



AGENDA

**Planning and Zoning Meeting
Municipal Court Building, 540 Civic Blvd
August 14, 2023 at 6:00 PM**

Call Meeting to Order

Approve Agenda

Approve Minutes

1. Possible vote to approve the minutes from the July 10, 2023 Planning and Zoning Commission meeting.

Meeting Procedures

Public Hearings

2. **SU 23-001.** Public Hearing and Possible Vote to Recommend the Approval of an Application for a Special Use Permit by Gator State Storage FP LLC for a Boat, Vehicle, or Self-Storage Facility at 111 and 107 West Broad Street.
3. **REZN 23-005.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Ten Point Four Four (10.44) Acres, Located at 688 South Kansas Avenue from Agricultural (AG) and Medium-Density Single-Family (R1-M) to Two-Family Residential (R-2).
4. **PDD 23-002.** Public Hearing and Possible Vote to Recommend the Approval of an Application to Change the Zoning Classification of Approximately Two Hundred and Three Point Three Nine (203.39) Acres, Located at 1462 South State Highway MM from Agricultural (AG) to Garrett Farm Planned Development District (PDD).

Other Business

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
July 10, 2023 at 6:00 PM

Call Meeting to Order

PRESENT

- Chairman Ransom Ellis
- Commissioner Brian Doubrava
- Commissioner Jeff Hays
- Commissioner Cynthia Hyder
- Council Liaison Garry Wilson

ABSENT

- Commissioner John Alexander
- Commissioner Darran Campbell
- Commissioner Mike Mann

Approve Agenda

Motion made by Commissioner Doubrava, Seconded by Commissioner Hyder.
Voting Yea: Chairman Ellis, Commissioner Doubrava, Commissioner Hays, Commissioner Hyder

Approve Minutes

1. Possible Vote to Approve Minutes from Previous Planning and Zoning Commission Meeting held June 12, 2023.

Motion made by Commissioner Hyder, Seconded by Commissioner Hays.
Voting Yea: Chairman Ellis, Commissioner Doubrava, Commissioner Hays, Commissioner Hyder

Meeting Procedures

Public Hearings

2. **REZN 23-003.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Four (4) Acres, Located at 1192 S St Hwy MM from Agricultural (AG) to Heavy Industrial (M-2).

Motion made by Commissioner Doubrava, Seconded by Commissioner Hays.
Voting Yea: Chairman Ellis, Commissioner Doubrava, Commissioner Hays, Commissioner Hyder

3. **REZN 23-004.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately One Point One (1.1) Acres, Located at 2313



- 2330 E Timber Oak St from 12 Stones Planned Development District (PDD) to Two-Family Residential (R-2).

Motion made by Commissioner Doubrava, Seconded by Commissioner Hays.

Voting Yea: Chairman Ellis, Commissioner Doubrava, Commissioner Hays, Commissioner Hyder

Speakers in opposition: Jerry, Williams, Ken Betser, Don Whisenant.

Other Business

Citizen Participation

BUILDS Department Update

Adjournment

Motion made by Commissioner Doubrava, Seconded by Commissioner Hyder.

Voting Yea: Chairman Ellis, Commissioner Doubrava, Commissioner Hays, Commissioner Hyder

Chris Tabor, Principal Planner

Ransom Ellis, Chairman



EXHIBIT A

Project/Issue Name: SU 23-001. Public Hearing and Possible Vote to Recommend the Approval of An Application for a Special Use Permit to Gator State Storage FP LLC for Boat, Vehicle, and Self-Storage Facilities at 111 and 107 West Broad Street.

Submitted By: Gator State Storage FP LLC

Presented By: Patrick Ruiz, Associate Planner

Date: August 14th, 2023

ISSUE IDENTIFICATION

Gator State Storage FP LLC has applied for a Special Use Permit to operate a boat, vehicle, and self-storage facility on the property located at 111 and 107 West Broad Street.

DISCUSSION AND ANALYSIS

The subject property of this application is comprised of two lots approximately two point five-one (2.51) acres of land and is zoned General Commercial (C-2). The lots are currently vacant.

The property is surrounded by:

- Medium Density Single-Family Residential (R1-M) to the North
- Light Manufacturing (M-1) and Medium Density Single-Family Residential (R1-M) to the West
- Multi-Family Residential (R-3) and Local Commercial (C-1) across S Main St
- Local Commercial (C-1) across W Broad St

Applicant's Special Use Permit Request

The Applicant is requesting a Special Use Permit to allow for the development and operation of a Self-Storage Facility of approximately 18,200 SF in total. This Application, were it to be approved, would allow for a future New Commercial Building Permit application in line with the proposed development plan.

Compatibility with City's Special Use Ordinance

The City's Special Use Permit Ordinance, Section 405.670, authorizes, upon approval of the City Council, uses which are otherwise prohibited by the subject zoning district provided appropriate conditions and safeguards which may be imposed to protect the public welfare and to conserve and protect the

**EXHIBIT A**

condition and value of property in the neighborhood. Special Use Permits are required by Section 405.670 for Boat, Vehicle, and Self-Storage Facilities.

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

Municipal Water and Sewer Service: This site currently has access to City of Republic water and sanitary sewer services. Determinations as to the exact placement of water and sewer infrastructure will be made during the review process for a New Commercial Building Permit.

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

Stormwater: Plans for the design and construction of stormwater management infrastructure will be reviewed and required during the permitting phase of this project in accordance with the City of Republic Municipal Code.

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

Transportation: The property will be accessed from West Broad Street. In addition, an emergency access off South Main Street will be required.

A Traffic Impact Study (TIS) was not required for the Rezoning Application, as the developer has indicated a use of low intensity. The traffic impact of the proposed use has been initially evaluated by the City Engineer; the proposed use generates less trips than other Permitted Uses within the General Commercial Zoning District. Staff will reevaluate this decision in the event that a more intense use applies for permitting at the subject site.

