



AGENDA

Planning and Zoning Commission Meeting Municipal Court Building, 540 Civic Blvd June 07, 2021 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 May 10, 2021

Meeting Procedures

Public Hearings

2. Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Thirty-Six Point Nine Five (36.95) Acres, Located at the 6800 Block of West Farm Road 144, From Agricultural (AG) to Heavy Manufacturing (M-2)
3. Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Sixteen Point Forty-Two (16.42) Acres, Located at the 1100 Block of South State Highway MM, From Agricultural (AG) to Heavy Manufacturing (M-2)
4. Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Five Point Nine-One (5.91) Acres, Located in the 6500 Block of West Republic Road, from Local Commercial (C-1) to General Commercial (C-3)
5. Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Two Point Five-Zero (2.50) Acres, Located at 6552 West Republic Road, from Local Commercial (C-1) to General Commercial (C-3)
6. Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Ten Point Eight-Eight (10.88) Acres, Located at the 6354 South Farm Road 89, from Agricultural (AG) to High Density Single-Family Residential (R1-H)
7. Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Seventeen Point One (17.1) Acres, Located at the 6400 Block of South Farm Road 89, from Agricultural (AG) to High Density Single-Family Residential (R1-H)
8. Public Hearing and Possible Vote to Recommend the Approval of an Application to Change the Zoning Classification of Approximately Ten (10) Acres, Located in the 7400 Block of West Farm Road 174 from Agricultural (AG) to The Woods Planned Development District (PDD)
9. Public Hearing and Possible Vote to Recommend the Approval of An Application for a Special Use Permit to the Springfield Rugby Football Club for the Operation of a Rugby Football Club Facility in the 6100 Block of West Farm Road 156

Other Business

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 Commission Meeting

Virtual

May 10, 2021 at 7:00 PM

Call Meeting to Order

Approve Agenda

Motion made by Commissioner Haun, Seconded by Commissioner Hyder.

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

Approve Minutes

- 1. Minutes 4/12/2021

Motion made by Commissioner Crosby, Seconded by Commissioner Haun.

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

Meeting Procedures

Public Hearings

- 2. Recommending the Approval of An Application to Vacate Drainage and Waterline Easements

Motion made by Commissioner Crosby, Seconded by Commissioner Haun.

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

- 3. Recommending the Approval of An Application to Vacate a Temporary Sediment and Detention Basin Easement

Motion made by Commissioner Crosby, Seconded by Commissioner Haun.

Voting Yea: Commissioner Haun, Commissioner Phelps, Commissioner Hyder, Commissioner Crosby

Voting Abstaining: Commissioner Ellis

- 4. Public Hearing and Possible Vote to Recommend the Approval of Amendments to Section 405.640 Accessory Structures

Motion made by Commissioner Crosby, Seconded by Commissioner Hyder.

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

- 5. Public Hearing and Possible Vote to Adopt the SOAR 2040 Comprehensive Plan, Land Use Plan, and Other Associated Documents.

Motion made by Commissioner Crosby, Seconded by Commissioner Haun.

Voting Yea: Commissioner Haun, Commissioner Ellis, Commissioner Phelps, Commissioner



Hyder, Commissioner Crosby

Other Business

Citizen Participation

Community Development Department Update

Comprehensive Plan Update

Adjournment

Motion made by Commissioner Crosby, Seconded by Commissioner Phelps.

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

Karen Haynes, Planning Manager

Ransom Ellis, Chairman

DRAFT





EXHIBIT A

Project/Issue Name: REZN 21-006. Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Thirty-Six Point Nine Five (36.95) Acres, Located at the 6800 Block of West Farm Road 144, From Agricultural (AG) to Heavy Manufacturing (M-2)

Submitted By: Asset Holding Group, LLC

Presented By: Chris Tabor, Principal Planner, BUILDS Department

Date: June 07, 2021

ISSUE IDENTIFICATION

Asset Holding Group, LLC has applied to change the Zoning Classification of approximately **36.95 acres** of property situated at the southwest corner of State Highway MM and West Farm Road 144 from Agricultural (AG) to **Heavy Manufacturing (M-2)**.

DISCUSSION AND ANALYSIS

The property subject to this Rezoning Application is currently vacant. The Applicant has expressed their intent to develop on the property.

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

Consistency with the Comprehensive Plan

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

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



EXHIBIT A

The rezone of this parcel is in line with City and regional planned improvements along the State Highway MM corridor. City water and sanitary sewer will be required for development of the parcel, which will increase opportunities for access by adjacent parcels. Certain traffic improvements will be required in accordance with the Traffic Impact Study results.

The general trend in the vicinity of the subject property, along State Highway MM, is new and redevelopment of industrial and commercial projects of high to middling intensity.

Compatibility with Surrounding Land Uses

The subject property is surrounded by Agricultural (AG) to the north, Medium Density Single Family Residential (R1-M) and Agricultural (AG) to the east, Medium Density Single Family Residential (R1-M), General Commercial (C-2), and Heavy Manufacturing (M-2) to the south, and Greene County-zoned Agriculture (A-1) to the west.

The land uses permitted in the Local Commercial (M-2) Zoning District include industrial and manufacturing uses of high intensity.

Capacity to Serve Potential Development and Land Use

The Applicants of REZN 21-006 and REZN 21-007 plan to work together to provide utilities and transportation infrastructure to serve the collective development. The following passages describe the improvements as intended to serve both projects.

Municipal Water and Sewer Service:

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

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

Transportation:

The development will include a public street with access on Farm Road 144 and State Highway MM. A Traffic Impact Study (TIS) was required for the Rezoning Application. The Study Area of the TIS encompassed this and a connected rezone to the north (REZN 21-007) in its evaluation since both



EXHIBIT A

parcels will utilize the same access points created by the new road – one at Farm Road 144 and one on State Highway MM.

The following recommendations resulted from the TIS:

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

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

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

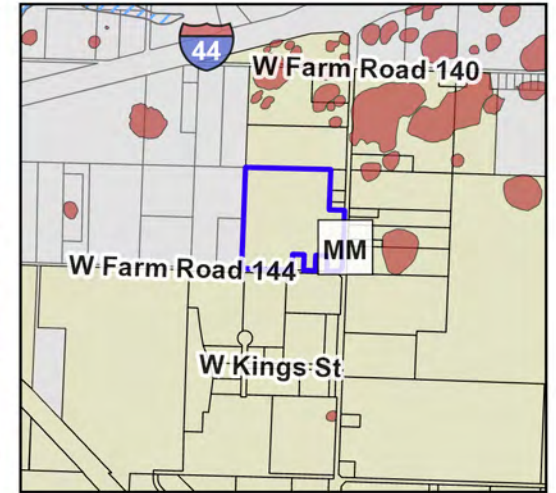
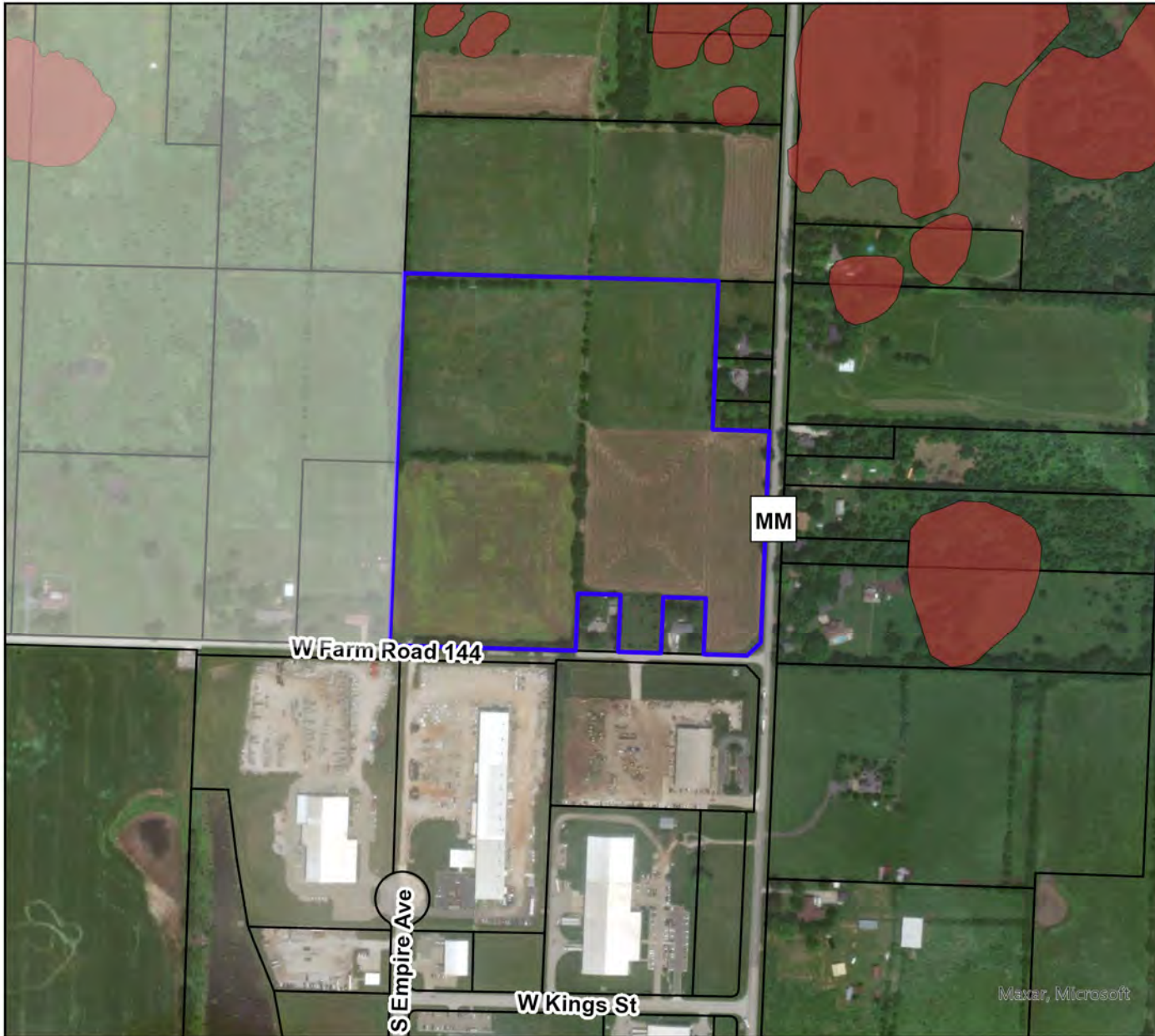
STAFF RECOMMENDATION

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 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 21-006: Seitz

Item 2.

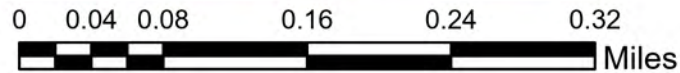
Vicinity Map



Legend

-  REZN 21-006
-  Parcels
-  Sinkhole
-  Floodplain

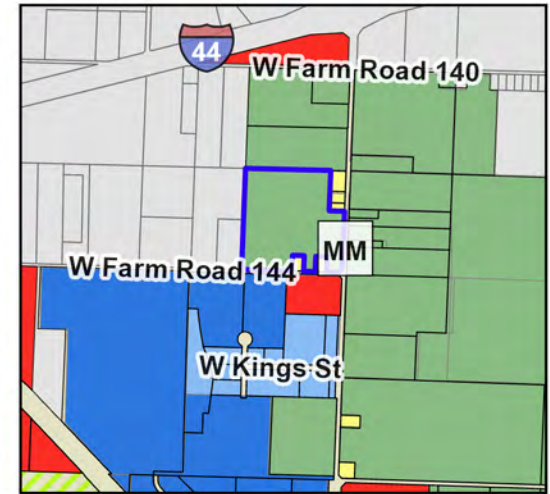
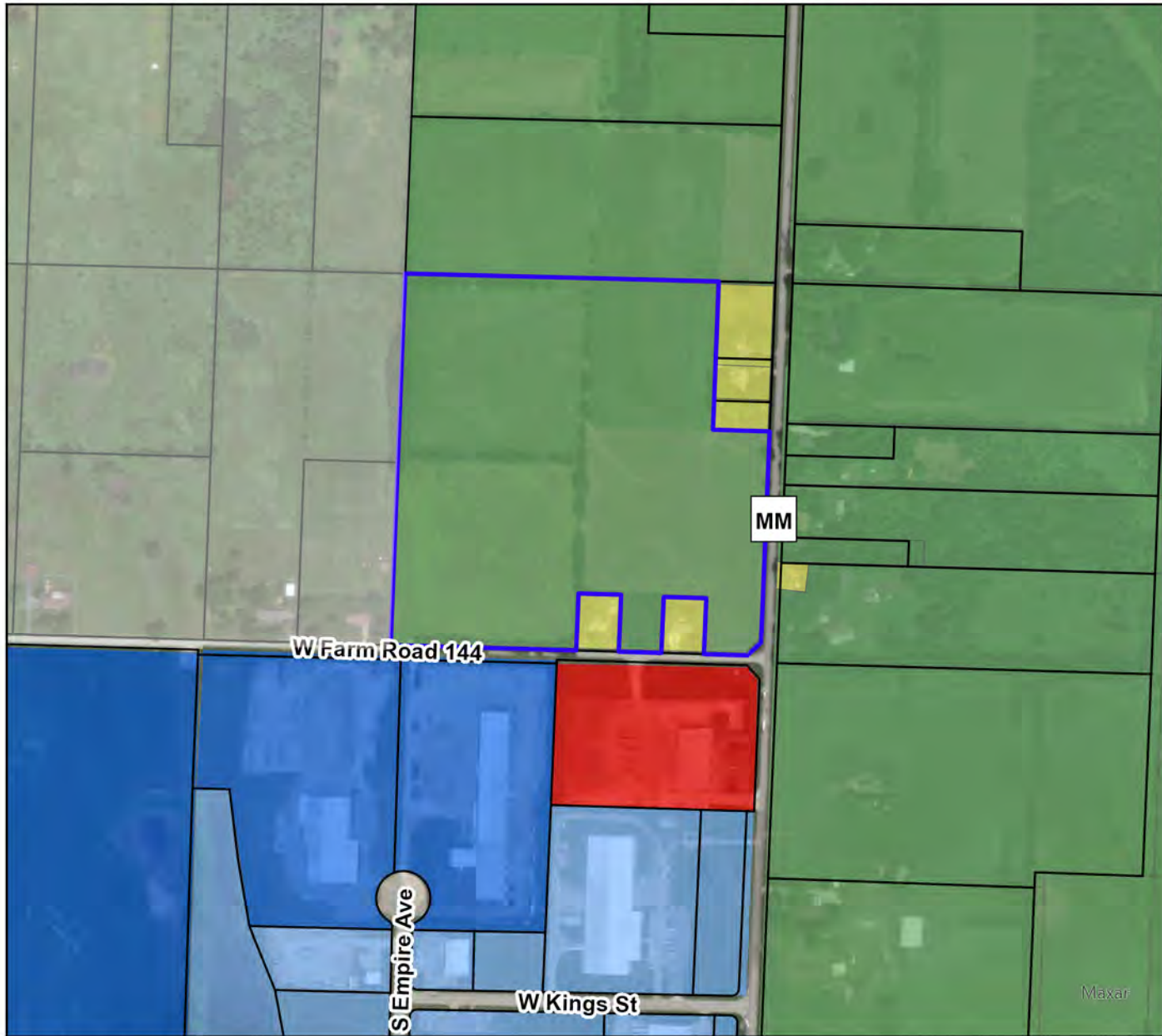
Parcel Owner: Asset Holding Group, LLC
Parcel Address: Intersection of FR 144 and St Hwy MM
Area: 36.95 Acres
Existing Zoning: Agricultural (AG)
Requested Zoning: Heavy Manufacturing (M-2)



REZN 21-006: Seitz

Zoning Map

Item 2.



