAY LINE FOR THE FOLLOWING FIVE (5) DESCRIBED COURSES:
THENCE, S01°48'22"W, A DISTANCE OF 8.01 FEET;
THENCE, S88°11'38"E, A DISTANCE OF 5.00 FEET;
THENCE, S01°49'00"W, A DISTANCE OF 1214.29 FEET;
THENCE, S34°28'49"W, A DISTANCE OF 65.04 FEET;
THENCE, S86°49'30"W, A DISTANCE OF 116.49 FEET TO A POINT ON THE AFORESAID NEW NORTH RIGHT-OF-WAY LINE OF EAST HINES STREET;
THENCE, N88°33'35"W, ALONG SAID NEW NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1135.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 37.9 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.



PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

THAT I, MICHAEL WHITE, DO HEREBY DECLARE THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY WHITE LAND SURVEYING, LLC, DATED DECEMBER 14, 2021, AND SIGNED BY MICHAEL WHITE P.L.S. NO. 2488 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF MICHAEL WHITE P.L.S. NO. 2488 IN ACCORDANCE WITH THE DIVISION OF GEOLOGY AND LAND SURVEY, MISSOURI DEPARTMENT OF NATURAL RESOURCES' "CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS PROMULGATED BY THE MISSOURI DEPARTMENT OF AGRICULTURE".

DATE PREPARED: JUNE 14, 2022
SIGNATURE: *Michael White*
MISSOURI PROFESSIONAL LAND SURVEYOR NO.: 2488

PRELIMINARY PLAT OF TIGER CREEK SUBDIVISION

A SUBDIVISION IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI

OWNER / DEVELOPER
S6 TIGER CREEK, LLC
5051 S. NATIONAL AVE, BLD 5-100
SPRINGFIELD, MO 65810

WHITE
LAND SURVEYING, LLC
222 OLD TOWN RD.
BILLINGS, MISSOURI
PHONE: 417.732.0005
email: info@whitelandsurvey.com
www.whitelandsurvey.com