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

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

STAFF RECOMMENDATION

Staff considers the **proposed Special Use Permit** request for a Storage Facility in a General Commercial (C-2) Zoning District, located at 111 and 107 West Broad Street, to be **generally consistent with the City's Special Use Permit Ordinance** and **able to be adequately served by the City's transportation network and the City's municipal facilities**. The BUILDS Department's analysis is performed without the



EXHIBIT A

benefit of evidence and testimony of a Public Hearing and **does not account for the discretionary authority of the City Council to limit the placement and number of storage facilities in the City.**

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

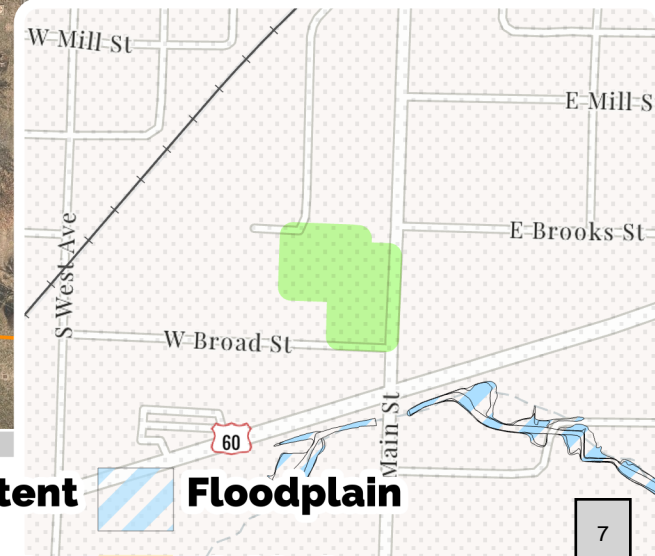
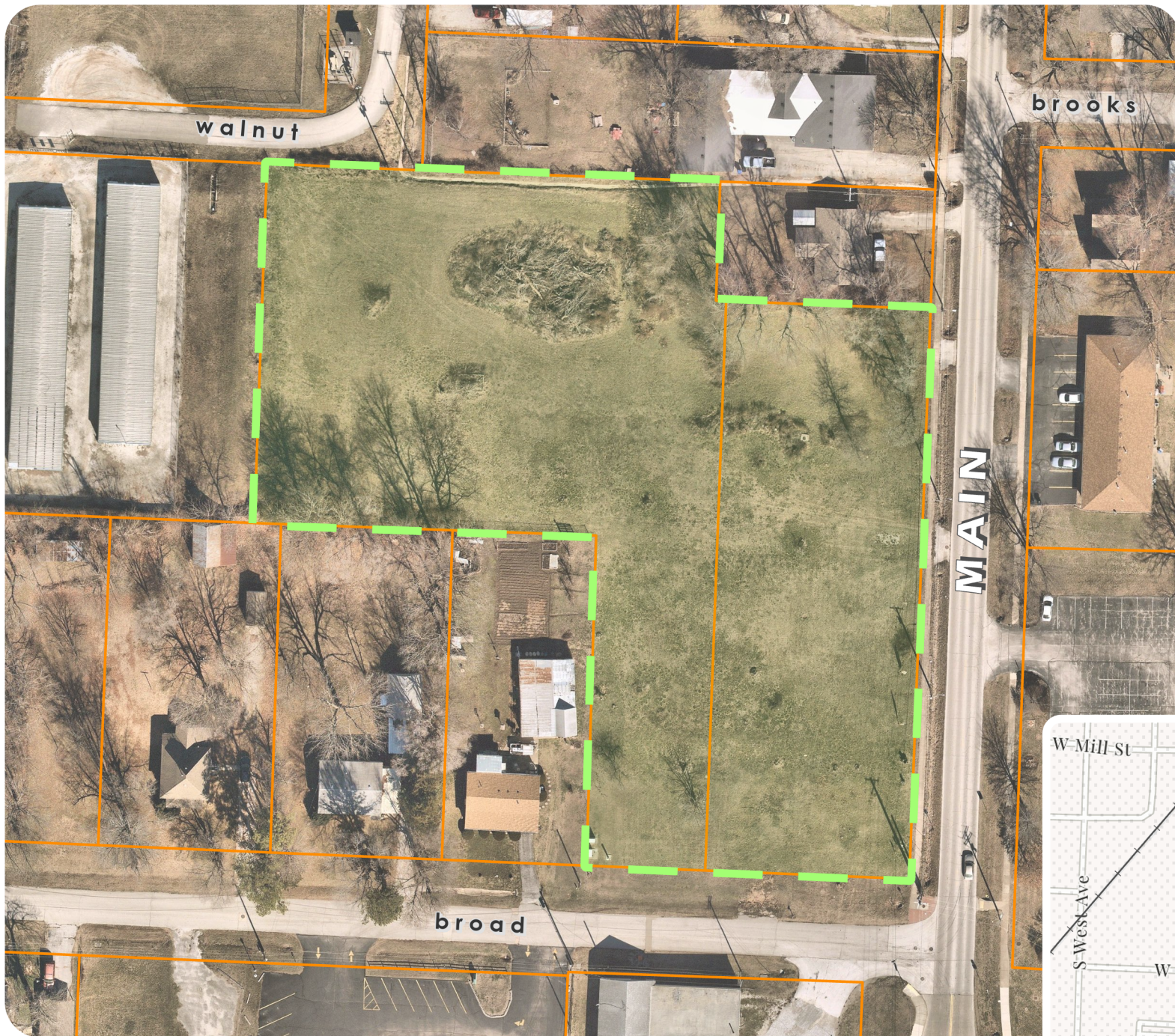
OWNER
GATOR STATE STORAGE
FP LLC
ADDRESS
107/111 W Broad St