- Legend**
- REZN 21-006
 - 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: Asset Holding Group, LLC
Parcel Address: Intersection of FR 144 and St Hwy MM
Area: 36.95 Acres
Existing Zoning: Agricultural (AG)
Requested Zoning: Heavy Manufacturing (M-2)

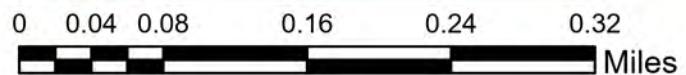




EXHIBIT B

Project/Issue Name: REZN 21-007. Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Sixteen Point Forty-Two (16.42) Acres, Located at the 1100 Block of South State Highway MM, From Agricultural (AG) to Heavy Manufacturing (M-2)

Submitted By: Plaza Southwest, LLC

Presented By: Chris Tabor, Principal Planner, BUILDS Department

Date: June 07, 2021

ISSUE IDENTIFICATION

Plaza Southwest, LLC has applied to change the Zoning Classification of approximately **16.42 acres** of property located at the 1100 Block of South State Highway MM from Agricultural (AG) to **Heavy Manufacturing (M-2)**.

DISCUSSION AND ANALYSIS

The property subject to this Rezoning Application is currently vacant. The Applicant has expressed their intent to develop on the property.

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

Consistency with the Comprehensive Plan

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

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



EXHIBIT B

The rezone of this parcel is in line with City and regional planned improvements along the State Highway MM corridor. City water and sanitary sewer will be required for development of the parcel, which will increase opportunities for access by adjacent parcels. Certain traffic improvements will be required in accordance with the Traffic Impact Study results.

The general trend in the vicinity of the subject property, along State Highway MM, is new and redevelopment of industrial and commercial projects of high to middling intensity.

Compatibility with Surrounding Land Uses

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

The land uses permitted in the Local Commercial (M-2) Zoning District include industrial and manufacturing uses of high intensity.

Capacity to Serve Potential Development and Land Use

The Applicants of REZN 21-006 and REZN 21-007 plan to work together to provide utilities and transportation infrastructure to serve the collective development. The following passages describe the improvements as intended to serve both projects.

Municipal Water and Sewer Service:

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

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

Transportation:

The development will include a public street with access on Farm Road 144 and State Highway MM. A Traffic Impact Study (TIS) was required for the Rezoning Application. The Study Area of the TIS encompassed this and a connected rezone to the north (REZN 21-006) in its evaluation since both parcels will utilize the same access points created by the new road – one at Farm Road 144 and one on State Highway MM.



EXHIBIT B

The following recommendations resulted from the TIS:

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

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

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

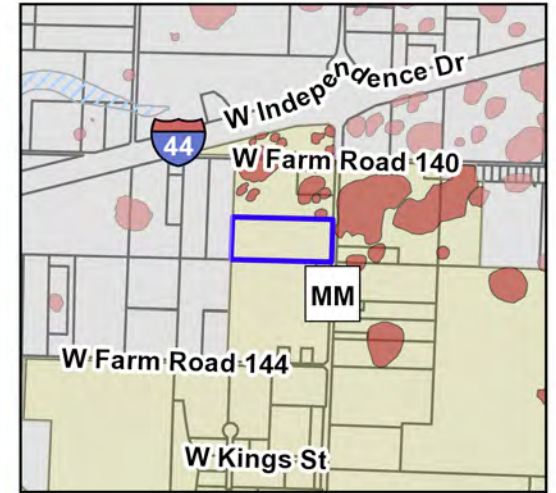
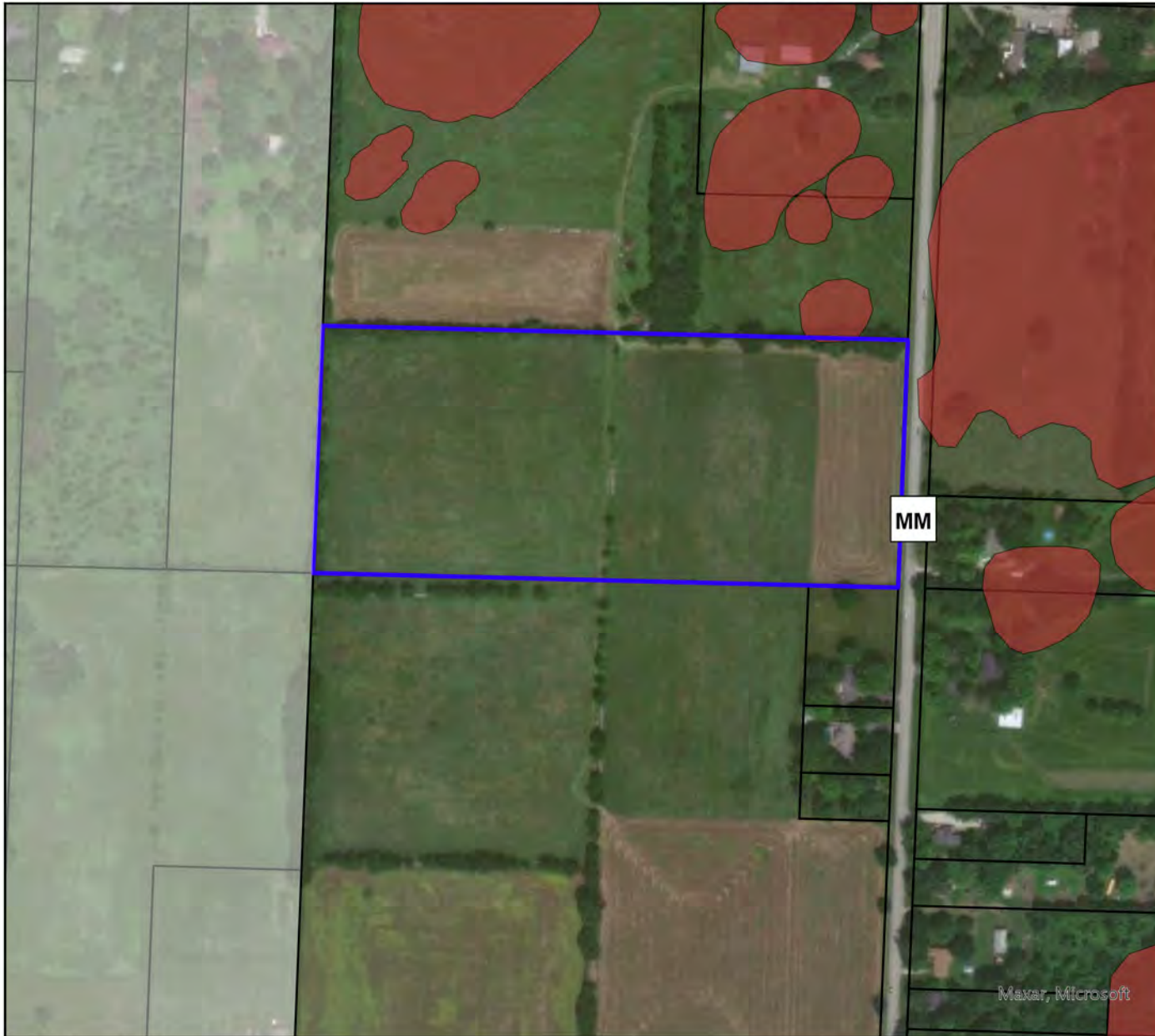
STAFF RECOMMENDATION

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 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 21-007: Plaza Southwest

Item 3.

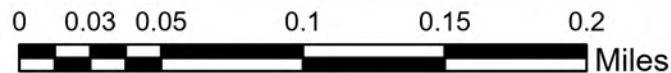
Vicinity Map



Legend

-  REZN 21-007
-  Parcels
-  Sinkhole
-  Floodplain

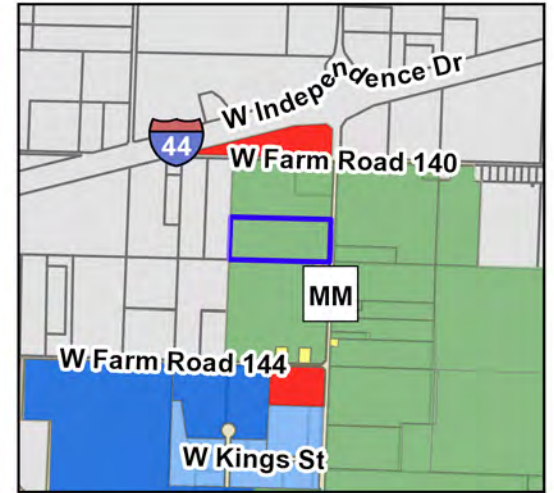
Parcel Owner: Plaza Southwest, LLC
Parcel Address: 1100 Block of South State Highway MM
Area: 16.42 Acres
Existing Zoning: Agricultural (AG)
Requested Zoning: Heavy Manufacturing (M-2)



REZN 21-007: Plaza Southwest

Item 3.

Vicinity Map



Legend

- REZN 21-007
- 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: Plaza Southwest, LLC
 Parcel Address: 1100 Block of South State Highway MM
 Area: 16.42 Acres
 Existing Zoning: Agricultural (AG)
 Requested Zoning: Heavy Manufacturing (M-2)

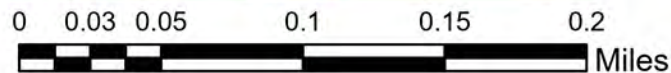




EXHIBIT C

Project/Issue Name: REZN 21-005. Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Five Point Nine-One (5.91) Acres, Located in the 6500 Block of West Republic Road, from Local Commercial (C-1) to General Commercial (C-3)

Submitted By: The City of Republic

Presented By: Karen Haynes, Planning Manager, BUILDS Department

Date: June 07, 2021

ISSUE IDENTIFICATION

The City of Republic has applied to change the Zoning Classification of approximately **(5.91) acres** of property located in the 6500 Block of West Republic Road from Local Commercial (C-1) to **General Commercial (C-3)**.

DISCUSSION AND ANALYSIS

The property subject to this Rezoning Application is comprised of approximately **(5.91) acres** of land located in the 6500 Block of West Republic Road from Local Commercial (C-1) to General Commercial (C-3). The City intends to build a new Public Works Facility for the BUILDS Department in the future; the facility will house the City's Construction Crews, Public Works trucks and equipment, and staff.

The City owns a smaller (2.50) acre parcel directly adjacent, which is also under consideration for Rezoning; the parcels will be combined, at a later date, to facilitate development of the Public Works Facility.

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

Consistency with the City's Adopted Plans

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

**EXHIBIT C**

- **Goal:** Coordination with Infrastructure
 - **Objective:** Support new development that is well connected to the existing community
 - The City's development of the parcel aligns with planned future improvements along the corridor
 - **Objective:** Promote development aligning with current adopted plans of the City; the intensity of uses should match the capacity of infrastructure to serve the use
 - The City's development of the parcel will facilitate future development along the corridor due to planned expansions of the City's municipal water system

The general trend of development in the vicinity of the subject property has been the development of Republic High School and Backwoods Golf during the last several years.

Compatibility with Surrounding Land Uses

The subject property is surrounded by Greene County Agricultural-zoned properties to the north, south, and west and Agricultural (AG) property to the east (Republic High School)

The land uses permitted in the General Commercial (C-3) Zoning District relative to the intended use include heavy and civil engineering construction services.

Capacity To Serve Potential Development and Land Use

Municipal Water and Sewer Service: The parcel is in proximity to a 12" water main on the north side of Republic Road. The City will extend the water main to serve the property and to facilitate growth along State Highway ZZ.

The parcel will be served by an existing gravity sanitary sewer main on the property to the south of the subject parcel. The sanitary sewer will flow to the McElhanev 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 the intended use.

Transportation: A Traffic Impact Study (TIS) was not required as the City has been working with MODOT and the Ozarks Transportation Organization (OTO) for planned improvements along this corridor. The City will be removing the existing access drive along West Republic Road and will be moving the existing access drive along State Highway ZZ to the southern property line.

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

Sinkholes: The subject parcel **does** contain one identified sinkhole. The Republic City Code requires a thirty (30) foot setback for development; a Sinkhole Analysis was performed by a Third-Party Engineer as a part of this project.



