



## AGENDA

**Planning and Zoning Meeting  
Municipal Court Building, 540 Civic Blvd  
April 10, 2023 at 6:00 PM**

### **Call Meeting to Order**

### **Approve Agenda**

### **Approve Minutes**

1. Possible Vote to Approve Minutes from Previous Planning and Zoning Commission Meeting held March 13, 2023.

### **Meeting Procedures**

### **Public Hearings**

2. **VACA 23-003.** Recommending the Approval of An Application to Vacate Utility Easements on the 156 Corner LLC Property located at 2673 E Sawyer Rd.
3. **VACA 23-004.** Recommending the Approval of An Application to Vacate Utility Easements on the Republic 63 LLC Property located at the 3000 Block of E Sawyer Rd.

### **Other Business**

4. **SUBD-PRE 23-001:** Possible Vote to Recommend the Approval of a Preliminary Plat for Oakwood Heights 2nd Addition, a Subdivision Consisting of Approximately 2.97 Acres Located at 602 N Oakwood Ave.

### **Citizen Participation**

### **BUILDS 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 Meeting  
Municipal Court Building, 540 Civic Blvd  
March 13, 2023 at 6:00 PM**

### Call Meeting to Order

#### PRESENT

Commissioner John Alexander  
Commissioner Darran Campbell  
Commissioner Brian Doubrava  
Commissioner Jeff Hayes  
Commissioner Mike Mann  
Council Liaison Garry Wilson

#### ABSENT

Chairman Ransom Ellis  
Commissioner Cynthia Hyder

### Approve Agenda

Motion made by Commissioner Doubrava, Seconded by Commissioner Alexander.

Voting Yea: Commissioner Alexander, Commissioner Campbell, Commissioner Doubrava, Commissioner Jeff Hayes, Commissioner Mann

### Approve Minutes

1. Possible Vote to Approve Minutes from Previous Planning and Zoning Commission Meeting held February 13, 2023.

Motion made by Commissioner Doubrava, Seconded by Commissioner Mann.

Voting Yea: Commissioner Campbell, Commissioner Doubrava, Commissioner Jeff Hayes, Commissioner Mann

Voting Abstaining: Commissioner Alexander

### Meeting Procedures

2. **PDD 23-001.** Public Hearing and Possible Vote to Recommend the Approval of an Application to Change the Zoning Classification of Approximately Ninety-Two Point Eight-Five (92.85) Acres, Located at 3456 South Farm Road 101 from Stone Creek Falls Planned Development District (PDD) to Stone Creek Falls Planned Development District (PDD).

Motion made by Commissioner Alexander, Seconded by Commissioner Doubrava.

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

3. **VACA 23-002.** Public Hearing and Possible Vote to Recommend the Approval an Application to Vacate certain Utility Easements in Republic Storage PDD located at 904 N Main.

Motion made by Commissioner Doubrava, Seconded by Commissioner Hayes.

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



Commissioner Hayes, Commissioner Mann

**Other Business**

**Citizen Participation**

**BUILDS Department Update**

**Adjournment**

Motion made by Commissioner Doubrava, Seconded by Commissioner Hayes.

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

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Chris Tabor, Principal Planner

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Ransom Ellis, Chairman



## EXHIBIT A

**Project/Issue Name:** VACA 23-003. Recommending the Approval of An Application to Vacate Utility Easements on City of Republic Owned Property

**Submitted By:** BUILDS Department

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

**Date:** April 10, 2023

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### ISSUE IDENTIFICATION

The BUILDS Department is requesting the vacation of approximately (8,443.73) square feet of Utility Easements at the 3000 Block of E Sawyer Rd (Parcel Identification Number: 1434400006).

### DISCUSSION AND ANALYSIS

The BUILDS Department is requesting the vacation of approximately (8,443.73) square feet of utility easement currently present on the site of the land owned by the City of Republic.

The City is in the process of decommissioning the Brookline South Lift Station and removing sewer main located within the easement. A new lift station is being constructed to the west side of the Hanks Subdivision. The move increases the coverage area of the wastewater system and enhances system capacity. It has been determined that the holding of these easements is no longer necessary.