PIN
881719421052

ZONING
C-2 | REQUESTED: N/A





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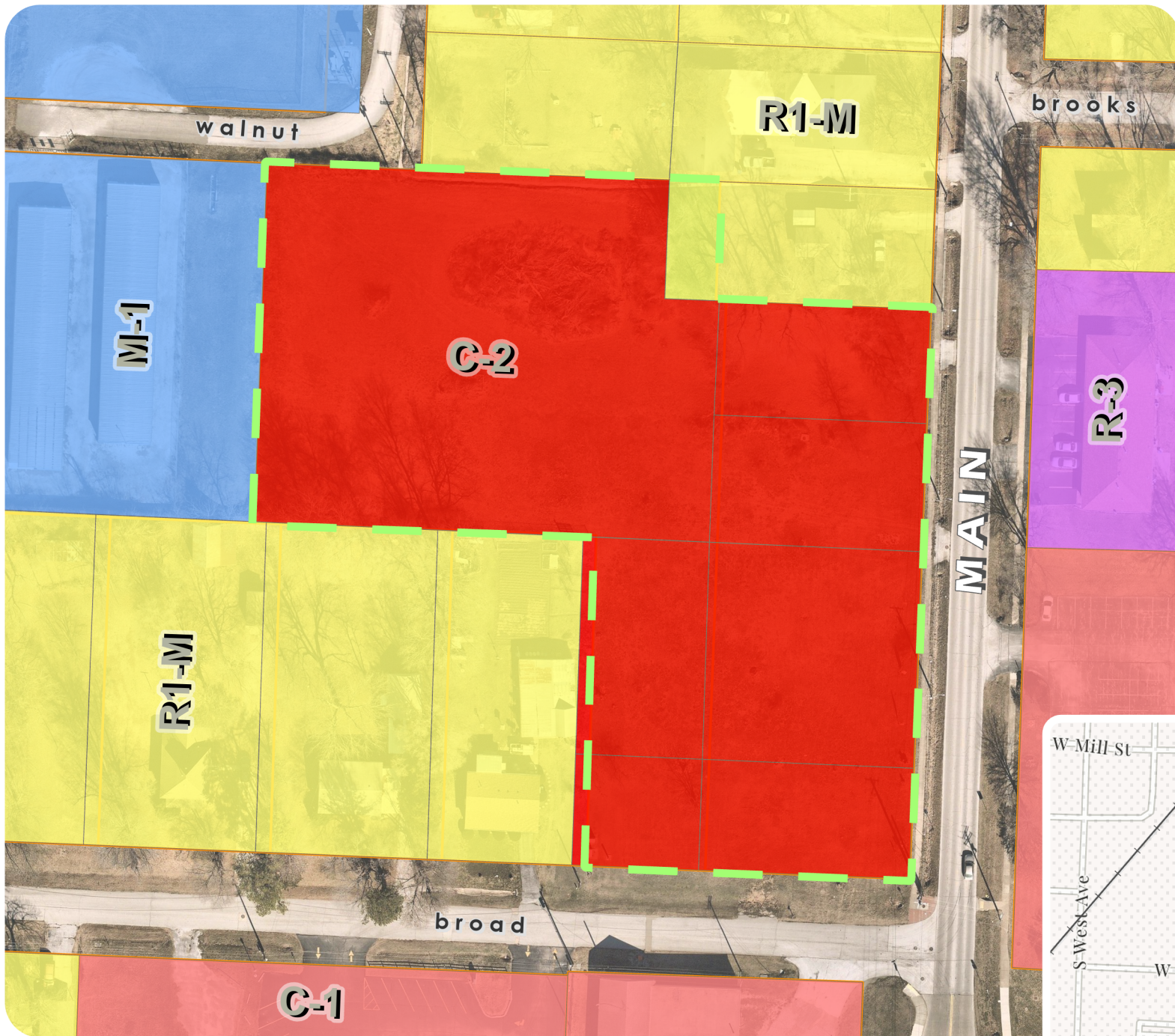
ACREAGE
2.51