EXHIBIT C

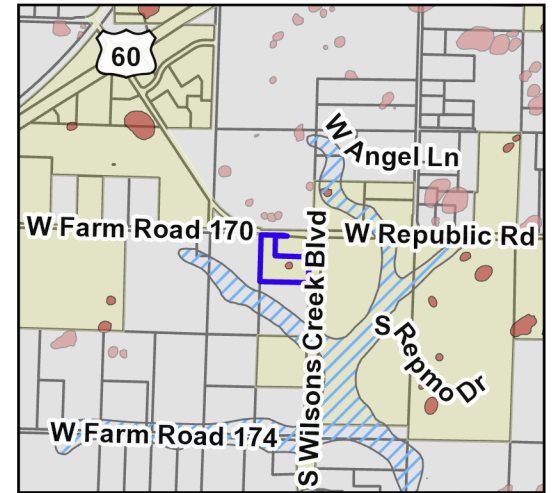
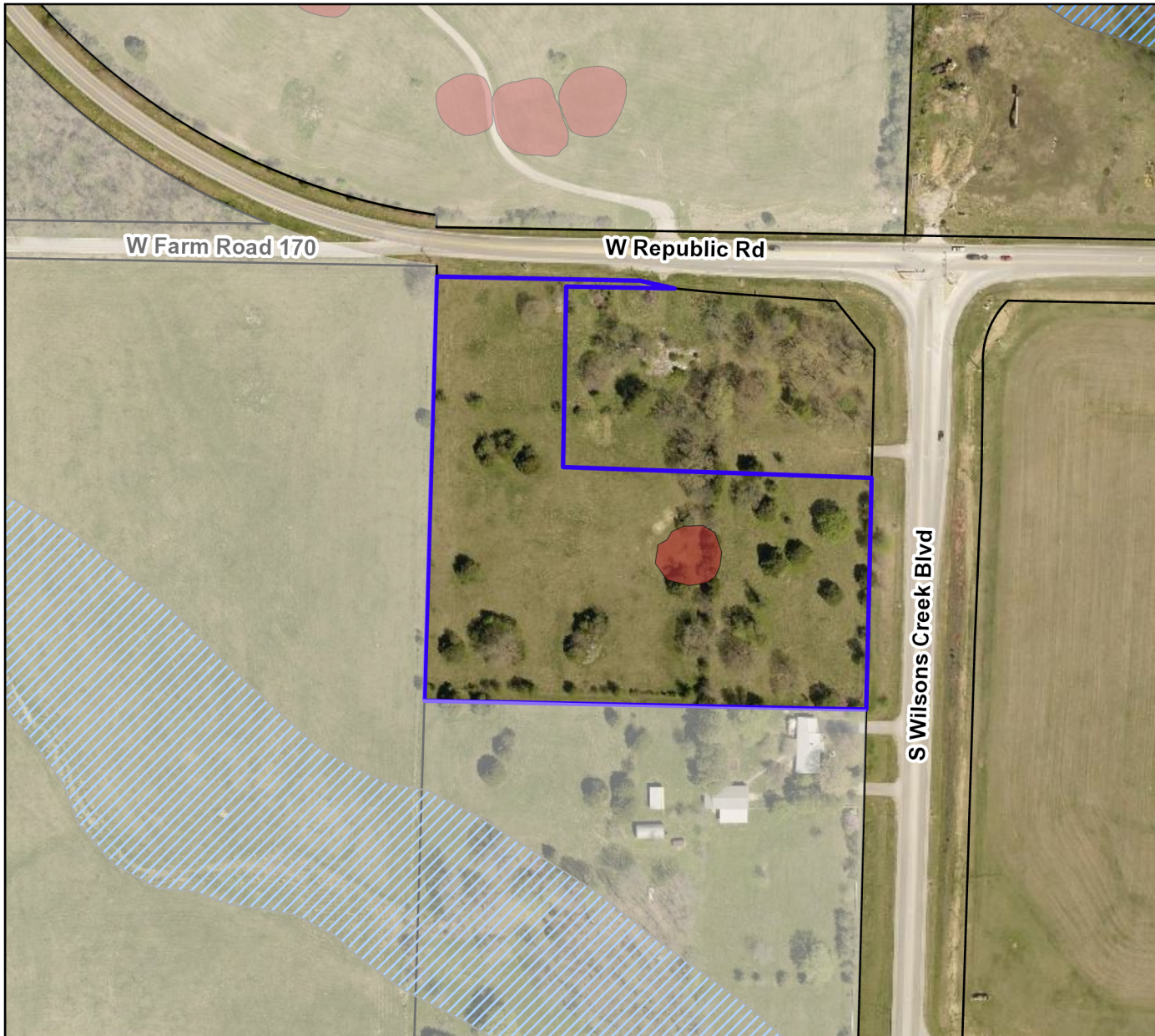
STAFF RECOMMENDATION

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





REZN 21-005: BUILDS

Item 4.

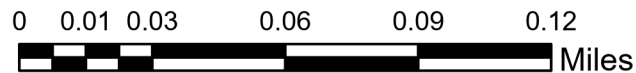
Vicinity Map



Legend

-  REZN 21-005
-  Parcels
-  Sinkhole
-  Floodplain

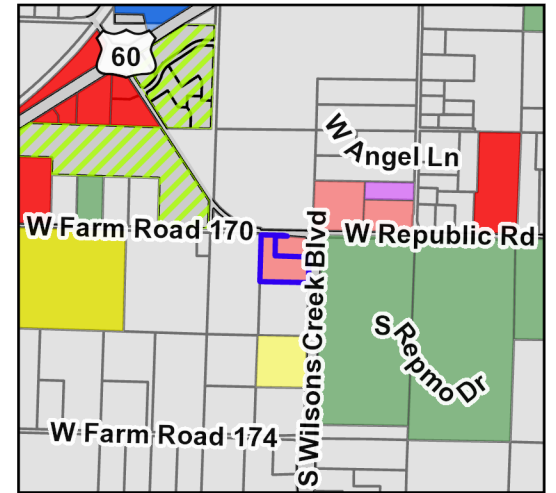
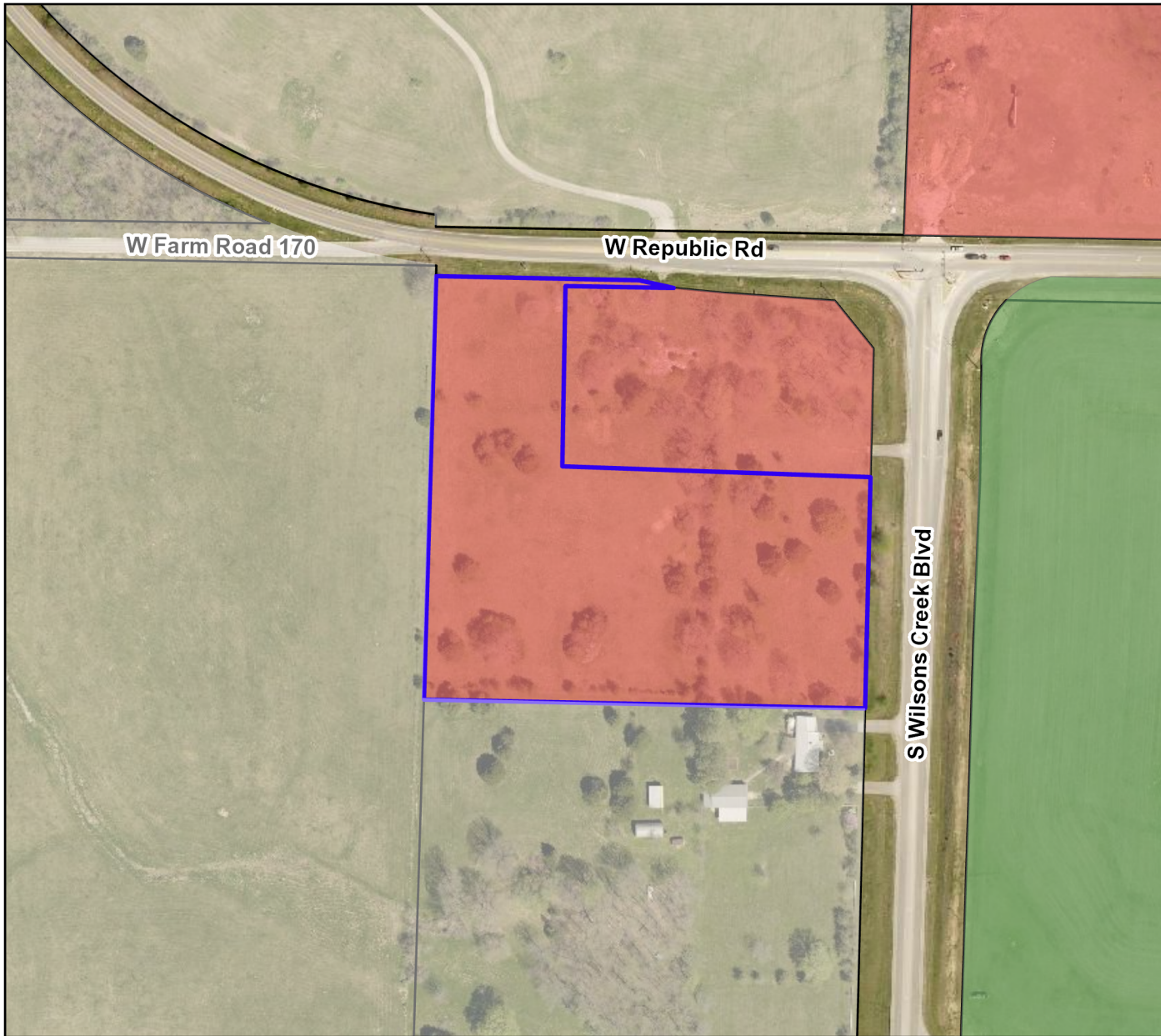
Parcel Owner: City of Republic
Parcel Address: 6500 Block of West Republic Road
Area: 5.91 Acres
Existing Zoning: Local Commercial (C-1)
Requested Zoning: General Commercial (C-3)



REZN 21-005: BUILDS

Zoning Map

Item 4.



Legend

REZN 21-005

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: City of Republic
 Parcel Address: 6500 Block of West Republic Road
 Area: 5.91 Acres
 Existing Zoning: Local Commercial (C-1)
 Requested Zoning: General Commercial (C-3)

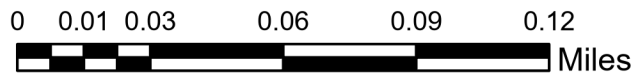




EXHIBIT D

Project/Issue Name: **REZN 21-010.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Two Point Five-Zero (2.50) Acres, Located at 6552 West Republic Road, from Local Commercial (C-1) to General Commercial (C-3)

Submitted By: The City of Republic

Presented By: Karen Haynes, Planning Manager, BUILDS Department

Date: June 07, 2021

ISSUE IDENTIFICATION

The City of Republic has applied to change the Zoning Classification of approximately **(2.50) acres** of property located at 6552 West Republic Road from Local Commercial (C-1) to **General Commercial (C-3)**.

DISCUSSION AND ANALYSIS

The property subject to this Rezoning Application is comprised of approximately **(2.50) acres** of land located at 6552 West Republic Road from Local Commercial (C-1) to General Commercial (C-3). The City intends to build a new Public Works Facility for the BUILDS Department in the future; the facility will house the City's Construction Crews, Public Works trucks and equipment, and staff.

The City owns a (5.91) acre parcel directly adjacent, which is also under consideration for Rezoning; the parcels will be combined at a later date to facilitate development of the Public Works Facility.

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

Consistency with the City's Adopted Plans

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

- **Goal:** Coordination with Infrastructure
 - **Objective:** Support new development that is well connected to the existing community



EXHIBIT D

- The City's development of the parcel aligns with planned future improvements along the corridor
- **Objective:** Promote development aligning with current adopted plans of the City; the intensity of uses should match the capacity of infrastructure to serve the use
 - The City's development of the parcel will facilitate future development along the corridor due to planned expansions of the City's municipal water system

The general trend of development in the vicinity of the subject property has been the development of Republic High School and Backwoods Golf during the last several years.

Compatibility with Surrounding Land Uses

The subject property is surrounded by City of Republic Local Commercial zoned properties to the north, Greene County Agricultural zoned property to the west and south, and Agricultural (AG) property to the east (Republic High School).

The land uses permitted in the General Commercial (C-3) Zoning District relative to the intended use include heavy and civil engineering construction services.

Capacity To Serve Potential Development and Land Use

Municipal Water and Sewer Service: The parcel is in proximity to a 12" water main on the north side of Republic Road. The City will extend the water main to serve the property and to facilitate growth along State Highway ZZ.

The parcel will be served by an existing gravity sanitary sewer main on the property to the south of the subject parcel. The sanitary sewer will flow to the McElhanev 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 the intended use.

Transportation: A Traffic Impact Study (TIS) was not required as the City has been working with MODOT and the Ozarks Transportation Organization (OTO) for planned improvements along this corridor. The City will be removing the existing access drive along West Republic Road and will be moving the existing access drive along State Highway ZZ to the southern property line.

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**



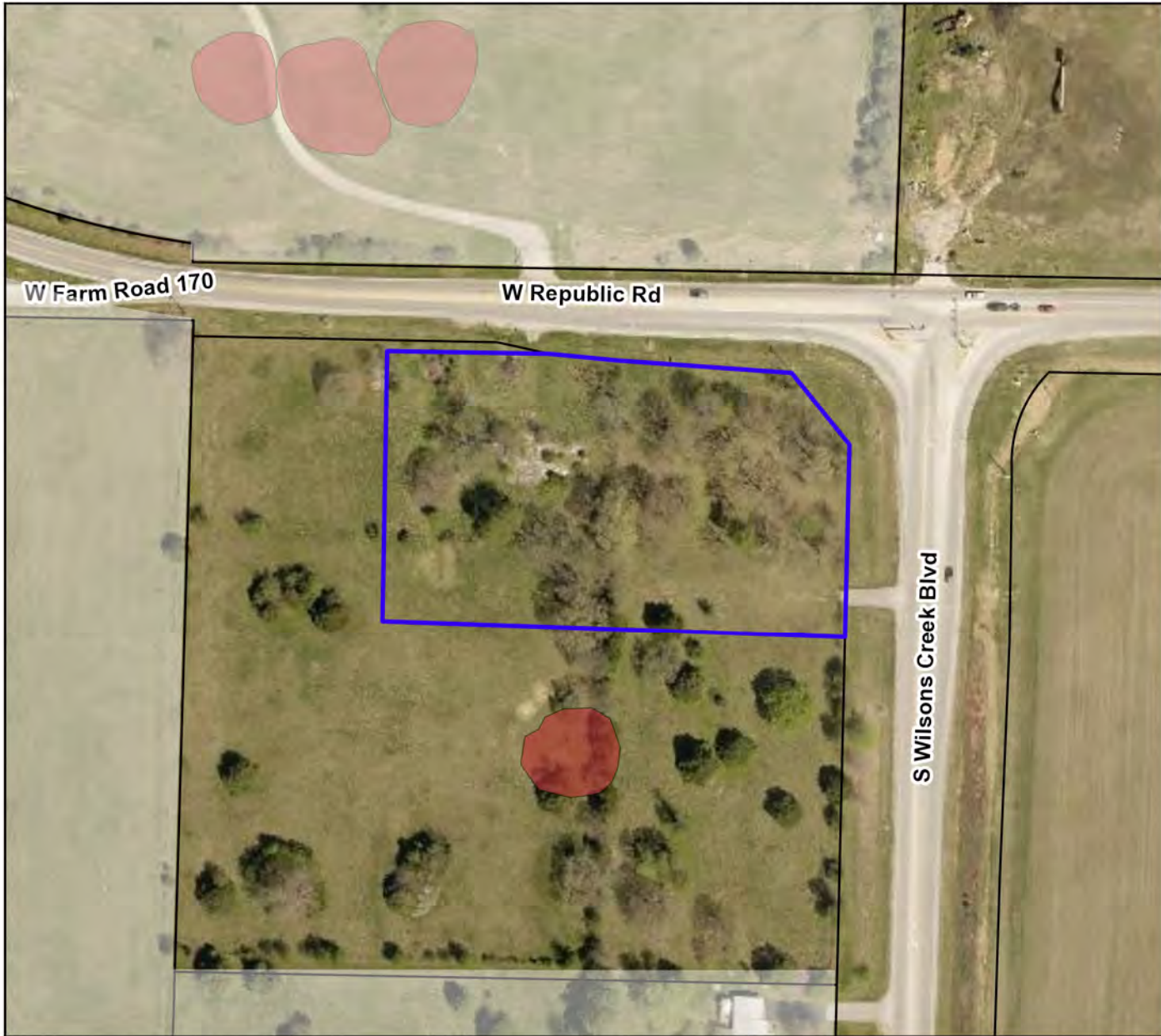
EXHIBIT D

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 21-010: City of Republic

Item 5.