SURVEY DATE: 12.14.2021
DWG DATE: 06.14.2022
DRAWN BY: MW
S/T/R: 14/28/23
PROJECT No.: 2021-248

EASEMENT DETAILS



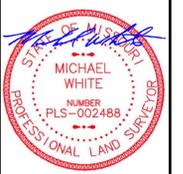
LINE	BEARING	DISTANCE
L1	S46°39'44"W	42.04'
L2	S43°20'08"E	14.09'
L3	S46°39'52"W	14.20'
L4	S46°31'38"W	14.14'
L5	N43°28'22"W	14.14'
L6	S19°08'19"E	5.00'
L7	N13°36'13"E	12.27'
L8	N79°57'21"W	86.57'
L9	S86°36'55"E	24.35'
L10	N79°57'21"W	101.01'
L11	N01°31'38"E	21.36'
L12	S01°31'38"W	28.50'
L13	S46°31'38"W	14.14'
L14	N65°11'29"W	18.94'
L15	S76°18'14"W	13.38'
L16	N69°12'01"W	9.41'
L17	N88°28'22"W	10.00'
L18	N43°17'39"W	14.10'
L19	N46°42'21"E	14.19'
L20	N88°28'22"W	86.81'
L21	N88°28'22"W	70.00'
L22	S88°28'22"E	30.00'
L23	N75°34'44"W	41.03'
L24	N75°34'44"W	44.11'
L25	N88°28'22"W	27.00'
L26	N88°28'22"W	53.00'
L27	S89°06'31"W	63.40'
L28	S89°06'31"W	63.40'
L29	N88°28'22"W	7.00'
L30	N88°28'22"W	70.00'
L31	N88°28'22"W	70.00'
L32	N88°28'22"W	17.00'
L33	N71°58'36"W	83.43'
L34	S88°28'22"E	30.83'
L35	N76°18'14"E	13.38'
L36	S69°12'01"E	9.41'
L37	S46°42'21"W	14.19'
L38	N75°46'54"W	115.75'
L39	N75°46'54"W	82.00'
L40	N75°46'54"W	7.40'
L41	N84°33'16"W	72.95'
L42	N84°33'16"W	69.89'
L43	S82°47'06"W	10.60'
L44	S82°47'06"W	70.82'
L45	S82°47'06"W	71.28'
L46	N55°40'39"W	82.73'
L47	N55°40'39"W	83.27'
L48	N55°40'39"W	17.90'
L49	N85°31'13"W	68.48'
L50	N85°31'13"W	70.09'
L51	N85°31'13"W	26.35'
L52	S82°19'31"W	73.15'
L53	S82°19'31"W	47.22'
L54	S04°37'01"W	101.70'
L55	N82°19'31"E	77.20'
L56	N82°19'31"E	70.99'
L57	N82°19'31"E	26.49'
L58	S85°31'13"E	47.22'
L59	S85°31'13"E	80.01'
L60	N01°53'04"E	103.72'
L61	N88°11'45"W	14.59'
L62	S36°48'15"W	26.41'
L63	S01°53'04"W	80.65'
L64	S85°31'13"E	8.21'
L65	S55°40'39"E	70.84'
L66	S55°40'39"E	82.94'
L67	S55°40'39"E	29.72'
L68	N82°47'06"E	45.49'
L69	N82°47'06"E	70.89'
L70	N82°47'06"E	25.59'
L71	S84°33'16"E	44.82'
L72	S84°33'16"E	70.14'
L73	S84°33'16"E	35.19'
L74	S75°46'54"E	35.70'
L75	S75°46'54"E	71.65'
L76	S75°46'54"E	92.13'
L77	N01°53'04"E	40.95'
L78	N88°06'56"W	11.88'
L79	N42°33'45"W	14.20'
L80	S56°55'19"W	10.63'
L81	N88°15'13"W	18.34'
L82	N47°06'15"E	14.63'
L83	S43°09'21"E	14.15'
L84	S46°37'05"W	14.21'
L85	N43°20'16"W	14.08'
L86	S56°55'19"W	10.63'
L87	N46°50'39"E	14.13'
L88	S88°06'56"E	6.26'
L89	S62°39'26"E	9.01'
L90	S88°11'45"E	32.39'
L91	N62°08'26"W	17.29'
L92	S43°11'45"E	14.14'
L93	S46°48'15"W	14.14'
L94	N88°11'45"W	3.66'
L95	S74°37'45"W	24.06'
L96	S74°37'45"W	19.06'
L97	S88°11'45"E	10.00'
L98	S01°48'15"W	10.00'
L99	N43°22'45"W	14.10'
L100	N27°27'33"E	11.09'
L101	N27°27'33"E	12.00'
L102	N74°37'45"E	28.67'
L103	N74°37'45"E	15.06'
L104	S88°11'45"E	37.59'
L105	S43°11'45"E	14.14'
L106	S01°26'25"W	5.00'
L107	S46°37'20"W	42.56'
L108	N88°33'35"W	71.66'
L109	N09°15'39"W	106.92'
L110	S09°15'39"E	131.04'
L111	N43°35'35"W	41.81'
L112	N46°39'38"E	14.20'
L113	N46°48'15"E	14.14'
L114	S86°49'30"W	45.55'
L115	S86°49'30"W	70.94'
L116	S89°52'23"W	38.97'
L117	N43°22'40"W	42.29'
L118	S01°48'15"W	21.28'