GATOR STATE STORAGE

SU 23-001 | SPECIAL USE

-  **Site Extent**
-  **Floodplain**
-  **Out of City**
-  **Sinkholes**



OWNER
GATOR STATE STORAGE
FP LLC

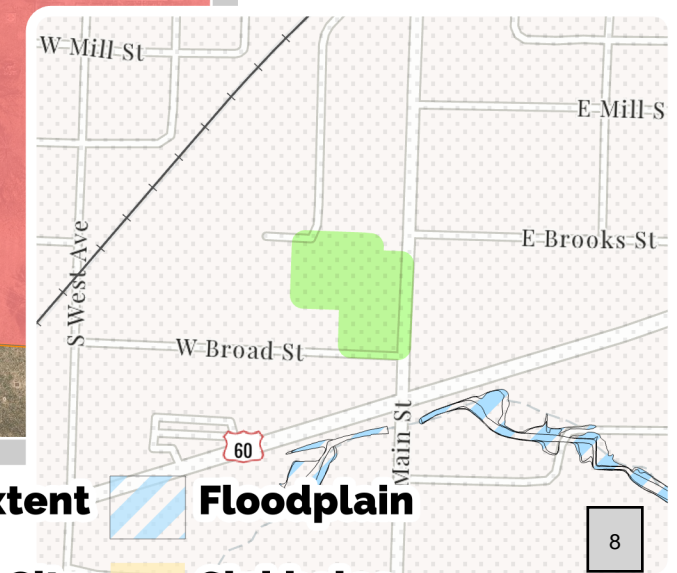
ADDRESS
107/111 W Broad St

PIN
881719421052

ZONING
C-2 | REQUESTED: N/A





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GATOR STATE STORAGE

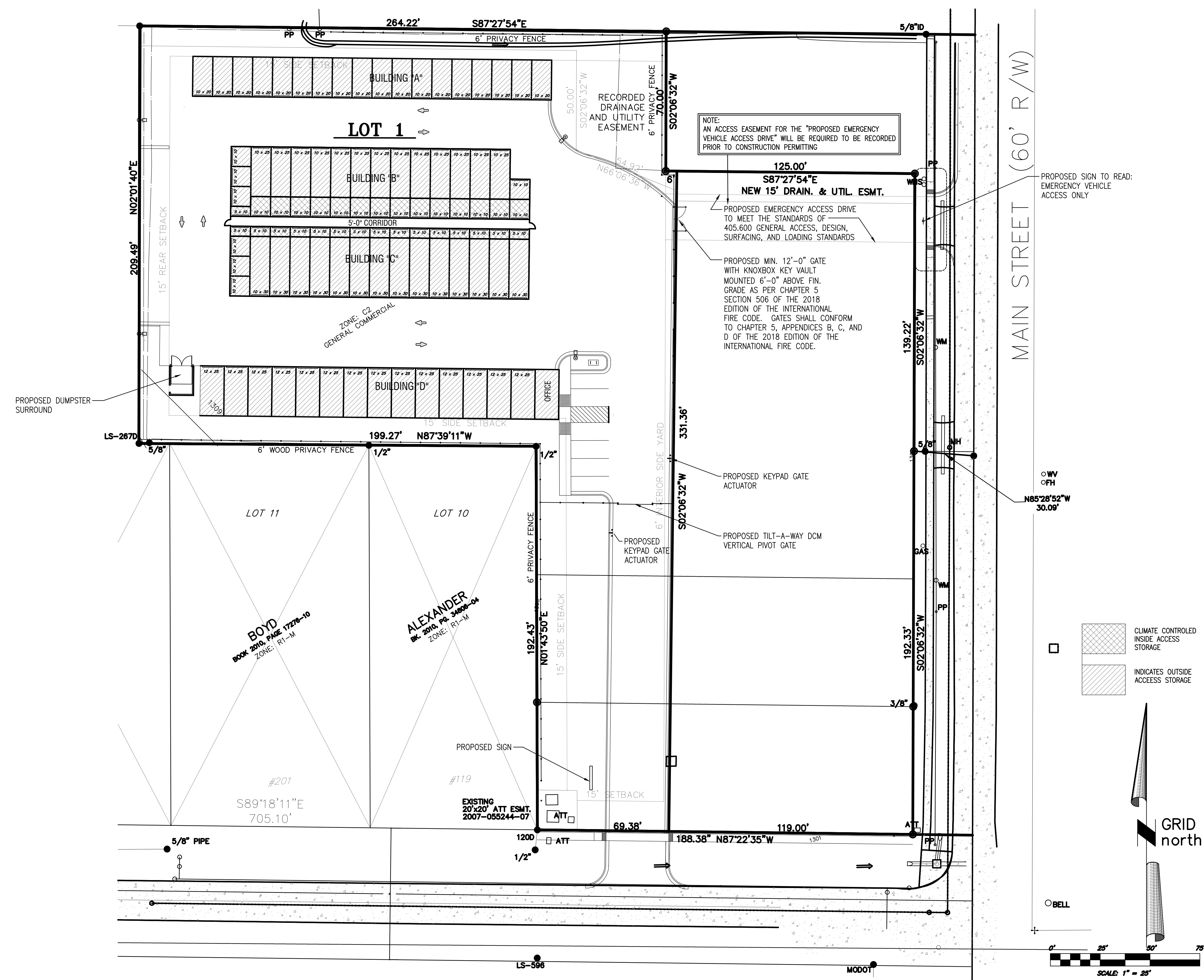
SU 23-001 | SPECIAL USE

-  **Site Extent**
-  **Floodplain**
-  **Out of City**
-  **Sinkholes**

BUILDING CODE DATA

BUILDING DATA	
BUILDING CODE	2018 IBC, 2018 IPC, 2018 IFC, 2018 IMC, 2017 NEC
USE GROUP	MINI STORAGE S-1 - MODERATE HAZARD STORAGE ACCESSORY-B USE GROUP
CONSTRUCTION TYPE	II-B NONCOMBUSTIBLE (NOT SPRINKLED)
ZONING	C-2 (GENERAL COMMERCIAL)
ALLOWABLE AREA (TABLE 503) BLDGS A THRU C	17,500 S.F., 2 STORY, 55'
ACTUAL AREA	
BUILDING A	3,600 S.F., 1 STORY, 11'-0"
BUILDING B & C	11,100 S.F., 1 STORY, 11'-2"
BUILDING D	4,500 S.F., 1 STORY, 11'-1"
TOTAL SQ. FOOTAGE	19,200
SITE STATISTICS LOT #1	
SITE AREA	69,517 S.F. (1.596 ACRES)
FLOOR AREA RATIO (19,200/69,517)	27.62%
IMPERVIOUS AREA - LOT 1	54,222 S.F.
SITE COVERAGE RATIO (54,222/69,517)	78.00%
PROVIDED GREEN SPACE	15,295 S.F.
STORM WATER DETENTION WILL CONFORM WITH ARTICLE 410-VII STORMWATER MANAGEMENT FOR PUBLIC AND PRIVATE IMPROVEMENTS	
PARKING	
REQUIRED OFF STREET PARKING SHALL COMPLY WITH ARTICLE 405-VI - OFF-STREET PARKING AND LOADING REQUIREMENTS	
ZONING	
SITE IS ZONED	C-2 - (GENERAL COMMERCIAL)
ALL SETBACK, MAXIMUM BUILDING HEIGHT AND AREA REQUIREMENTS WILL CONFORM TO ARTICLE 405.540 HEIGHT AND AREA REGULATIONS ESTABLISHED CHART.	
LANDSCAPE REQUIREMENTS	
LANDSCAPING WILL COMPLY WITH ARTICLE 405-X LANDSCAPING AND SCREENING	
BUFFER YARD "A" AT ALL AREAS BETWEEN "C-2 GENERAL COMMERCIAL" AND RESIDENTIAL ZONING	
SCREEN 6' OPAQUE SCREEN	
W/ TREES 12" O.C. OR SMALL TREES	
30' O.C. W/ 6" SHRUBS AT 4'-0" O.C.	

DEVELOPER:
 ROLANDO MAYTIN
 GATOR STATE STORAGE FP, LLC
 228 PARK AVENUE SOUTH
 SUITE 85473, NEW YORK, NY 10003



DAVID D. ERDMANN
 ARCHITECTURE and PLANNING, LLC
 618 E. Current Circle
 Oakville, MO 65721
 Phone: (417) 818-1498
 e-mail: dderdmann@gmail.com

STATE OF MISSOURI
 DAVID DEAN ERDMANN
 NUMBER A-6898
 REGISTERED ARCHITECT

NEW SITE DEVELOPMENT AND SELF STORAGE FOR ROYAL STATE STORAGE GROUP
 111 WEST BROAD STREET, REPUBLIC, MISSOURI

DATE: 7-17-2023
 DRAWN / CHECKED: DDE / DDE
 FILE:
 COMM. NO.: 2213
 PLOT SCALE: 1" = 25'-0"
 SHEET NUMBER:

SPECIAL USE PERMIT PLAN EXHIBIT

1" = 25'-0"



EXHIBIT B

Project/Issue Name: **REZN 23-005.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Ten Point Four-Four (10.44) Acres, Located at 688 South Kansas Avenue, from Agricultural (AG) and Medium Density Single-Family (R1-M) to Two-Family Residential (R-2)

Submitted By: James Nathan LLC

Presented By: Chris Tabor, Principal Planner

Date: August 14, 2023

ISSUE IDENTIFICATION

James Nathan LLC has applied to change the Zoning Classification of approximately **10.44 acres** of property located at 688 S Kansas Ave from Agricultural (AG) and Medium Density Single-Family (R1-M) to **Two-Family Residential (R-2)**.

DISCUSSION AND ANALYSIS

The property subject to this Rezoning Application consists of approximately 10.44 acres of land located at 688 South Kansas Avenue; the property is occupied by a vacant house in poor condition resulting from a fire. The requested zoning district is Two-Family Residential (R-2).