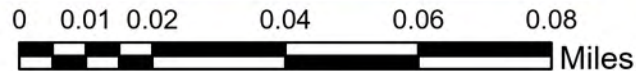
Vicinity Map



Legend

- REZN 21-010
- Parcels
- Sinkhole
- Floodplain

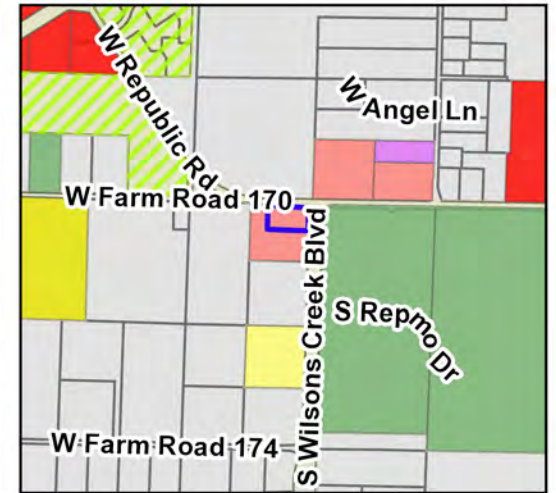
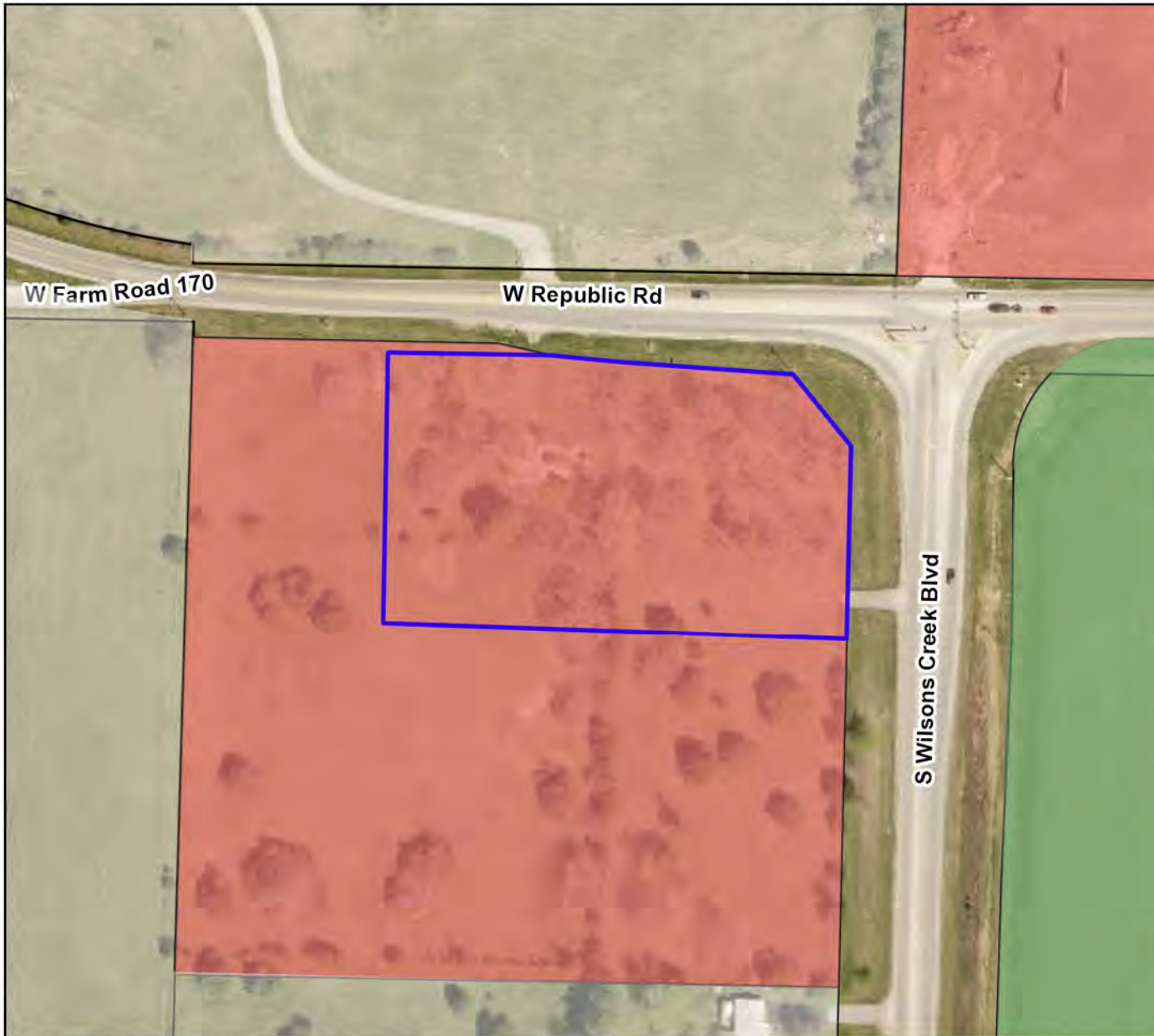
Parcel Owner: City of Republic
Parcel Address: 6552 West Farm Road 174
Area: 2.5 Acres
Existing Zoning: Local Commercial (C-1)
Requested Zoning: General Commercial (C-3)



REZN 21-010: City of Republic

Zoning Map

Item 5.



Legend

REZN 21-010

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: City of Republic
Parcel Address: 6552 West Farm Road 174
Area: 2.5 Acres
Existing Zoning: Local Commercial (C-1)
Requested Zoning: General Commercial (C-3)

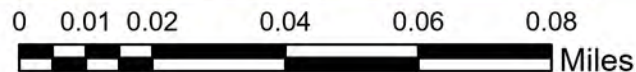




EXHIBIT E

Project/Issue Name: REZN 21-008. Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Ten Point Eight-Eight (10.88) Acres, Located at the 6354 South Farm Road 89, from Agricultural (AG) to High Density Single-Family Residential (R1-H)

Submitted By: Steven McElhaney/Mike Seitz

Presented By: Karen Haynes, Planning Manager, BUILDS Department

Date: June 07, 2021

ISSUE IDENTIFICATION

Steven McElhaney/Mike Seitz has applied to change the Zoning Classification of **(10.88) acres** of property located at the 6354 South Farm Road 89 from **Agricultural (AG) to High Density Single-Family Residential (R1-H)**.

DISCUSSION AND ANALYSIS

The property subject to this Rezoning Application is comprised of approximately **(10.88) acres** of land located at the 6354 South Farm Road 89. The property currently contains one residential dwelling and several agricultural accessory structures.

The Applicant owns an adjacent parcel to the south, which is also under consideration for Rezoning; the Applicant intends to develop the parcels as Olde Savannah Phase 3 and to reserve several acres for the existing residential dwelling to remain on its own parcel.

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

Consistency with the Comprehensive Plan

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

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



EXHIBIT E

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

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

Compatibility with Surrounding Land Uses

The subject property is surrounded by Olde Savannah Phase 2 to the east, Olde Savannah Phase 1 to the north, agricultural zoned property to the south (which is also under consideration for Rezoning), and Greene County Agricultural zoned property to the west.

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

Capacity To Serve Potential Development and Land Use

Municipal Water and Sewer Service: This site is not currently connected to municipal utilities. The development of the parcel will require connection to the City's water and sanitary sewer systems. The parcel can be served through a looped water main system connecting to existing water mains located in Olde Savannah 1 and Olde Savannah 2. The parcel can be served with sanitary sewer service from existing connections to Olde Savannah 1 and Olde Savannah 2. The sanitary sewer system will flow to the Shuyler Creek Lift Station before travelling through a force main to the Wastewater Treatment Facility. The water and sewer system currently have capacity to serve a potential development.

Transportation: The subject parcel is currently accessible, for agricultural and residential purposes, from an access drive on South Farm Road 89; subsequent development of the subject parcel will require review of new entrances through the Preliminary Platting process. The Republic City Code will require the development of the subject property to include the extension of internal public streets to boundary lines, sidewalks, and the construction of public streets of sufficient width to accommodate the



EXHIBIT E

development. A Traffic Impact Study (TIS) has been completed by the Applicant and reviewed by the City; the report indicates no major improvements are needed to the City's existing transportation system to accommodate the increase in traffic generated by the proposed development.

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

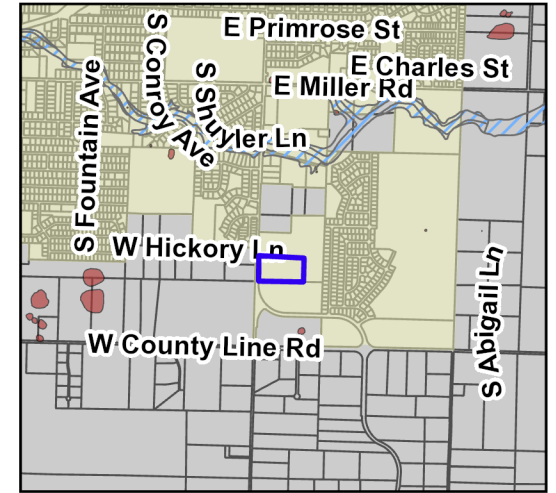
Sinkholes: The subject parcel **does not** contain any **identified sinkholes**.

STAFF RECOMMENDATION





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

REZN 21-008: McElhany

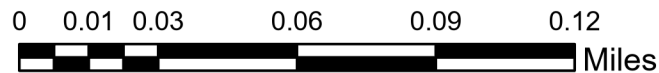
Vicinity Map



Legend

-  McElhany Property
-  Parcels
-  Sinkhole
-  Floodplain

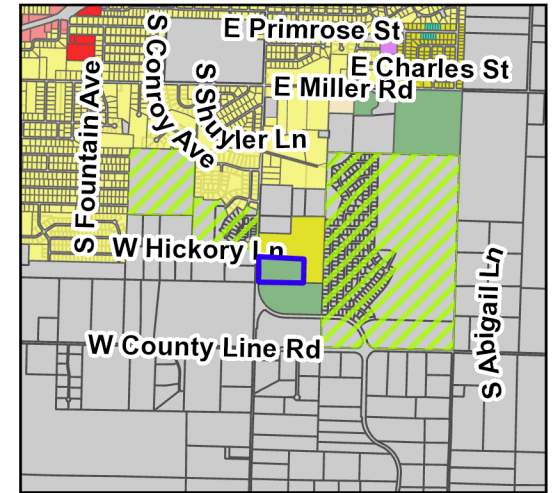
Parcel Owner: George McElhany
Parcel Address: 6354 South Farm Road 89
Area: 10 Acres
Existing Zoning: Agricultural (AG)
Requested Zoning: High Density Single Family Residential (R1-H)



REZN 21-008: McElhany

Zoning Map

Item 6.



Legend

- McElhany Property
- 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: George McElhany
 Parcel Address: 6354 South Farm Road 89
 Area: 10 Acres
 Existing Zoning: Agricultural (AG)
 Requested Zoning: High Density Single Family Residential (R1-H)

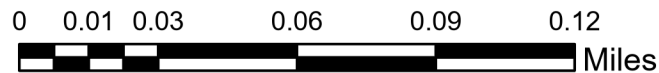




EXHIBIT F

Project/Issue Name: **REZN 21-009.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Seventeen Point One (17.1) Acres, Located at the 6400 Block of South Farm Road 89, from Agricultural (AG) to High Density Single-Family Residential (R1-H)

Submitted By: Brian J. Witt/Mike Seitz

Presented By: Karen Haynes, Planning Manager, BUILDS Department

Date: June 07, 2021

ISSUE IDENTIFICATION

Brian J. Witt/Mike Seitz has applied to change the Zoning Classification of **(17.1) acres** of property located at the 6400 Block of South Farm Road 89 from **Agricultural (AG) to High Density Single-Family Residential (R1-H)**.

DISCUSSION AND ANALYSIS

The property subject to this Rezoning Application is comprised of approximately **(17.1) acres** of land located at the 6400 Block of South Farm Road 89. The property is currently vacant and used for agricultural purposes.

The Applicant owns an adjacent parcel to the north, which is also under consideration for Rezoning; the Applicant intends to develop the parcels as Olde Savannah Phase 3.

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

Consistency with the Comprehensive Plan

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

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



EXHIBIT F

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

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

Compatibility with Surrounding Land Uses

The subject property is surrounded by The Lakes at Shuyler Ridge to the east, Olde Savannah Phase 2 and adjacent property under consideration for Rezoning to the north, Greene County Agricultural zoned property to the west, and Greene County Agricultural zoned property to the south.

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

Capacity To Serve Potential Development and Land Use

Municipal Water and Sewer Service: This site is not currently connected to municipal utilities. The development of the parcel will require connection to the City's water and sanitary sewer systems. The parcel can be served through a looped water main system connecting to existing water mains located in Olde Savannah 2. The parcel can be served with sanitary sewer service from existing connections to Olde Savannah 2, infrastructure design will determine exact locations of sanitary sewer connections. The sanitary sewer system will flow to the Shuyler Creek Lift Station before travelling through a force main to the Wastewater Treatment Facility. The water and sewer system currently have capacity to serve a potential development.