CURVE NUMBER	RADIUS	ARC DISTANCE	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	15.00'	13.62'	52°01'12"	N24°07'32"W	13.16'
C2	50.00'	5.37'	6°08'57"	N47°03'40"W	5.36'
C3	50.00'	67.55'	77°24'11"	N05°17'06"W	62.53'
C4	50.00'	62.60'	71°44'22"	N69°17'10"E	58.59'
C5	50.00'	33.50'	38°23'30"	N55°38'54"W	32.88'
C6	15.00'	13.62'	52°01'12"	S22°27'45"E	13.16'
C7	200.00'	32.61'	9°20'35"	S83°48'04"E	32.58'
C8	200.00'	71.44'	20°28'02"	S88°53'46"E	71.07'
C9	200.00'	71.76'	20°33'30"	S48°23'00"E	71.38'
C10	200.00'	66.20'	18°57'56"	S28°37'17"E	65.90'
C11	200.00'	20.63'	5°54'40"	S16°10'59"E	20.62'
C12	200.00'	51.50'	14°48'18"	S05°51'00"E	51.36'
C13	15.00'	13.62'	52°01'12"	S24°28'58"W	13.16'
C14	50.00'	43.35'	49°40'15"	S25°39'26"E	42.00'
C15	50.00'	22.37'	25°38'23"	S11°59'53"W	22.19'
C16	50.00'	39.68'	45°28'00"	S47°33'04"W	38.64'
C17	50.00'	63.93'	73°15'47"	N73°05'03"W	59.67'
C18	15.00'	13.62'	52°01'12"	N62°27'45"W	13.16'
C19	125.00'	50.79'	23°16'52"	N76°49'56"W	50.44'
C20	175.00'	4.80'	1°34'14"	N65°58'37"W	4.80'
C21	175.00'	71.58'	23°26'04"	N78°28'46"W	71.08'
C22	175.00'	41.23'	13°29'58"	S83°03'13"W	41.14'
C23	475.00'	16.92'	2°02'28"	S77°19'28"W	16.92'
C24	475.00'	70.92'	8°33'16"	S82°37'20"W	70.85'
C25	475.00'	70.07'	8°27'05"	N88°52'29"W	70.00'
C26	475.00'	70.77'	8°32'11"	N80°22'51"W	70.70'
C27	475.00'	57.31'	6°54'45"	N72°39'23"W	57.27'
C28	200.00'	6.34'	1°48'54"	N70°06'27"W	6.33'
C29	200.00'	60.94'	17°27'27"	N74°44'58"W	60.70'
C30	150.00'	14.66'	5°35'56"	S85°40'24"E	14.65'
C31	150.00'	35.80'	13°40'25"	S76°02'13"E	35.71'
C32	525.00'	37.95'	4°08'28"	S71°16'15"E	37.94'
C33	525.00'	81.49'	8°53'37"	S74°18'18"E	81.41'
C34	525.00'	80.12'	8°43'38"	S86°36'26"E	80.04'
C35	525.00'	70.49'	7°41'33"	N85°10'29"E	70.43'
C36	525.00'	46.04'	5°01'28"	N78°48'59"E	46.03'
C37	125.00'	12.49'	5°43'26"	N79°09'57"E	12.48'
C38	125.00'	71.48'	32°45'47"	S81°35'26"E	70.51'
C39	175.00'	31.61'	10°20'53"	S70°21'56"E	31.56'
C40	175.00'	39.50'	12°55'59"	S25°00'22"E	39.42'
C41	150.00'	84.59'	32°18'41"	S75°17'20"W	83.47'
C42	200.00'	63.07'	18°04'04"	S65°57'22"W	62.81'
C43	150.00'	5.79'	2°12'39"	S12°11'39"E	5.79'
C44	200.00'	58.97'	16°53'40"	S83°26'14"W	58.76'
C45	200.00'	5.78'	1°30'12"	N87°17'18"W	5.78'
C46	200.00'	71.94'	20°36'34"	N76°09'23"W	71.55'
C47	200.00'	12.90'	3°41'40"	N64°00'16"W	12.89'
C48	150.00'	39.47'	15°04'31"	N69°41'41"W	39.35'