The following paragraphs contain brief analyses of present site conditions and the proposal's relationship to **adopted plans of the City**. Evaluation for the purpose of staff recommendation is conducted with the assumption of the most intense buildout for the property to provide for the most responsible analyses.

Consistency with the Comprehensive Plan

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

- **Goal:** 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.



EXHIBIT B

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

The general trend in the vicinity of the subject property is single-family residential.

Compatibility with Surrounding Land Uses

The Applicant is seeking to rezone to the Two-Family Residential (R-2) Zoning District.

The subject property is surrounded by:

- North: Medium Density Single-Family (R1-M)
- East: Medium Density Single-Family (R1-M)
- South: Agricultural (AG)
- West: Agriculture (Greene County)

Land uses permitted in the Two-Family Residential (R-2) Zoning District include duplex-style dwellings and single-family residences.

The land use of the surrounding properties is single-family residential. The Two-Family Residential (R-2) zoning district has a density ratio of 4.36 lots per acre or 8.71 dwellings units per acre.

The density ratios for the current zoning districts, Agricultural (AG) and Medium Density Single-Family Residential (R1-M), are 0.33 lots (or dwellings) per acre and 4.84 lots (or dwellings) per acre, respectively.

Two-Family Residential zoning is considered compatible with single-family uses and can be found in numerous areas across the City.

Capacity to Serve Potential Development and Land Use

Municipal Water and Sewer Service:

Development of the property will require connecting to existing municipal water and sewer mains located onsite.



EXHIBIT B

Two 6" water mains are accessible to the subject property. One at the south termination of S Angel Ave and another at the east termination of W Audrey St.

Two 8" gravity sewer mains are located at the edge of the subject property. One at the south termination of S Angel Ave and another at the east termination of W Audrey St. Effluent from the subject property would flow to the Lift Station #2, before being pumped to the Treatment Facility.

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

Transportation:

A Traffic Impact Study (TIS) conducted for a previous Rezoning Application was utilized by the Applicant. This study used estimates for trip generations based on a multi-family use classification and was therefore considered acceptable for the lower trip generation of a two-family use classification.

The TIS specifically addressed a full residential buildout of the requested land use, multi-family, with a connection to the Angelbrook Estates subdivision through Angel Avenue and a connection to the Countryside Terrace subdivision through Lipscomb Drive. The TIS also takes into consideration a new public street connection to be made at Kansas Avenue. No traffic improvements were found to be necessary. If City Staff receives an application for a project utilizing street connections that differ from those used as the basis for the received TIS, then Staff may require an updated TIS.

Development of the property will require adherence to the City's Transportation Plan, Adopted Transportation Map, and improvements required by the TIS for buildout.

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

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

STAFF RECOMMENDATION

Staff considers the **proposed Zoning Map Amendment (Rezoning)** to be generally consistent with the **goals and objectives of the Comprehensive Plan, 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.**

OWNER
JAMESNATHAN LLC

ADDRESS
688 S Kansas

PIN
881730200147

ZONING
AG, R1-M || REQUESTED: R-2

WARD
4

ACREAGE
10.44



REZN 23-005

-  **Site Extent**
-  **Floodplain**
-  **Out of City**
-  **Sinkholes**

OWNER
JAMESNATHAN LLC

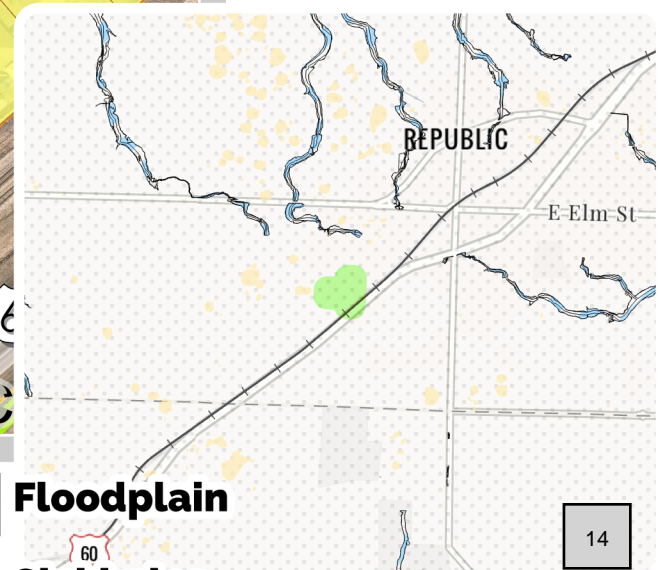
ADDRESS
688 S Kansas

PIN
881730200147

ZONING
AG, R1-M || REQUESTED: R-2

WARD
4

ACREAGE
10.44



REZN 23-005

-  **Site Extent**
-  **Out of City**
-  **Floodplain**
-  **Sinkholes**



EXHIBIT C

Project/Issue Name: **PDD 23-002.** Public Hearing and Possible Vote to Recommend the Approval of an Application to Change the Zoning Classification of Approximately Two Hundred and Three Point Three-Nine (203.39) Acres, Located at 1462 South State Highway MM, from Agricultural (AG) to Garrett Farm Planned Development District (PDD)

Submitted By: Lee and Mark Garrett

Presented By: Chris Tabor, Principal Planner

Date: August 14, 2023

ISSUE IDENTIFICATION

Lee and Mark Garrett have applied to change the Zoning Classification of approximately **(203.39) acres** of property located at 1462 South State Highway MM from Agricultural (AG) to Garrett Farm Planned Development District (PDD).

DISCUSSION AND ANALYSIS

The property subject to this Rezoning Application is three separate parcels comprising approximately **(203.39) acres** of land located at 1462 S St Hwy MM. The property is currently occupied by a residential structure with the remainder utilized as farmland.

Applicant's Proposal

The Applicant is proposing the Rezoning of this property to a Planned Development District (PDD) to allow for an industrial subdivision consisting of two depicted phases of development. The first phase is approximately 22 acres while the second is 189.39 acres. Initial improvements and development will occur within the first phase as described by the Development Plan. The second phase is intended to provide flexibility regarding the needs and preferences of future occupant(s), which will inform the precise configuration of lots and utilities, as well as the processes required to facilitate the associated projects. The Development Plan also contains new street, water, sanitary sewer, and stormwater systems to support the development.

All development will adhere to the specific requirements of the Approved Development Plan; aspects of the zoning code not specifically included in the Approved Development Plan will require compliance with code requirements at the date of actual development.