Transportation: The subject parcel is currently accessible, for agricultural and residential purposes, from South Farm Road 89; subsequent development of the subject parcel will require review of new entrances through the Preliminary Platting process. South Farm Road 89 is identified as a Secondary Arterial on the Major Thoroughfare Plan, if the property is developed, a dedication of Right-of-Way will



EXHIBIT F

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

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

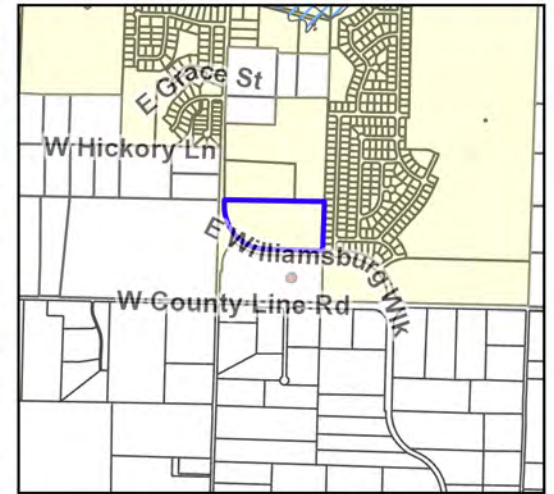
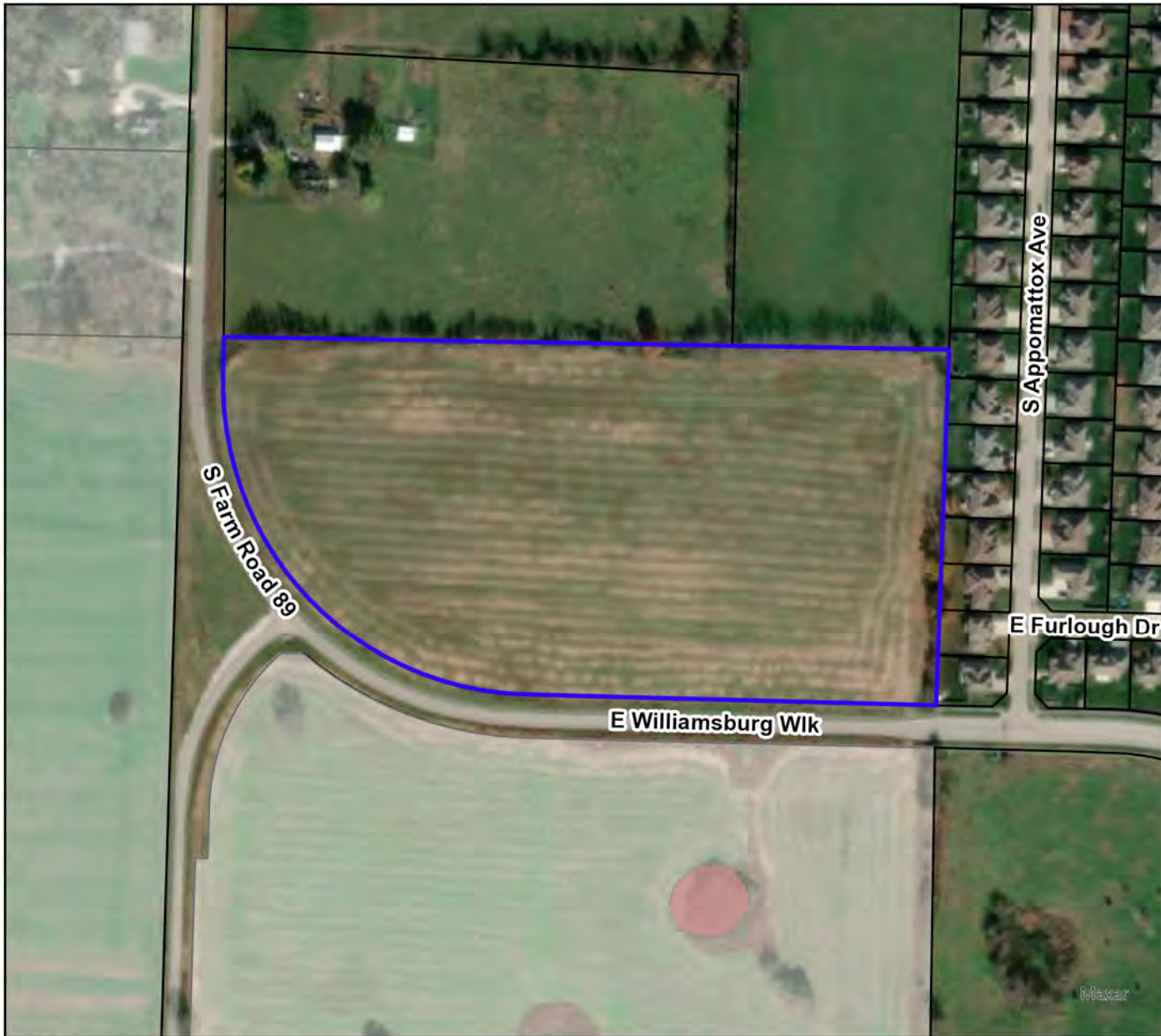
Sinkholes: The subject parcel **does not** contain any **identified sinkholes**.

STAFF RECOMMENDATION

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

REZN 21-009: Witt

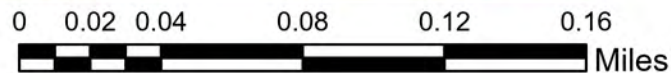
Vicinity Map



Legend

-  Witt Property
-  Parcels
-  Sinkhole
-  Floodplain

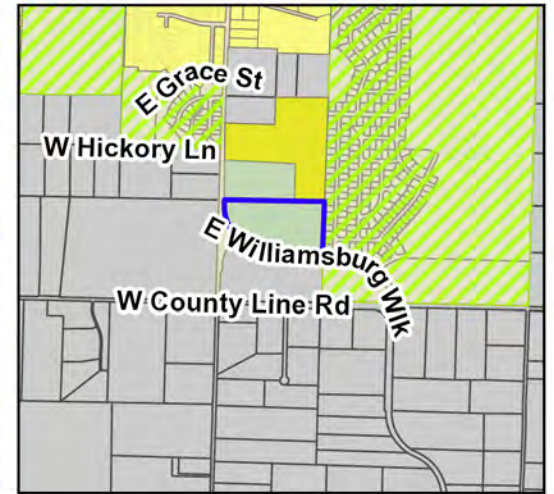
Parcel Owner: Brian J. Witt
Parcel Address: 6400 Block of South Farm Road 89
Area: 17.1 Acres
Existing Zoning: Agricultural (AG)
Requested Zoning: Single Family High Density Residential (R1-H)



REZN 21-009: Witt

Zoning Map

Item 7.



Legend

- Witt Property
- 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: Brian J. Witt
Parcel Address: 6400 Block of South Farm Road 89
Area: 17.1 Acres
Existing Zoning: Agricultural (AG)
Requested Zoning: Single Family High Density Residential (R1-H)

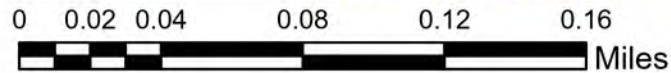




EXHIBIT G

Project/Issue Name: PDD 21-003. Public Hearing and Possible Vote to Recommend the Approval of an Application to Change the Zoning Classification of Approximately Ten (10) Acres, Located in the 7400 Block of West Farm Road 174 from Agricultural (AG) to The Woods Planned Development District (PDD)

Submitted By: Blake Cantrell

Presented By: Karen Haynes, Planning Manager, BUILDS Department

Date: June 07, 2021

ISSUE IDENTIFICATION

Blake Cantrell, Owner Representative, has applied to change the Zoning Classification of approximately **(10) acres** of property located in the 7400 Block of West Farm Road 174 from Agricultural (AG) to The Woods Planned Development District (PDD).

DISCUSSION AND ANALYSIS

The property subject to this Rezoning Application is comprised of approximately **(10) acres** of land located in the 7400 Block of West Farm Road 174. The property is currently unimproved agricultural property containing no structures.

Applicant's Proposal

The Applicant is proposing the Rezoning of this property to a Planned Development District (PDD) to allow for a pocket residential development consisting of (31) Residential Lots, Detention Basin, and the required extension of Bailey Avenue through the property. The Development Plan also contains new water, sanitary sewer, and stormwater improvements to support the development.

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

- (31) Residential Lots
 - Minimum Area: 8000 Square Feet
 - Minimum Width: 70 Feet
 - Minimum Depth: 100 Feet
 - Setbacks:
 - Front: 20 Feet
 - Rear: 25 Feet

**EXHIBIT G**

- Side Setback: 6 Feet
- Side Street Setback: 15 Feet

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

Consistency with the Planned Development District (PDD) Ordinance

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

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

- The proposed Development Plan shall involve a mixture or variation of land uses or densities.
 - The Woods PDD is a residential pocket development consisting of lots with a minimum of 8000 square feet of area and reduced front yard setback.
- The proposed Development Plan shall involve the provision of all infrastructure deemed necessary to adequately serve the potential development.
 - The Woods PDD Development Plan includes provisions for adequate supply of municipal water and sewer, a plan for stormwater management, and the construction and dedication of a portion of Bailey Avenue, identified on the City's Major Thoroughfare Plan and OTO's Major Thoroughfare Plan.
- The proposed Development Plan shall involve design elements that promote the City of Republic's Comprehensive Plan and other adopted plans of the City.
 - The City of Republic's Comprehensive Plan promotes the expansion of commercial and residential development at locations supported by the City's water, sanitary sewer, and transportation networks; The Woods Development can be adequately supported by the City's existing capacities for water, sewer, and transportation.
- The proposed Development Plan shall involve design elements intended to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to preserve features of historical significance; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public improvements.
 - The Woods Development Plan includes construction of a portion of Bailey Avenue, a Secondary Arterial, which will eventually connect US Highway 60 to County Line Road; the residential lots within the development will have no direct access to Bailey Avenue.



EXHIBIT G

Consistency with the Comprehensive Plan

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

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

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

Compatibility with Surrounding Land Uses

The subject site is surrounded by existing residential zoned property and large parcel Greene County Agricultural properties with Single-Family homes.

- North: Greene County General Commercial
- South: Greene County Agricultural
- East: Greene County Agricultural Residential
- West: High Density Single-Family Residential (R1-H)

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

Capacity to Serve Potential Development and Land Use

Municipal Water and Sewer Service: This site is not currently served by City of Republic sanitary sewer and water service; both water and sewer service are available in proximity to the development. **The development of the subject property will require the extension of a new water main from the existing**

**EXHIBIT G**

(8) inch main located to the west in the Westwood Subdivision; the water main extension will parallel the Bailey Avenue extension serving the development.

The development will be served by a new Lift Station, designed to serve the development, located on the Detention Basin parcel. The effluent will travel from the Lift Station to force sewer main along West Farm Road 174, before flowing to the McElhaney Lift Station and Shuyler Creek Lift Stations; from Shuyler Creek, it is pumped back through a series of forced mains to the Wastewater Treatment Facility.

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

Transportation: The proposed Development Plan includes a portion of Bailey Avenue, as required on the City's Major Thoroughfare Plan; the Bailey Avenue extension will eventually connect Bailey Avenue in the Westwood Subdivision to a planned extension of the road to the north to West Farm Road 170.

No parcel within the development will have direct access to West Farm Road 174 or Bailey Avenue.

Stormwater: The Development Plan contains one area designated for stormwater detention, designed to control the release of stormwater attributable from the development. The stormwater detention areas and all open space/common areas will be owned and maintained by the Developer.

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

Sinkholes: The subject parcel **does** contain one **identified sinkhole** on the northern portion of the property. A Sinkhole Analysis Report will be submitted, reviewed, and approved during the Infrastructure Design Process; a (30) foot setback, required by Republic City Code.

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.** 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 Plan**, 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



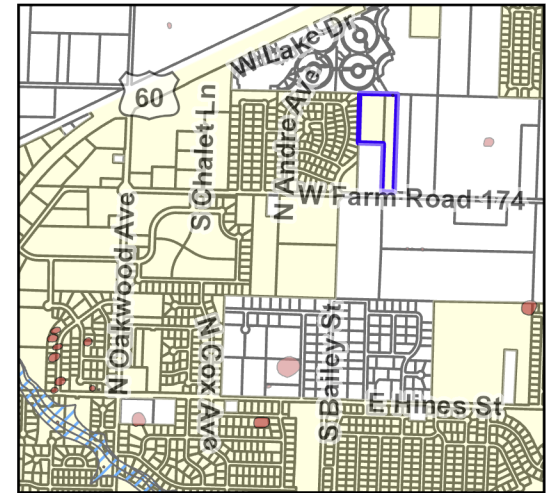
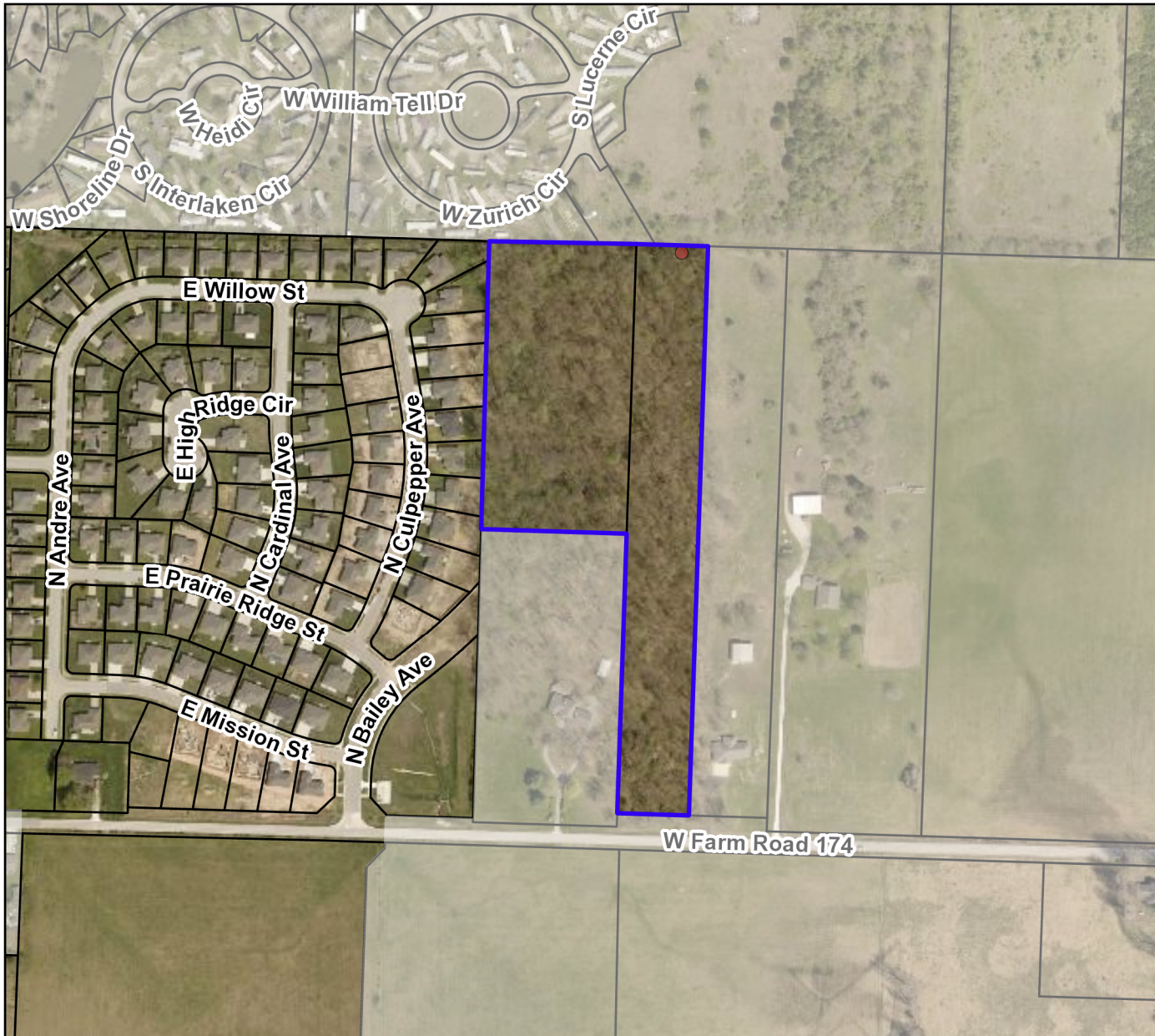
EXHIBIT G

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 21-003: The Woods

Item 8.