The following contains brief analyses of present site conditions as well as the proposal's relationship to adopted plans of the City:

**Transportation:** The proposal has no anticipated adverse impact on the City's transportation system.

**Land Use:** The proposal has positive development impact to the subject property and to adjacent properties.

**Municipal Utilities:** The proposal has no anticipated adverse impact on the City's water, wastewater, or stormwater systems currently in place.

**Other Public Services:** The proposal is not anticipated to have any impact on any other public services.

**Emergency Services:** The proposal has no anticipated impact on emergency services.

### STAFF RECOMMENDATION

The BUILDS Department recommends approval of the requested Utility Easement Vacation.



**Project**  
 Vacation

**Zoning**  
 PDD

**Acreage**  
 0.2

**Ward**  
 2



# VACA 23-003 & 004

- Property Line
- Site Extent

- Floodplain
- Sinkholes



## EXHIBIT B

**Project/Issue Name:** VACA 23-004. Recommending the Approval of An Application to Vacate Utility Easements on Republic 63 LLC Owned Property

**Submitted By:** BUILDS Department

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

**Date:** April 10, 2023

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### ISSUE IDENTIFICATION

The BUILDS Department is requesting the vacation of approximately (537.22) square feet of Utility Easement at the 3000 Block of E Sawyer Rd (Parcel Identification Number: 1434400003).

### DISCUSSION AND ANALYSIS

The BUILDS Department is requesting the vacation of approximately (537.22) square feet of utility easement currently present on the site of the land owned by Republic 63 LLC.

The City is in the process of adjusting and improving the sewer infrastructure within this subdivision, including moving a lift station. The move is part of a connected project, which will see the Brookline South Lift Station relocated to the west on the Hankins PDD project to increase the coverage area of the wastewater system while upgrading the lift station from its previous configuration. It has been determined that the holding of this easement is no longer necessary.

Once vacated the easements will return the associated rights to the property owner, Republic 63 LLC.

The following contains brief analyses of present site conditions as well as the proposal's relationship to adopted plans of the City:

**Transportation:** The proposal has no anticipated adverse impact on the City's transportation system.

**Land Use:** The proposal has positive development impact to the subject property and to adjacent properties.

**Municipal Utilities:** The proposal has no anticipated adverse impact on the City's water, wastewater, or stormwater systems currently in place.

**Other Public Services:** The proposal is not anticipated to have any impact on any other public services.

**Emergency Services:** The proposal has no anticipated impact on emergency services.

### STAFF RECOMMENDATION



**EXHIBIT B**

The BUILDS Department recommends approval of the requested Utility Easement Vacation.

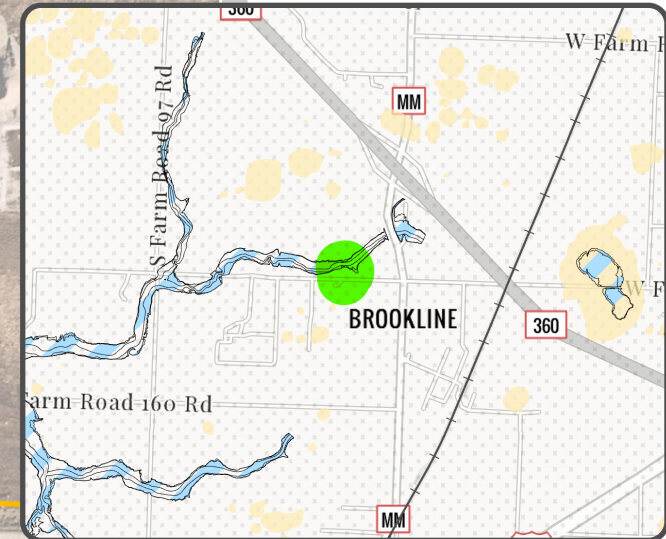


**Project**  
 Vacation

**Zoning**  
 PDD

**Acreage**  
 0.2

**Ward**  
 2



0 30 60 Feet

# VACA 23-003 & 004

— Property Line  
 - - - Site Extent

Floodplain  
 Sinkholes





## EXHIBIT C

**Project/Issue Name:** **SUBD-PRE 23-001.** Possible Vote to Recommend the Approval of an Application for a Preliminary Plat for Oakwood Heights 2<sup>nd</sup> Addition, a Residential Subdivision Consisting of Approximately Two Point Two Four (2.24) Acres Located at 602 N Oakwood Ave