EXHIBIT C

The Applicant's proposal includes the following elements:

- **General Requirements:**
 - All development area allows for any uses permitted in the following zoning districts:
 - Heavy Industrial (M-2)
 - Light Industrial (M-1)
 - General Commercial (C-2)
 - Local Commercial (C-1)
 - All lots will comply with the setback, density, and permitted use requirements of the zoning district most closely associated with the proposed use, unless specifically addressed in the Approved Development Plan and/or as outlined below:
- **PDD Specifics:**
 - Bulk, Area and Height Requirements
 - Min. Lot Size: N/A
 - Setbacks
 - Front: 15'
 - Rear: 30'
 - If located adjacent to a Residential Zoning District:
 - M-1 use: 35'
 - M-2 use: 50'
 - Side (Interior): 15'
 - If located adjacent to a Residential Zoning District:
 - M-1 use: 35'
 - M-2 use: 50'
 - Side (Street): 15'
 - Max. Lot Coverage: 90%
 - Max. Building Height: No maximum height unless the structure is adjacent to a Single-Family Residential Zoning District, in which case the height of the structure shall remain below a forty-five-degree bulk plane as measured from the boundary of the adjacent residential district.
 - Landscaping: Will comply with Republic Municipal Code with the following exceptions:
 - No internal perimeter landscaping /buffering between Permitted Uses within the PDD is required.
 - A buffer of at least 20ft in width between the subject property and the Agricultural zoned properties along the western boundary will be provided.
 - Existing natural landscaping/buffering must remain in place until the issuance of Building or Infrastructure Permits in conflict with said buffering.



EXHIBIT C

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 Garrett Farm Development Plan allows for a range of industrial and commercial uses.
- The proposed Development Plan shall involve the provision of all infrastructure deemed necessary to adequately serve the potential development.
 - The Garrett Farm Development Plan includes provisions for municipal water and sewer services, a plan for stormwater management, and the construction of transportation infrastructure to support multiple areas of development within the overall Development Plan.
- The proposed Development Plan shall involve design elements that promote the City of Republic's Comprehensive Plan and other adopted plans of the City.
 - The City of Republic's Comprehensive and Land Use Plans support the development of an industrial/commercial center where infrastructure and transportation exist.
- The proposed Development Plan shall involve design elements intended to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to preserve features of historical significance; to facilitate the adequate provision of transportation, water, sewage, schools, parks, and other public improvements.
 - The Garrett Farm Development Plan includes the construction of a new access point to State Highway MM through the continuation of Farm Road 144, which will serve to create the necessary circulation between multiple uses and an eventual planned connection to Farm Road 140. The City's wastewater system coverage area will be expanded through the construction of a new lift station on the site.



EXHIBIT C

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 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.
- **Goal:** Encourage redevelopment and integration of the former Brookline area.
 - **Objective:** Support the development of an industrial/commercial center where infrastructure and transportation exist.

Compatibility with Surrounding Land Uses

The subject site is surrounded by existing agricultural, commercial, and industrial zoned properties and uses.

Adjacent Property Uses:

- North: Agricultural (AG) and Greene County Zoned Agriculture (A-1)
 - Residence (1) and Farmland, respectively.
- East: Greene County Zoned Agriculture (A-1)
 - Farmland
- South: Agricultural (AG)
 - Farmland and Residences (2)
- West: Light Manufacturing (M-1) and General Commercial (C-2).
 - Red Monkey and Murphy Tractor across St Hwy MM.

The trend along the St Hwy MM corridor is industrial and high intensity commercial with some residential uses. Residential and agricultural properties adjacent to the subject site are taken into

**EXHIBIT C**

account through mitigation requirements within the Applicant's Development Plan, as well as the City of Republic Municipal Code.

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

Capacity to Serve Potential Development and Land Use

Municipal Water and Sewer Service: This proposed development can be served by City of Republic sanitary sewer and water service. Development of the site would require the construction of a lift station, the planned location of which is shown on the Development Plan (roughly east of 1298 S St Hwy MM). The lift station would convey effluent through a ten (10) inch gravity sewer main running south along the western property line and then following the project's planned street westward across St Hwy MM Right-of-Way to connect with an existing eight (8) inch main at the West property line of Murphy Tractor. Effluent would travel from the site to the Brookline North Lift Station, to the Brookline South Lift Station, to McElhaney Lift Station, and finally to the Shuylar Creek Lift Station before being pumped through a series of force mains to the Wastewater Treatment Facility.

A water main is planned to run along the project's planned street westward and connect to an existing twelve (12) inch main on the west side of St Hwy MM.

Precise locations and specifications for utility infrastructure will be reviewed during permitting for said infrastructure and/or associated project. Dedication of the new water and sewer infrastructure will be obtained during project development.

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

Transportation: The Development Plan includes the construction and dedication of a new street on State Highway MM, just south of the Farm Road 144 intersection. The proposed collector street will be forty (40) feet as measured from back-of-curb and include seventy (70) feet of Right-of-Way. Additionally, the Development Plan includes an additional sixty-five feet of Right-of-Way north of the street to the property line. This street is intended to serve the first phase of Garrett Farm. Street design serving the second phase will be designed as needed.

The intersection at St Hwy MM and FR 144 is part of the planned improvements for the MM Corridor in conjunction with the expansion of MM to five lanes. The new street would constitute the eastern leg of this intersection. Exact details for the intersection will be available as the lane expansion project progresses.

**EXHIBIT C**

Due to the unknown variables surrounding the planned improvements, a Traffic Impact Study (TIS) was not required at this time. A TIS, stamped by an Engineer, will be required by the City at each phase of site development as determined necessary by City Staff. The TIS, when conducted, will evaluate the impact that development of the site would have on existing and future conditions and provide recommendations for ensuring that transportation infrastructure retains the appropriate level of service.

Stormwater: The Development Plan contains one designated stormwater detention area, designed to accommodate stormwater generated by the development. The stormwater detention area will be constructed as part of the first phase; the design of the stormwater area and related stormwater improvements will be reviewed during project development. The detention area will be maintained by the developer and/or property owners.

Floodplain: The subject parcel **does not** contain a **Special Flood Hazard Area (SFHA/Floodplain)** as depicted by the **adopted 2010 FEMA Flood Map**. However, the **unadopted preliminary 2019 FEMA Flood Map does show** a portion of the northern-most parcel as containing a **Special Flood Hazard Area (SFHA/Floodplain)**.

Sinkholes: The subject parcel **does** contain several sinkholes as identified by the Greene County Assessor's map sinkhole. Development of the property will require a geological evaluation in accordance with the City's Sinkhole Ordinance.