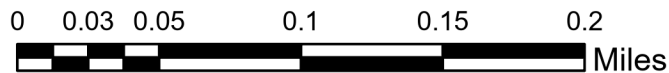
Vicinity Map



Legend

-  The Woods
-  Parcels
-  Sinkhole
-  Floodplain

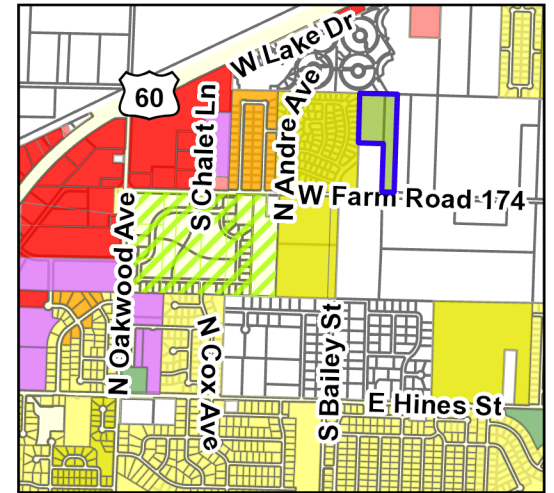
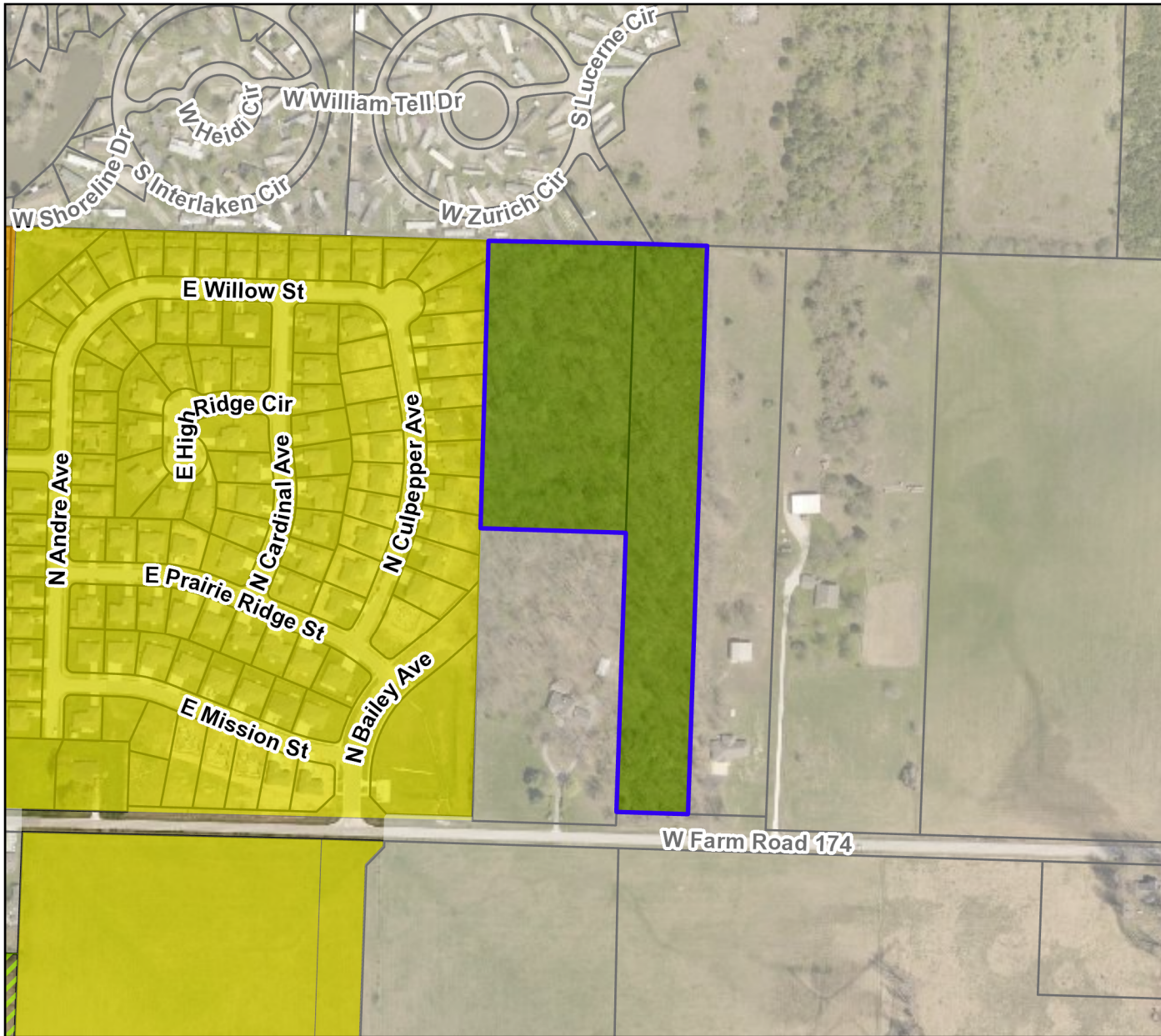
Parcel Owner: Dorothy J. Gardner Trust
Parcel Identification Number(s): 881715200263 & 881715200316
Area: 9.48 Acres
Existing Zoning: Agricultural (AG)
Requested Zoning: The Woods Planned Development District (PDD)



PDD 21-003: The Woods

Item 8.

Zoning Map



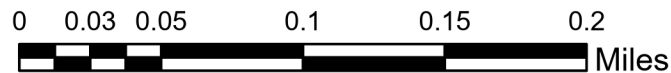
Legend

- The Woods
- Parcels

Zoning

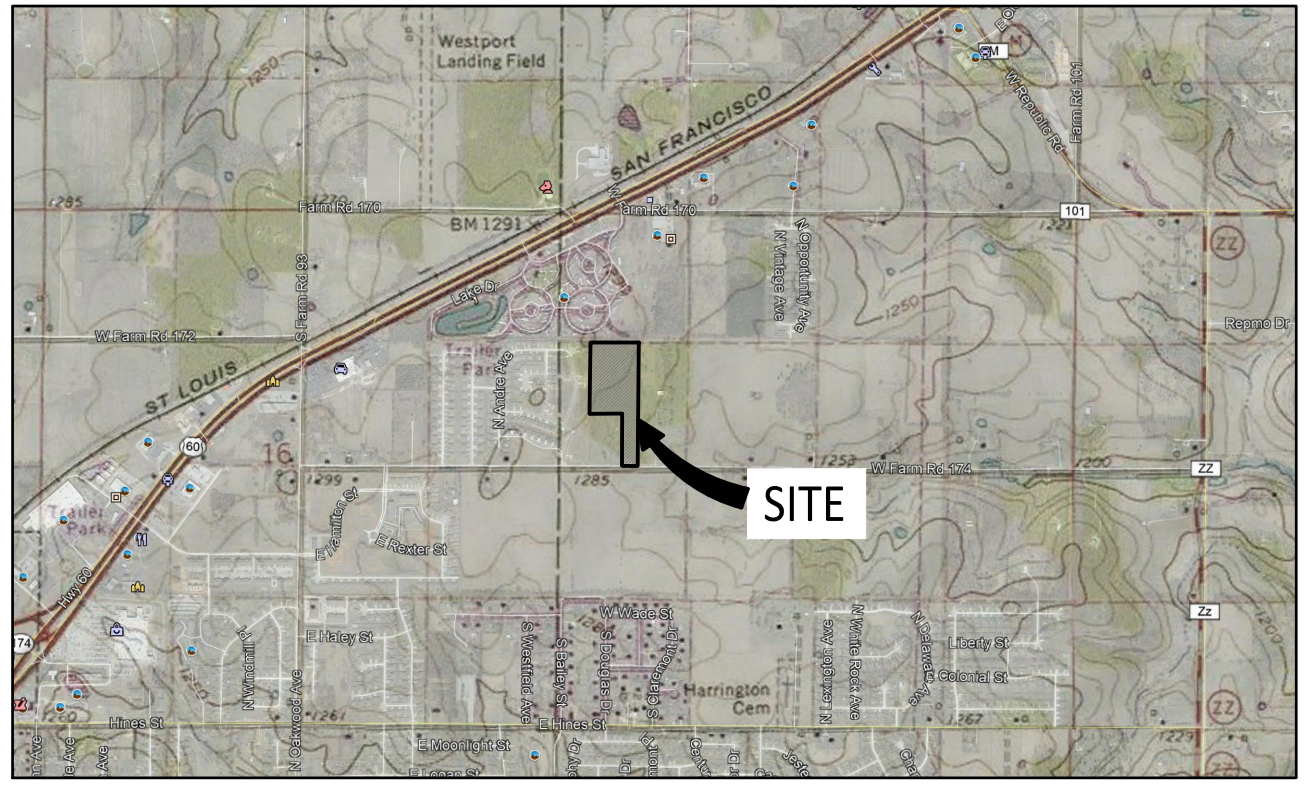
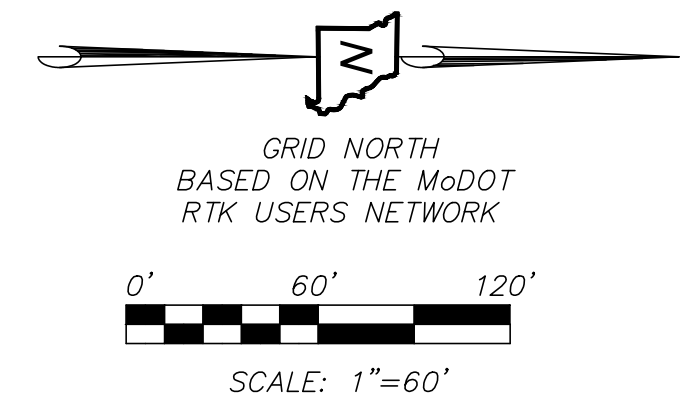
- AG Agricultural
- C-1 Commercial
- C-2 General Commercial
- C-3 General Commercial
- M-1 Light Manufacturing
- M-2 Heavy Manufacturing
- PDD Planned Development
- R1-L Single Family Low Density
- R1-M Single Family Medium Density
- R1-H Single Family High Density
- R1-Z Zero Lot Line Residential
-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

Parcel Owner: Dorothy J. Gardner Trust
 Parcel Identification Number(s): 881715200263 & 881715200316
 Area: 9.48 Acres
 Existing Zoning: Agricultural (AG)
 Requested Zoning: The Woods Planned Development District (PDD)



THE WOODS DEVELOPMENT PLAN

A PART OF THE SEC. 15, T 28 N, R 23 W
CITY OF REPUBLIC, GREENE COUNTY, MISSOURI



VICINITY MAP
1"=2000'

LAND USE SUMMARY:

PROPOSED LOT USE: SINGLE FAMILY RESIDENTIAL
TOTAL SITE AREA: 422,644.1 S.F. (9.7 ACRES±)
LOT AREA: 262,773.7 S.F. (6.0 ACRES±) 62%
RIGHT OF WAY AREA: 135,630.1 S.F. (3.1 ACRES±) 32%
DETENTION AREA: 24,240.3 S.F. (0.6 ACRES±) 6%
PROPOSED HOMES: 31 RESIDENTIAL / 9.7 AC. = 3.2 PER ACRE

31 LOTS
TOTAL SITE AREA: 422,644.1 S.F. (9.7 ACRES±)
LOT AREA: 328,749.2 S.F. (7.6 ACRES±) 78%
RIGHT OF WAY AREA: 94,711.9 S.F. (2.2 ACRES±) 22%

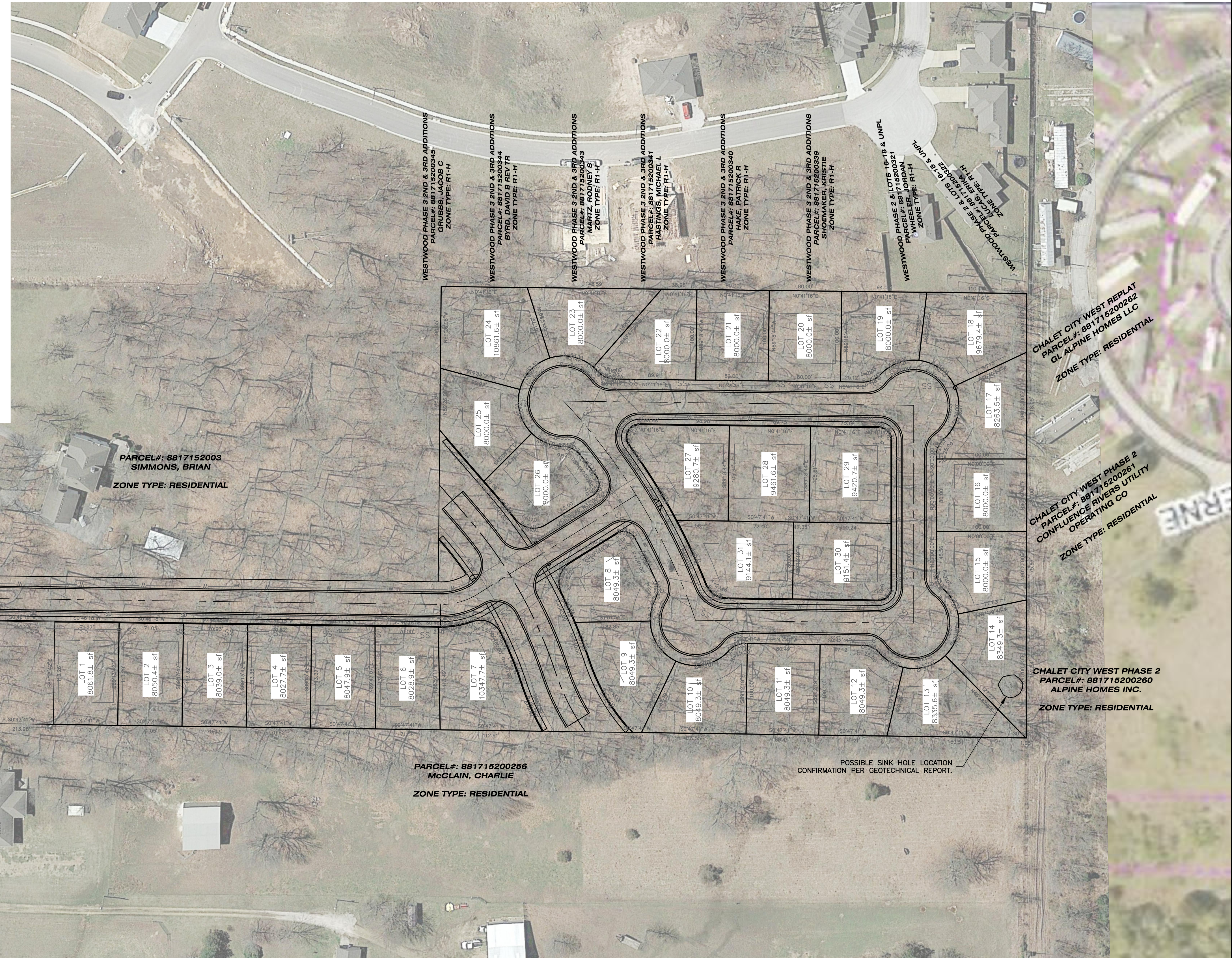
FRONT SETBACK - 20'
REAR SETBACK - 25'
SIDE STREET SETBACK - 15'
SIDE SETBACK - 6'
BUILDINGS SHALL BE A MIN. OF 12' APART

DENSITY:
TOTAL 31 LOTS- TOTAL AREA: 9.7 AC.
TOTAL 31 LOTS- DENSITY: 3.2 RESIDENTIAL UNITS/ACRE

LARGEST LOT: LOT 24 0.25 AC.
SMALLEST LOT: LOT 15-16 0.18 AC.
LOT 19-23
LOT 25-26

DETENTION AREA: 0.56 AC.