C49	150.00'	27.29'	10°25'28"	N82°26'41"W	27.25'
C50	15.00'	13.62'	52°01'12"	S20°12'12"E	13.16'
C51	50.00'	47.14'	54°00'49"	S66°47'27"W	45.41'
C52	50.00'	19.64'	22°30'02"	N74°57'07"W	19.51'
C53	50.00'	43.48'	49°49'16"	N38°47'28"W	42.12'
C54	50.00'	59.08'	67°42'18"	N19°58'19"E	55.71'
C55	15.00'	9.83'	37°32'05"	N35°03'25"E	9.65'
C56	15.00'	3.79'	14°29'08"	S02°02'49"W	3.78'
C57	200.00'	113.03'	32°22'50"	N75°15'15"E	111.53'
C58	200.00'	7.48'	2°08'30"	N57°59'35"E	7.48'
C59	150.00'	91.53'	34°57'44"	S74°24'12"W	90.12'
C60	200.00'	11.19'	3°12'16"	S63°45'34"E	11.18'
C61	200.00'	41.87'	11°59'59"	S71°21'51"E	41.79'
C62	200.00'	37.84'	10°50'24"	S82°46'33"E	37.78'
C63	300.00'	72.86'	13°54'54"	S84°50'48"W	72.88'
C64	300.00'	17.07'	3°15'35"	S76°15'33"W	17.07'
C65	225.00'	66.07'	16°48'29"	N83°02'00"E	65.77'
C66	275.00'	33.55'	6°53'22"	N87°56'33"E	33.53'
C67	275.00'	42.13'	9°49'07"	N79°32'19"E	42.07'
C68	250.00'	30.08'	6°53'37"	N78°04'34"E	30.06'
C69	250.00'	44.86'	10°16'53"	N86°39'49"E	44.80'
C70	15.00'	11.16'	42°38'08"	N66°52'41"W	10.91'
C71	15.00'	2.45'	9°23'06"	S33°48'20"E	2.45'
C72	50.00'	64.81'	74°40'40"	S73°18'22"E	60.36'
C73	50.00'	61.65'	70°38'41"	N34°14'27"E	57.82'
C74	50.00'	42.88'	49°08'04"	N25°38'56"W	41.58'
C75	15.00'	13.62'	52°01'12"	N24°12'21"W	13.16'
C76	175.00'	211.77'	69°20'03"	S53°48'20"E	199.08'
C77	175.00'	63.12'	20°39'07"	S08°48'05"E	62.78'
C78	150.00'	60.95'	23°16'52"	N76°49'56"W	60.53'
C79	150.00'	100.80'	38°30'16"	N84°26'38"W	98.92'
C80	500.00'	301.03'	34°29'45"	N86°26'53"W	296.51'
C81	175.00'	58.86'	19°18'21"	N78°50'11"W	58.59'
C82	175.00'	103.44'	34°31'21"	N41°10'52"E	103.86'
C83	175.00'	106.79'	34°57'44"	N74°24'12"E	105.14'
C84	175.00'	79.29'	25°57'30"	N75°08'11"W	78.61'
C85	175.00'	79.53'	26°02'19"	S75°10'36"E	78.85'
C86	275.00'	82.43'	17°10'30"	S83°31'00"W	82.13'
C87	250.00'	73.34'	16°48'29"	S83°02'00"W	73.08'
C88	150.00'	67.96'	25°57'30"	S75°31'30"E	67.38'
C89	150.00'	49.08'	18°44'52"	S79°05'55"E	48.86'
C90	150.00'	132.43'	50°35'10"	S44°25'54"E	128.17'
C91	150.00'	54.10'	20°39'57"	S08°48'20"E	53.81'

PRELIMINARY PLAT PREPARED FOR S6 TIGER CREEK, LLC PROJECT LOCATION: FARM ROAD 178 & HIGHWAY "ZZ" REPUBLIC, GREENE COUNTY, MISSOURI

PREPARED BY: MICHAEL WHITE - MISSOURI PROFESSIONAL LAND SURVEYOR #2488

WHITE LAND SURVEYING, LLC - MISSOURI PROFESSIONAL LAND SURVEYING CORPORATION #2003000370



06/14/2022