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

STAFF RECOMMENDATION

Staff considers the **proposed Zoning Map Amendment (Rezoning to Planned Development District)** to be generally consistent with the **goals and objectives of the Comprehensive and Land Use Plans**, generally consistent with the **trend of development in the vicinity of the site**, generally **compatible with surrounding land uses**, and **able to be adequately served by municipal facilities**. Specifically, the proposed development can be adequately served by the City's municipal water and sanitary sewer services and the City's transportation network. Based upon this analysis (performed without the benefit of evidence and testimony of a public hearing), Staff recommends the approval of this application.



MM

W FARM RD 140

W FARM RD 144

kings



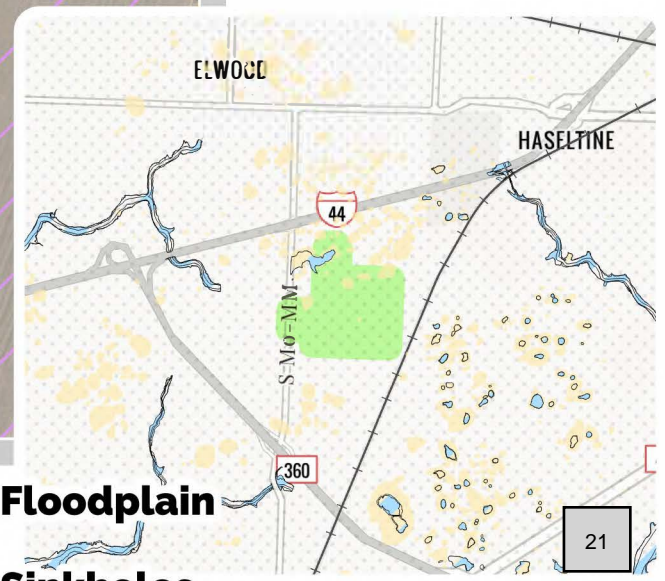
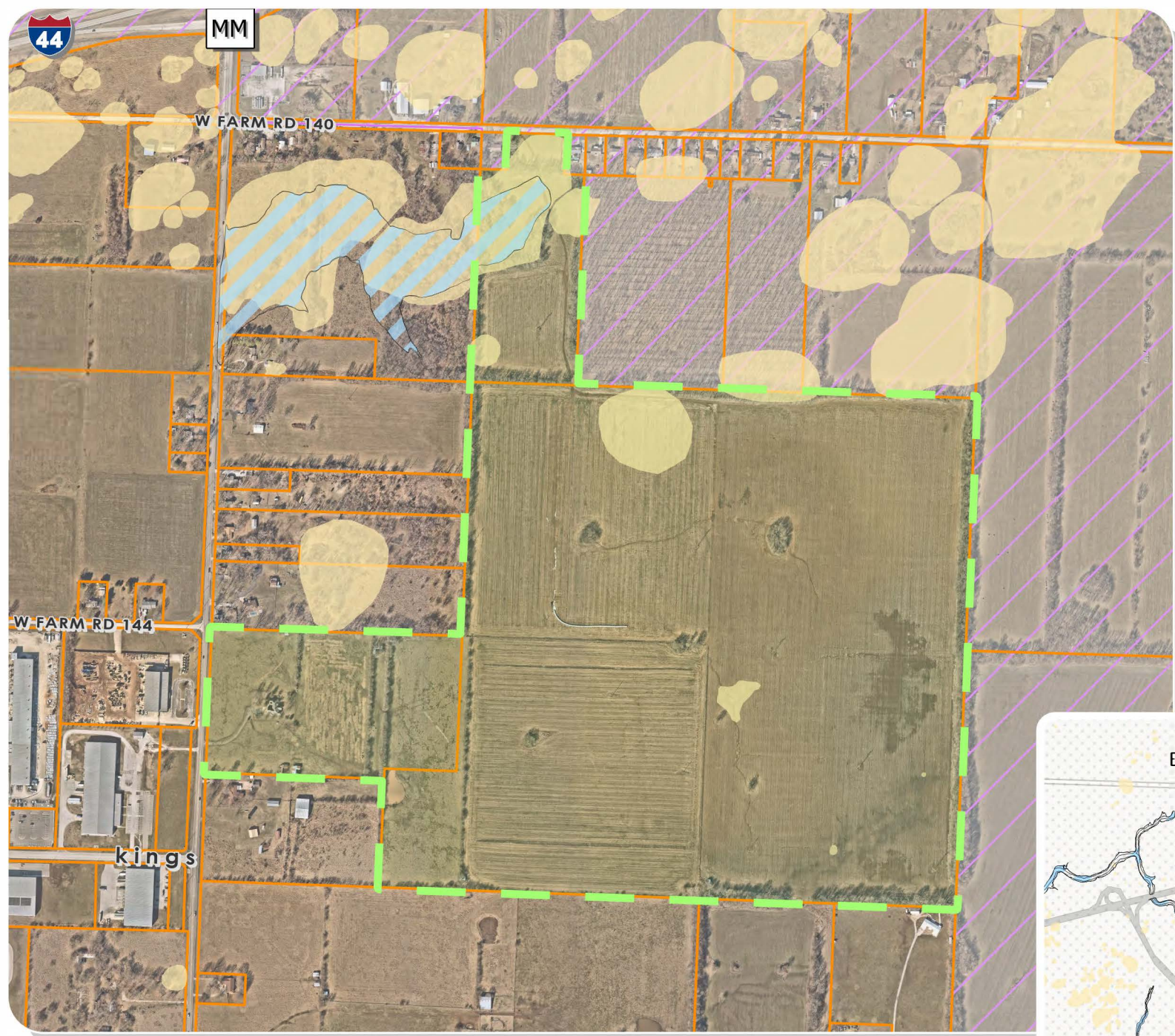
APPLICANT
LPG, LLC