**Submitted By:** Little Apple, LLC

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

**Date:** April 10, 2023

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### ISSUE IDENTIFICATION

Little Apple LLC has requested review and approval of a Preliminary Plat of approximately Two Point Two Four (2.24) acres, Oakwood Heights 2<sup>nd</sup> Addition, consisting of three (3) residential lots zoned Multi-Family Residential (R-3), 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 Two Point two Four (2.24) acres of land located 602 N Oakwood Ave. The property is zoned appropriately for the proposed plat, Multi-Family Residential (R-3).

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

### **Consistency with the Comprehensive Plan**



## EXHIBIT C

The referenced Preliminary Plat contains three (3) lots, each with a minimum lot size of 2,500 SF. The Preliminary Plat also consists of streets, sidewalks, and open space.

### **Transportation Plan**

The Preliminary Plat proposes the continuation of N Williams Ave southward to end with a cul-de-sac. This constructed street would be dedicated to the city during the Final Platting Process.

No Traffic Impact Study (TIS) was required in connection with this project due to the improvements previously completed by the city to nearby affected streets.

### **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 with connections coming south along the east side of Williams Avenue (8") and the north side of Hines St (10").

The sanitary sewer system will flow to the Shuyler Creek Lift Station before traveling to the Wastewater Treatment Facility. The water and sewer system currently have the capacity to serve the potential development.

### **Zoning Code**

The Preliminary Plat of Olde Savannah has been platted for the construction of 3 multi-family residential lots and associated infrastructure, including public streets and sidewalks, public water and sanitary sewer mains, and stormwater conveyance.

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

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

**Stormwater:** The Preliminary Plat indicates utilizing the existing Stormwater Detention Areas in the Oakwood Heights Subdivision to the north and the New Vista Subdivision to the east. The detention area in New Vista was originally sized to accommodate some of the Multi-Family Residential development of the subject parcel, while the detention area in Oakwood Heights is projected to have capacity to serve the remaining area. The Stormwater Detention Area and all open space/common area will be maintained by a Homeowner's Association.