LOT SIZES:
MIN. 8000 S.F.
MIN. 70.0' LOT WIDTH
MIN. 100.0' LOT DEPTH



PARCEL#: 881715301036
RADER TRUST
ZONE TYPE: RESIDENTIAL

PARCEL#: 881715301034
STUEVE TR
ZONE TYPE: RESIDENTIAL

CHALET CITY WEST REPLAT
PARCEL#: 881715200262
GL ALPINE HOMES LLC
ZONE TYPE: RESIDENTIAL

CHALET CITY WEST PHASE 2
PARCEL#: 881715200261
CONFLUENCE RIVERS UTILITY
OPERATING CO
ZONE TYPE: RESIDENTIAL

CHALET CITY WEST PHASE 2
PARCEL#: 881715200260
ALPINE HOMES INC.
ZONE TYPE: RESIDENTIAL



David D. Bodeen, PE
MO# E-2001004558

DISCLAIMER OF RESPONSIBILITY

I hereby specify, that this document is authenticated by my seal. I hereby disclaim any responsibility for all other plans, specifications, estimates, reports, or other documents, or instruments relating to be used for any part or parts of the architectural or engineering project or survey.

Copyright © 2021 by Pinnacle Design Consultants. All rights reserved. No part of this drawing may be reproduced by photocopy or by any other means, or stored, processed, or transmitted in or by any computer or other systems without the prior written permission by Pinnacle Design Consultants.

REVISIONS

- REVISION #1 _____
- REVISION #2 _____
- REVISION #3 _____



PLANNED DEVELOPMENT DISTRICT
LAND USE SITE PLAN
FOR
THE WOODS
REPUBLIC, MISSOURI

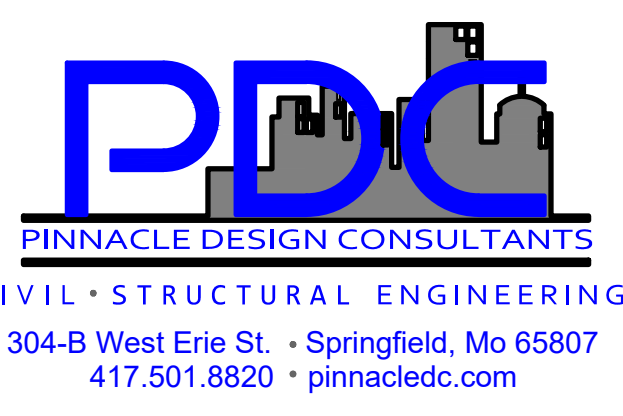
DATE 04/29/2021

COMM. NO.

SHEET

C1
OF
2

PINNACLE DESIGN CONSULTANTS



UTILITY CONTACTS

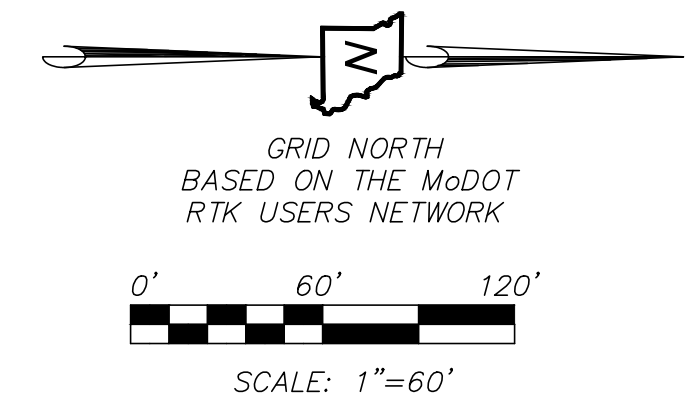
ELECTRIC:
LIBERTY UTILITIES
PHONE: 1-800-206-2300

WATER & SEWER:
CITY OF REPUBLIC
PHONE: 417-732-3400

GAS:
MISSOURI GAS ENERGY
PHONE: 1-800-446-7409

TELEPHONE:
SOUTHWESTERN BELL
PHONE: 417-344-7483

CABLE TV:
CABLE AMERICA CORP.
PHONE: 417-732-7242



SEAL



David D. Bodeen, PE
MO# E-2001004558

DISCLAIMER OF RESPONSIBILITY

I hereby specify, that this document is authenticated by my seal. I hereby disclaim any responsibility for all other plans, specifications, estimates, reports, or other documents, or instruments relating to be used for any part or parts of the architectural or engineering project or survey.

Copyright © 2021 by Pinnacle Design Consultants. All rights reserved. No part of this drawing may be reproduced by photocopy or by any other means, or stored, processed, or transmitted in or by any computer or other systems without the prior written permission by Pinnacle Design Consultants.

REVISIONS

- REVISION #1 _____
- REVISION #2 _____
- REVISION #3 _____

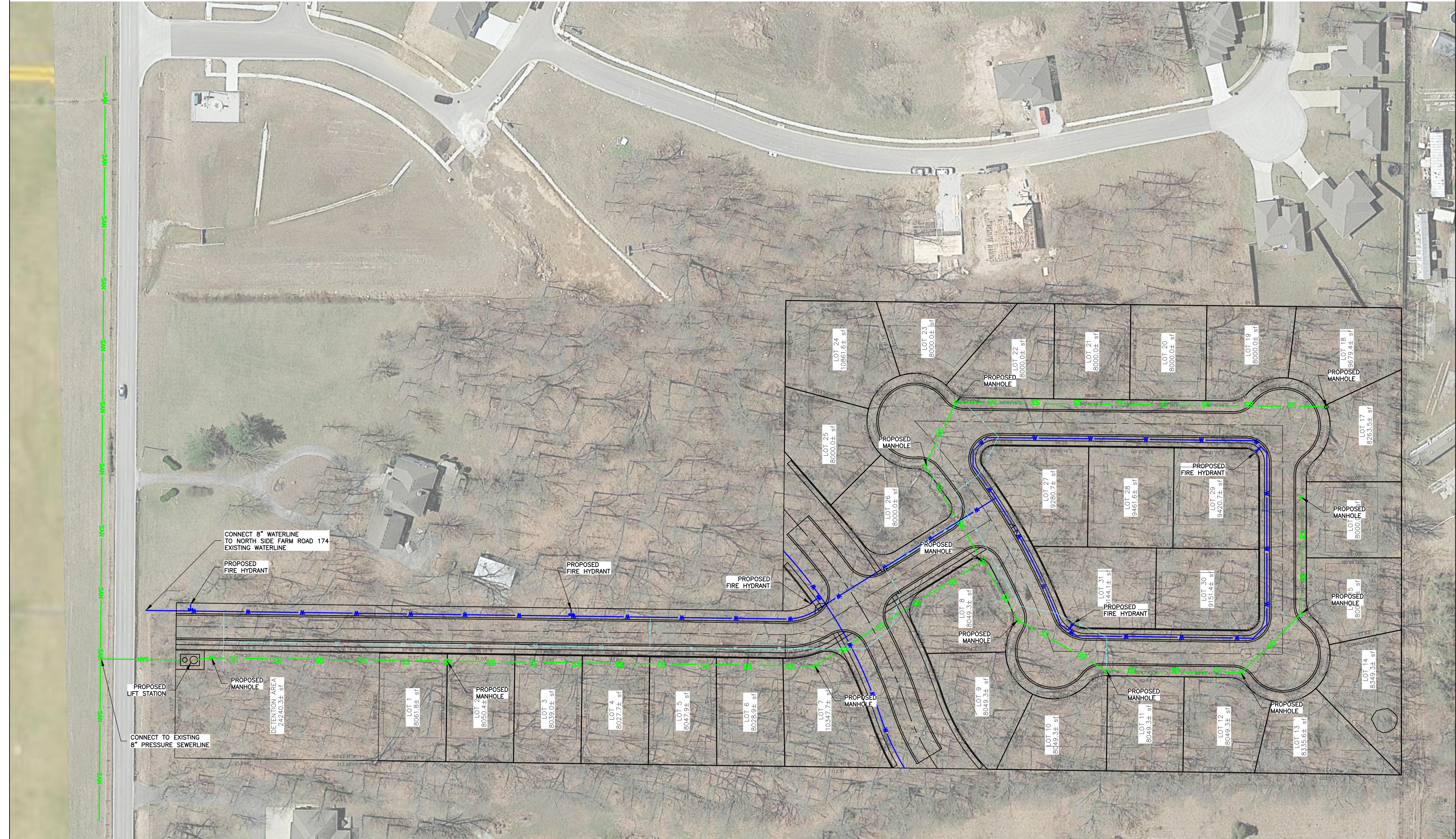


PLANNED DEVELOPMENT DISTRICT
LAND USE SITE PLAN
FOR
THE WOODS
REPUBLIC, MISSOURI

DATE 04/29/2021

COMM. NO.

SHEET C2 OF 2



1 C2 INFRASTRUCTURE PLAN 1"=60'-0"



EXHIBIT H

Project/Issue Name: SU 21-002. Public Hearing and Possible Vote to Recommend the Approval of An Application for a Special Use Permit to the Springfield Rugby Football Club for the Operation of a Rugby Football Club Facility in the 6100 Block of West Farm Road 156

Submitted By: Springfield Rugby Football Club

Presented By: Karen Haynes, Planning Manager, BUILDS Department

Date: June 07, 2021

ISSUE IDENTIFICATION

The Springfield Rugby Football Club has applied for a Special Use Permit for the operation of a Rugby Football Club Facility in the 6100 Block of West Farm Road 156.

DISCUSSION AND ANALYSIS

The subject property is located in the 6100 Block of West Farm Road 156, comprised of approximately (13.12) acres of land, zoned Agricultural (AG). The property is currently vacant and is used for agricultural purposes. The property is bordered by Agricultural (AG) properties to the north, south and east, and a cemetery to the west. The property is not currently served by municipal water or sewer services.

Applicant's Special Use Permit Request

The Applicant is requesting a Special Use Permit, allowing for the operation of the Springfield Rugby Football Club. The Rugby Club's proposal includes the following specifics:

Hours of Operation:

- **Season/Months of activities**
 - Springfield Rugby Club has two competitive seasons: Spring and Fall.
 - Spring season runs February-May.
 - They generally host one Saturday tournament each season which lasts approximately from 11:00am-8:00pm.
 - Fall season runs August-October (with the possibility of playoffs in November, though home-field advantage is never guaranteed).
 - No rugby matches are held during the Summer months due to heat, but Springfield Ultimate Frisbee will use the field one night a week (6-8pm).
- **Days/Hours of operation**
 - Rugby practices are held twice a week during each season (Tues/Thurs 6-8pm).



EXHIBIT H

- Games on Saturdays last for 90 minutes.
 - Most games begin at 2:00pm.
 - Some Youth and/or Women's games begin early at 11:00am.
- Approximately 7 home games a year (**total** between both Spring/Fall seasons).
 - The quantity and frequency of home matches vary as schedules are made by the Mid-America Division of USA Rugby.
- No practices or games are held on Sundays.

Exterior Lighting Details:

- **Illumination of Fields**
 - One field will have four poles each 20 ft in height.
 - Light placement will be focused on the field to mitigate light spillover into the community.
 - As SRC is a non-profit, field lights are used sparingly to help keep operation expenses low. Most likely, the field may be lit during practices February-March until daylight savings kicks in, and then again in September-October when the sun begins to set earlier in the evening.
 - The Club would like to add lights to the second field in the future.
 - Springfield Ultimate Frisbee's use of the field(s) during the Summer months will not require the use of field lights as there is daylight well into the evening hours.
- **Illumination of Parking Lot**
 - None
- **Illumination of Building**
 - None
 - The Club may desire to add internal lighting to the 30ft x 50ft open air pavilion in the future.
- **Illumination of Entrance**
 - None

Building:

- **Restroom Facilities**
 - None
- **Well/Septic**
 - Well
- **Kitchen and/or Concession Stand**
 - None
- **Alcohol Sales or consumption**
 - No alcohol sales.
 - On occasion, the Club may obtain a Picnic license to allow the team to grill hamburgers/hot dogs after a game. No outside food or alcohol is permitted.
 - ITEM OF NOTE: A member of the Club's Board of Directors is a Greene County Health Inspector. He ensures that the Club is following all appropriate measures/guidelines while using their picnic license.

Activities:

- **Are activities limited to only Rugby Games?**



EXHIBIT H

- No. The Springfield Ultimate Frisbee Team will use the field one night a week during the Summer.
- **Are other events planned or proposed?**
 - No

Buffering/Landscaping:

- **Landscaping/Buffering to mitigate impact to neighboring properties**
 - TBD—Convoy of Hope will adhere to any City recommendations.
- **Fencing to mitigate impact to neighboring properties**
 - Security fencing

Driveway/Parking Lot Surfacing:

- Driveway and parking lot will be gravel and/or recycled asphalt.

The Applicant's proposal includes the construction of two Rugby Fields, parking lot, and construction of an open-air pavilion.

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 are imposed to protect the public welfare and to conserve and protect property and property values in the neighborhood.

Municipal Water and Sewer Service: This site **is not** currently served by City of Republic water and sanitary sewer services. The approval of a Special Use Permit for the Springfield Rugby Football Club will require no connections to municipal water or sewer service. The Applicant intends to permit a well for water to the property and to use portable restrooms during the season.

Duration: The Special Use Permit, upon approval, will remain valid until a change in use or ownership occurs at the referenced property. **The Springfield Rugby Club is currently working on the acquisition of the property and the referenced Special Use Permit would be issued to the Club, upon approval from City Council.**

Transportation: The Applicant's proposal provides for a single access lane along the western portion of the subject property. Due to the low volume of peak traffic for the proposed use, no Traffic Impact Study (TIS) was required.