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



**EXHIBIT C**

**STAFF RECOMMENDATION**

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

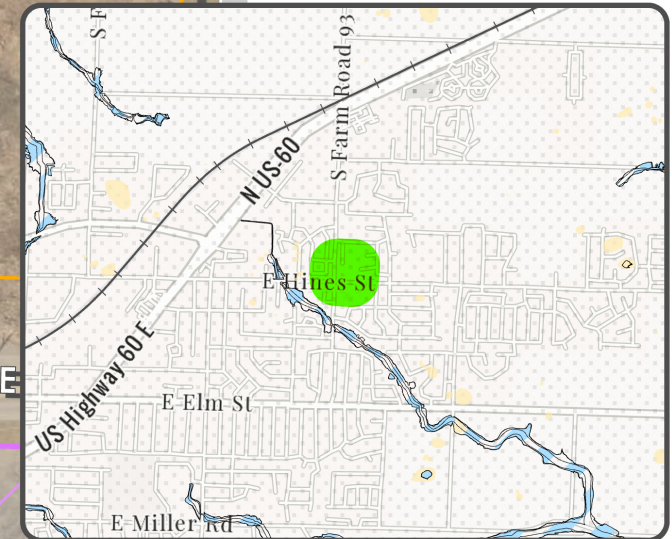
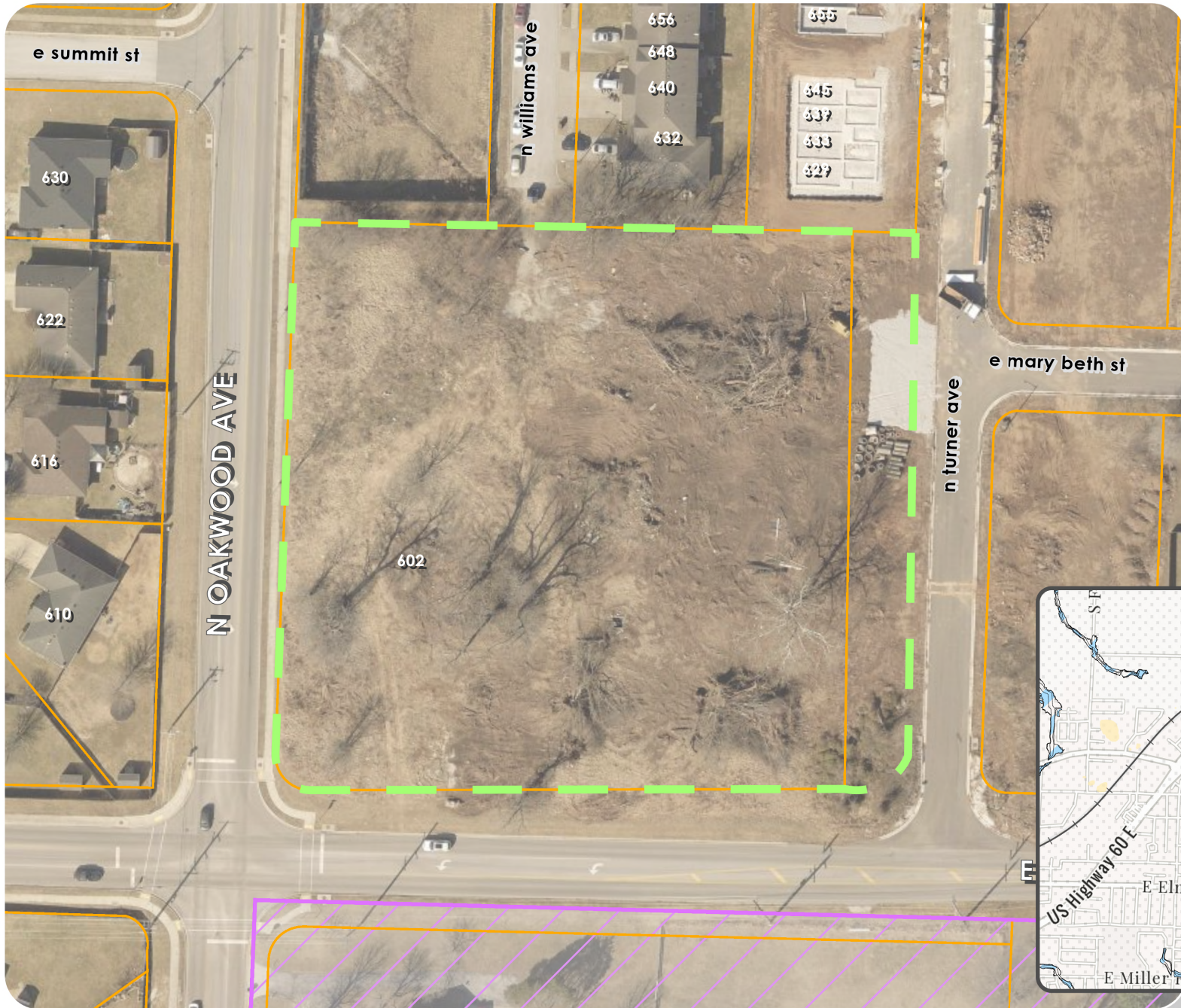
**Project**  
 SUBD-PRE 23-001

**Zoning**  
 R-3

**PIN**  
 881716401008

**Acreage**  
 2.7

**Ward**  
 2



# N Williams Ave

 Sinkholes  
 City Limits

 Floodplain  
 Parcels Greene County

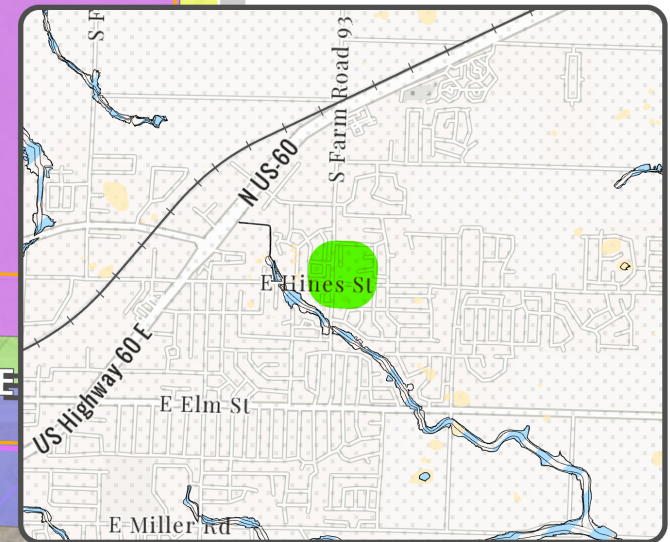
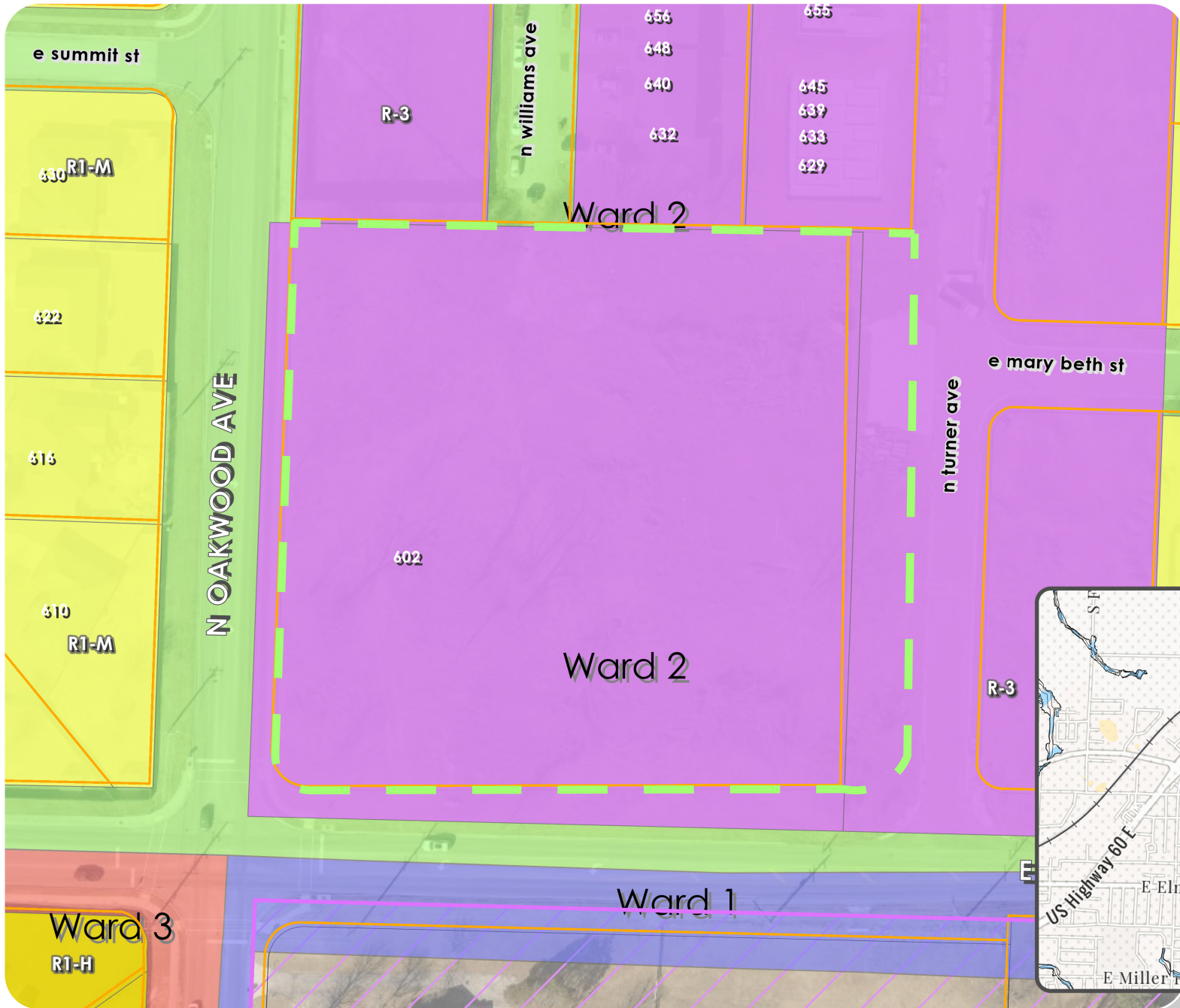
**Project**  
 SUBD-PRE 23-001