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

Sinkholes: The subject parcel **does** contain one identified sinkhole. The Republic City Code requires a thirty (30) foot setback for development; a Sinkhole Analysis will be required during the Commercial Development Permit review process. The Sinkhole Report and engineering review will determine the



EXHIBIT H

extent of remediation and/or construction and grading that may occur within the areas identified as a sinkhole; the development will be reviewed by the City's Technical Review Team (TRT) prior to the issuance of any Building or Development Permits.

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

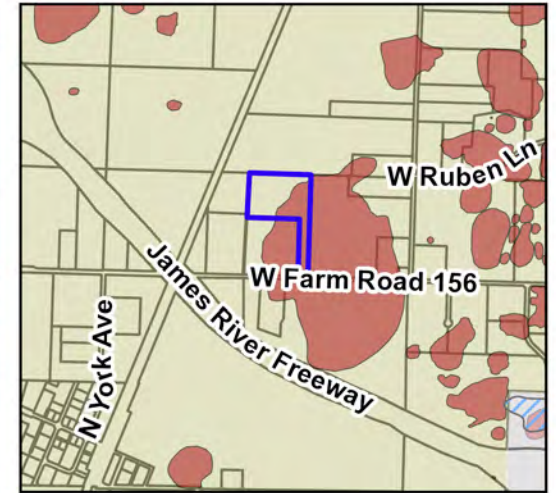
Staff recommends the approval of the proposed Special Use Permit for the Springfield Rugby Football Club with the following conditions:

- Activities are limited to those operated by the Springfield Rugby Club and the Springfield Ultimate Frisbee Team, for the sole purpose of practicing, hosting, or participating in Rugby and Frisbee practices, games, and associated activities.
- Activities may take place year-round, seven days a week, between the hours of 7AM and midnight.
- No alcohol or food sales/concessions permitted.
- The access drive and parking lot may be comprised of recycled asphalt or gravel, with the approval from the City Engineer and Fire Department.
- Rugby Fields and parking areas may be illuminated during operating hours and in accordance with the City's Exterior Lighting Standards.
- Perimeter Buffering required in accordance with the City's Landscaping Ordinance.

SU 21-002: Springfield Rugby Football Club

Item 9.

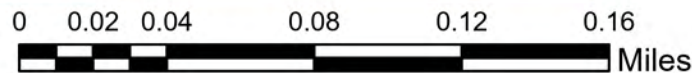
Vicinity Map



Legend

-  Springfield Rugby Football Club Field
-  Parcels
-  Sinkhole
-  Floodplain

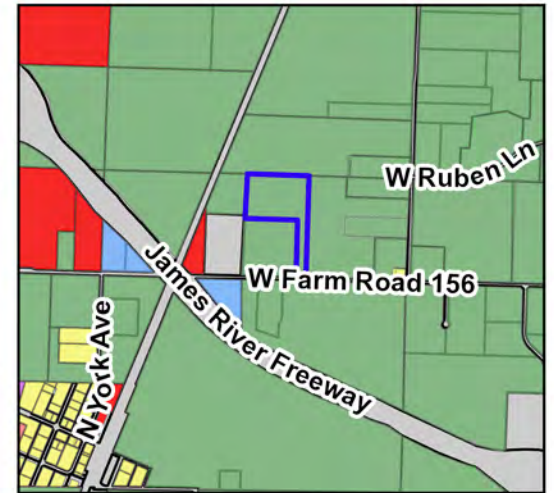
Parcel Owner: Ruth F. Sawyer Trust
Parcel Address: 6100 Block of West Farm Road 156
Area: 13.12 Acres
Zoning: Agricultural (AG)
Special Use Requested: Sports Field (Rugby)



SU 21-002: Springfield Rugby Football Club

Item 9.

Zoning Map



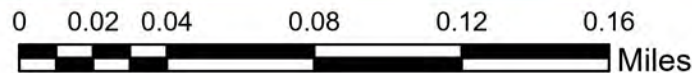
Legend

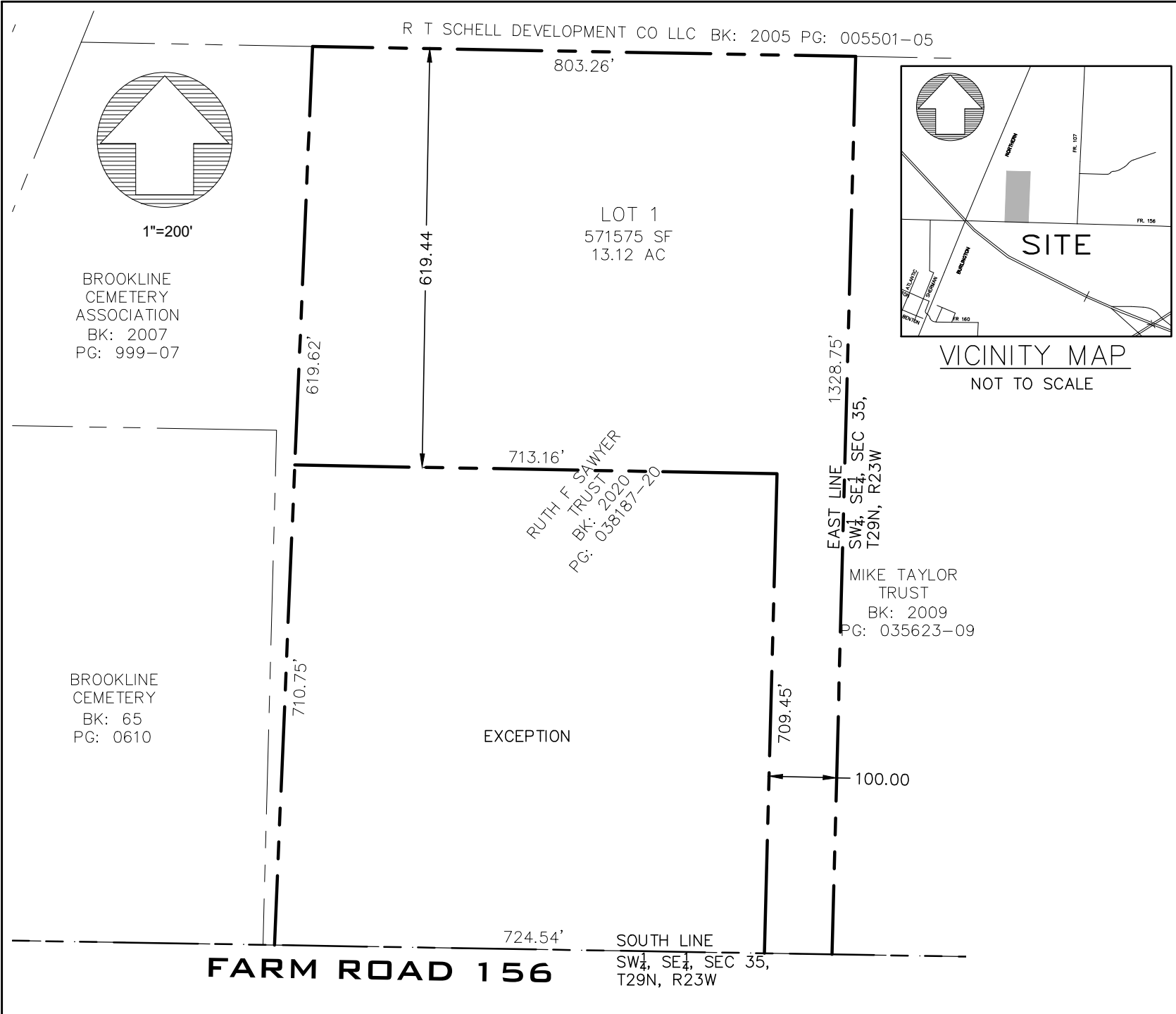
- Springfield Rugby Football Club Field
- Parcels

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: Ruth F. Sawyer Trust
 Parcel Address: 6100 Block of West Farm Road 156
 Area: 13.12 Acres
 Zoning: Agricultural (AG)
 Special Use Requested: Sports Field (Rugby)



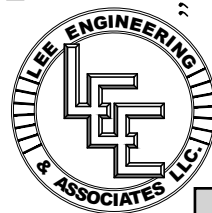


DATE: 05/07/2021
 PROJECT NO.: 2121

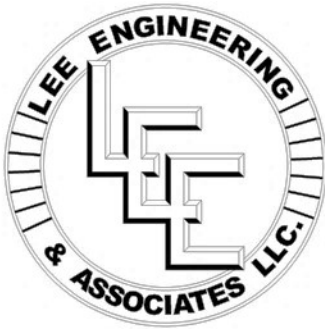
SPECIAL USE PERMIT EXHIBIT
SPRINGFIELD RUGBY FOOTBALL CLUB INC
W FARM ROAD 156

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

LEE Engineering & Associates, L.L.C.
 1200 E. Woodhurst Dr., Suite D200
 Springfield, Missouri 65807
 417-886-9100 (phone)
 417-886-9336 (fax)
 lee@leeengineering.biz



Engineering with Integrity



LEE ENGINEERING AND ASSOCIATES, L.L.C.

CIVIL ENGINEERING & DESIGN

1200 E. WOODHURST DRIVE., SUITE D200, SPRINGFIELD, MO 65804
TELEPHONE: (417) 886-9100 • FACSIMILE: (417) 886-9336 • dlee@leeengineering.biz

May 12, 2021

City of Republic
Karen Haynes, CFM, CPM, CNU-A
Planning Manager
204 North Main Avenue
Republic, MO 65738

Re: Sinkhole Report – Rugby Field

Ms. Haynes:

This site has a large sinkhole that is shown below. The sinkhole eye is located on the property to the East. I looked throughout the sinkhole area and did not identify any collapses in the disturbed area. This use will require very minor grading associated with installing the gravel drive and rugby fields. No buildings or permanent pavement will be constructed within the sinkhole area. This is the highest and best use for this type of sinkhole since the site will be developed in a way to that will prevent damage to structures or paved areas. The grass will act as a vegetative filter strip to remove any stormwater pollutants before the stormwater runoff goes to the sinkhole eye. The limited gravel area will not significantly increase the overall stormwater runoff or ponding that currently occurs. I recommend this use to be allowed in the existing sinkhole as shown on the attached drawing.



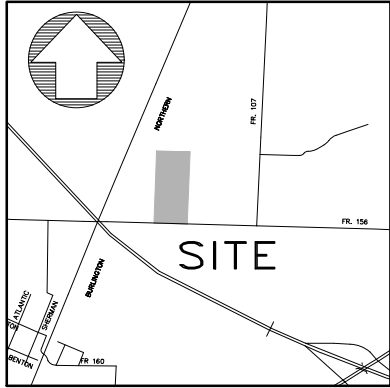
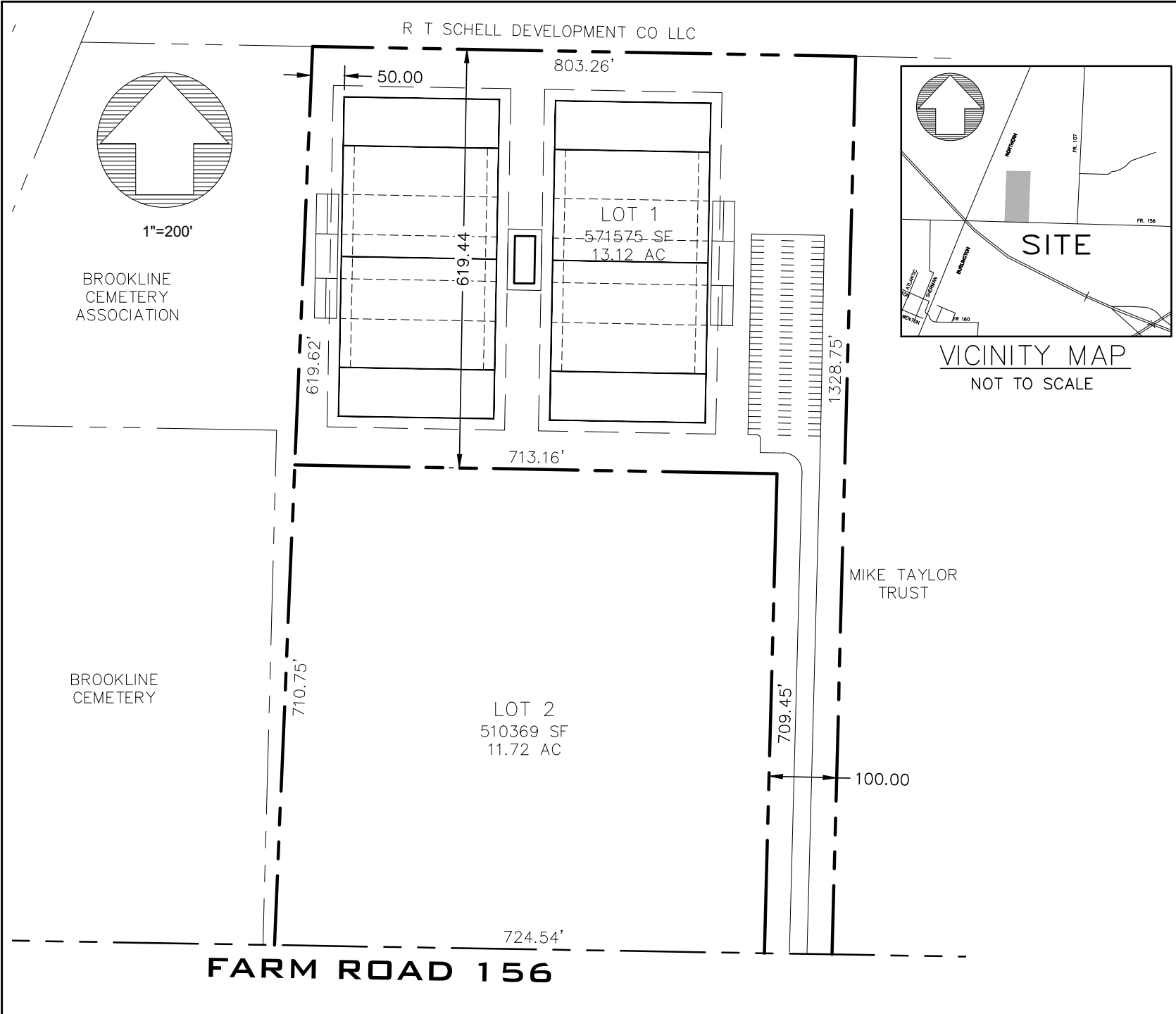
05/12/2021

If you have any questions or need further information, please contact our office at 886-9100.

Sincerely,

A handwritten signature in black ink that reads 'Derek A. Lee'.

Derek A. Lee, PE



VICINITY MAP
NOT TO SCALE

DATE: 05/07/2021
PROJECT NO.: 2121

**SPRINGFIELD RUGBY
FOOTBALL CLUB INC**
W FARM ROAD 156

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

LEE Engineering & Associates, L.L.C.
1200 E. Woodhurst Dr., Suite D200
Springfield, Missouri 65807
417-886-9100 (phone)
417-886-9336 (fax)
dle@leeengineering.biz

Engineering with Integrity