**Zoning**  
 R-3

**PIN**  
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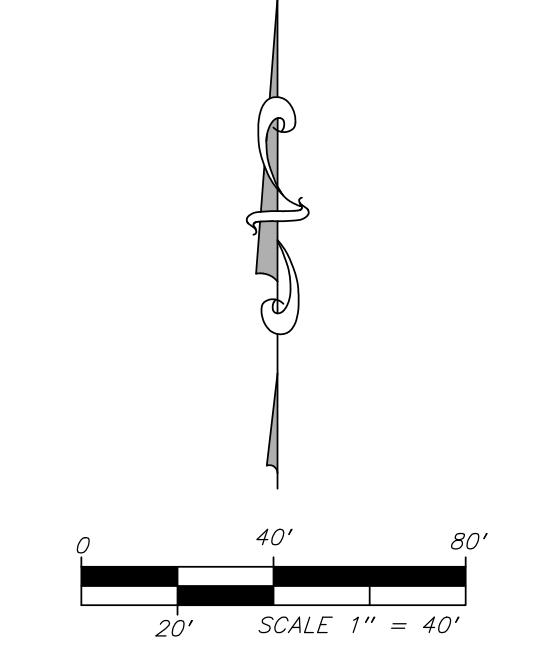
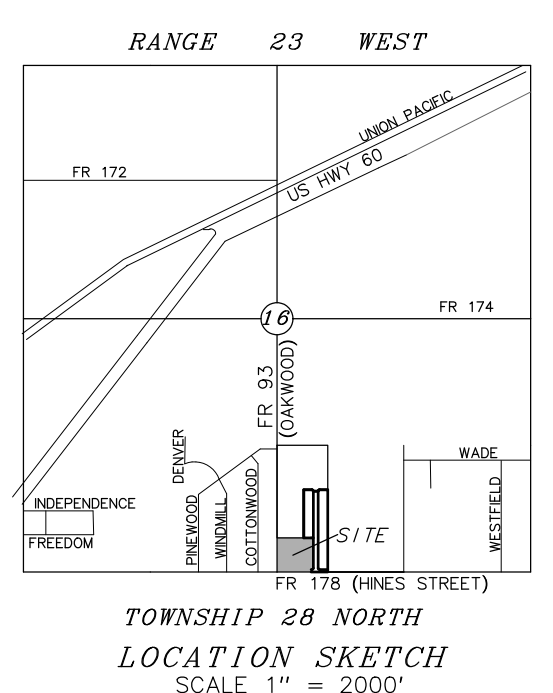
**Acreage**  
 2.7

**Ward**  
 2



# N Williams Ave





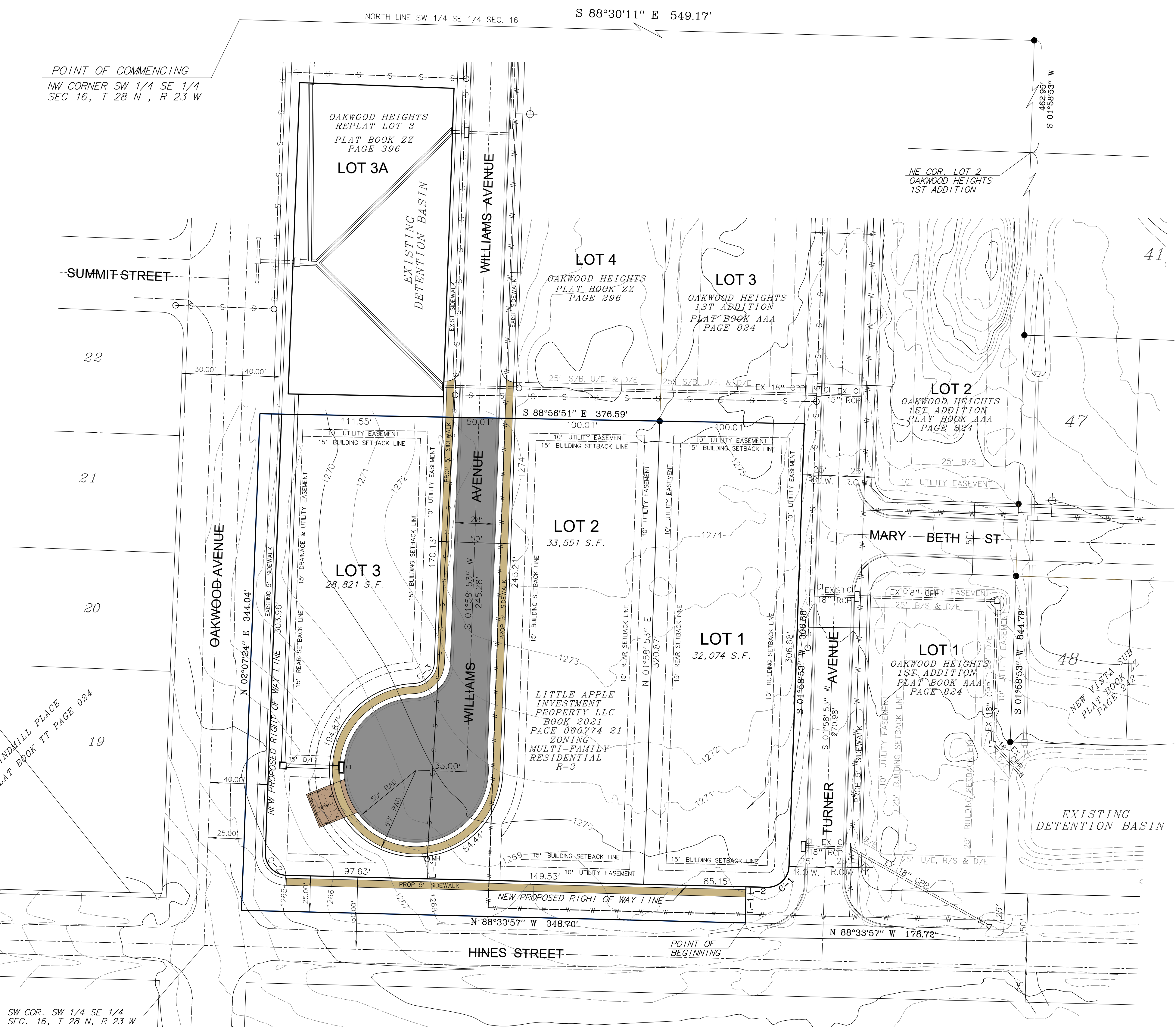
BASIS OF BEARINGS  
GRID NORTH  
MISSOURI COORDINATE  
SYSTEM OF 1983  
CENTRAL ZONE

PRELIMINARY PLAT  
OAKWOOD HEIGHTS 2ND ADDITION  
A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF  
SECTION 16, TOWNSHIP 28 NORTH, RANGE 23 WEST  
REPUBLIC, GREENE COUNTY, MISSOURI

PROPERTY DESCRIPTION

ALL THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 23 WEST, CITY OF REPUBLIC, GREENE COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 88°30'11" EAST, WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, 549.17 FEET; THENCE SOUTH 01°58'53" WEST, 462.95 FEET TO THE NORTHEAST CORNER OF LOT 2 OF OAKWOOD HEIGHTS 1ST ADDITION, A SUBDIVISION RECORDED IN PLAT BOOK AAA PAGE 824, GREENE COUNTY RECORDER'S OFFICE; THENCE CONTINUING SOUTH 01°58'53" WEST ALONG THE EAST LINE OF SAID OAKWOOD HEIGHTS 1ST ADDITION 844.79 FEET; THENCE NORTH 88°33'57" WEST 178.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88°33'57" WEST ALONG THE NORTH RIGHT OF WAY LINE OF HINES STREET A DISTANCE OF 348.70 FEET TO A POINT FOR CORNER; THENCE NORTH 02°07'24" EAST ALONG THE EAST RIGHT OF WAY LINE OF OAKWOOD AVENUE A DISTANCE OF 344.04 FEET TO A POINT FOR CORNER; THENCE SOUTH 88°56'51" EAST A DISTANCE OF 376.59 FEET TO A POINT FOR CORNER; THENCE SOUTH 01°58'53" WEST A DISTANCE OF 306.68 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A DELTA OF 89°27'10", AN ARC LENGTH OF 23.42 FEET, AND A CHORD WHICH BEARS SOUTH 46°42'28" WEST HAVING A CHORD DISTANCE OF 21.11 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°33'57" WEST A DISTANCE OF 14.43 FEET TO A POINT FOR CORNER; THENCE SOUTH 00°40'00" WEST A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.97 ACRES OF LAND, MORE OR LESS, SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY.

- Total Area = 2.97 Acres
- Total Number Of Lots - 3
- Area in Lots 2.24 Acres
- Area in Street Right of Way 0.73 Acres
- Zoning = Multi-Family Residential (R-3)
- Source of Title Book 2021 Page 060774-21
- This Property Does Not Lie Withing A Flood Hazard Area As Determined By The Flood Insurance Rate Map Number 29077 C 0314 E Dated 12-17-2010.
- No fences, plantings or obstructions other than mailboxes permitted within the limits of any right of way or drainage easement.
- No structures are to be built between the right of way line and building setback line.
- Minimum Building Setbacks:  
Front - 15 Feet  
Rear - 15 Feet  
Side - 15 Feet  
Side Adjacent to Street - 15 Feet
- There is A 10' Utility Easement Adjacent To All Street Right Of Way And Along The Rear Of All Lots.
- No Direct Access Permitted From Any Lot To Hines Street or Oakwood Avenue.
- Proposed Street Right of Way Width 50 Feet.
- Proposed Street Pavement Width 28 Feet (Back Curb to Back Curb)
- 5' Wide Sidewalk Proposed On Both Sides Of Williams Street.



COURSE TABLE

LINE	BEARING	DISTANCE
L-1	N 00°40'00" E	25.00'
L-2	N 88°33'57" W	14.43'
L-3	N 01°26'03" E	15.80'

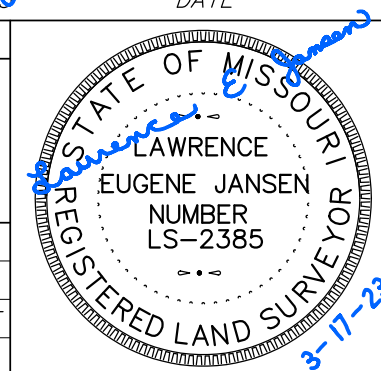
CURVE DATA

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	15.00'	89°27'10"	23.42'	21.11'	14.86'	S 46°42'28" W
2	15.00'	90°41'21"	23.74'	21.34'	15.18'	S 43°13'16" E
3	15.00'	86°10'36"	22.56'	20.49'	14.03'	N 45°04'12" E

KNOWN ALL MEN BY THESE PRESENTS THAT I, LAWRENCE E JANSEN, DO HEREBY DECLARE THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREON WERE PLACED UNDER THE PERSONAL SUPERVISION OF LAWRENCE E JANSEN LS 2385 IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF REPUBLIC, MISSOURI.

Lawrence E Jansen 3-17-23  
LAWRENCE E. JANSEN PLS 2385 DATE

CLASS "URBAN" SURVEY  
ESP ● -- EXISTING IRON PIN  
SIP ○ -- SET IRON PIN  
--X-X-- FENCELINE  
P - PLAT DISTANCE  
M - MEASURED DISTANCE  
D - DEED DISTANCE  
Job No.: 2212-008  
Date: 3-17-2023  
Location: 602 N OAKWOOD AVE  
REPUBLIC, MO



**GLOBAL**  
PRECISION SURVEYING, L.L.C.  
P.O. BOX 790, REPUBLIC, MO 65738  
PHONE (417) 883-0300 FAX (417) 883-0335  
CERTIFICATE OF AUTHORITY  
NUMBER 1S-2010000563