ADDRESS
1462 ST HWY MM

ZONING
AG | REQUESTED: PDD

WARD
2

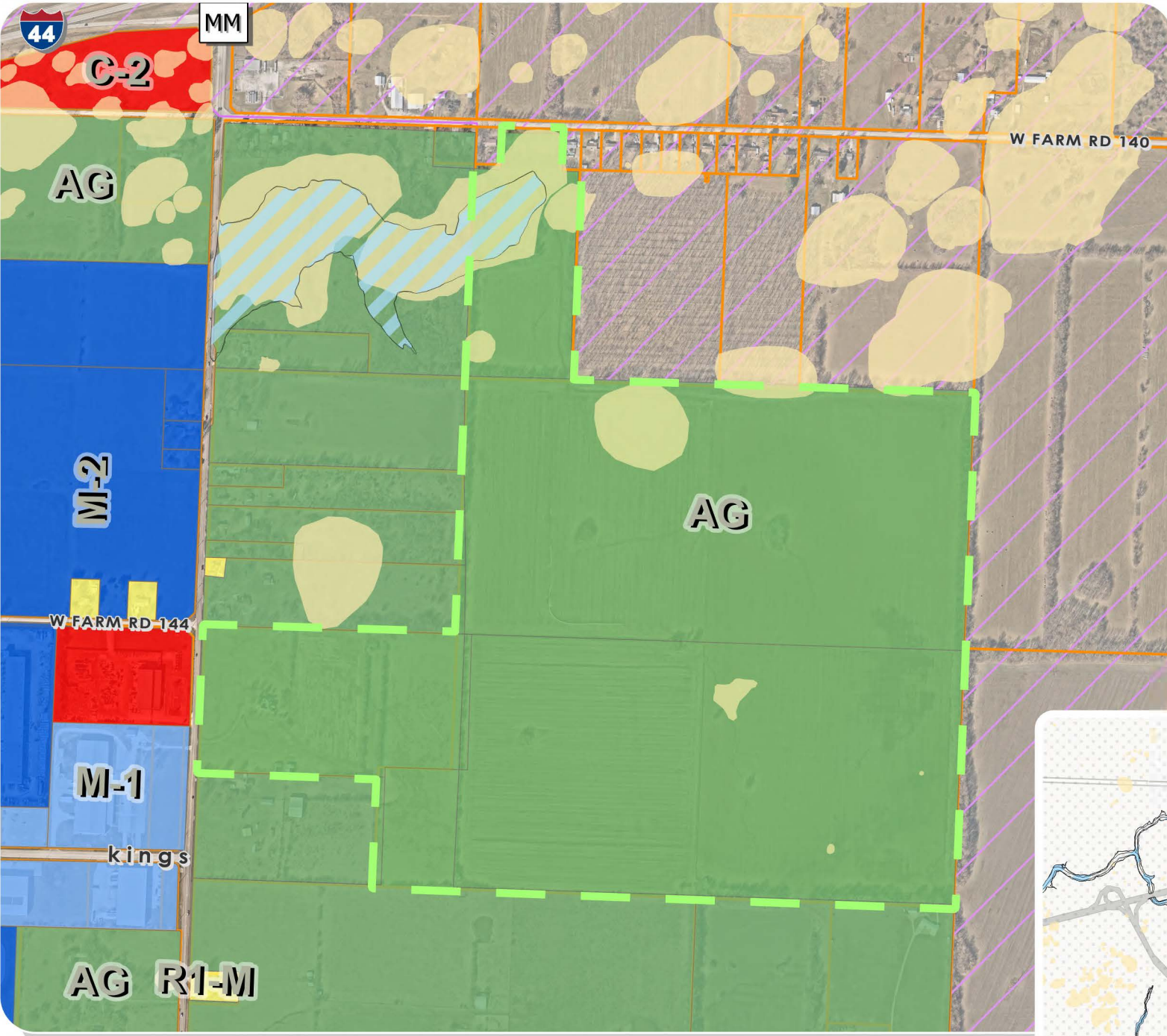
ACREAGE
203.39



GARRETT FARM PDD

PDD 23-002 | PDD

- Site Extent**
- Floodplain**
- Out of City**
- Sinkholes**



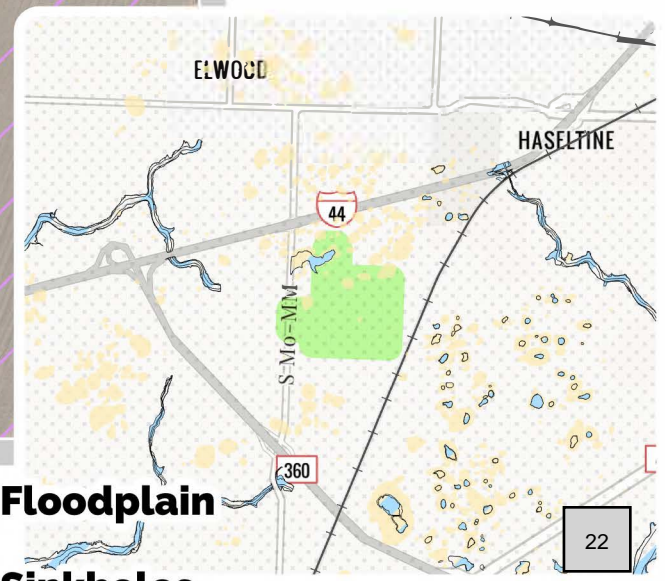
APPLICANT
LPG, LLC

ADDRESS
1462 ST HWY MM

ZONING
AG | REQUESTED: PDD

WARD
2

ACREAGE
203.39



GARRETT FARM PDD

PDD 23-002 | PDD

- Site Extent**
- Floodplain**
- Out of City**
- Sinkholes**

07-26-2023

EXHIBIT #1

**Requirements and Standards Applicable to
Planned Development District No. 21-005**

**Prepared by:
Olsson Inc, Jared Rasmussen, P.E.**

A. INTENT

It is the intent of the rezoning to prepare the approximately 203.39 acre property for future commercial and industrial development. The entire property via a Planned Development District (PDD), is intended to allow for uses associated with the City of Republic's M-2 (Heavy Industrial) Zoning District. In addition to the uses allowed within the M-2 District those also allowed under C-1 (Local Commercial), C-2 (General Commercial), and M-1 (Light Industrial) zoning districts shall also be allowed. The creation of lands specifically geared towards these uses is in line with the most recent update to the City of Republic's Comprehensive Plan.

B. DEFINITIONS

The definitions contained in Article 405-I shall apply to this ordinance, unless modified herein.

C. USES PERMITTED

1. This PDD allows for the following uses as depicted in Article 405-III at the time of passage:
 - a. Heavy Industrial (M-2)
 - b. Light Industrial (M-1)
 - c. General Commercial (C-2)
 - d. Light Commercial (C-1)

D. BULK, AREA AND HEIGHT REQUIREMENTS

- Planned Development District Lots will be designed in accordance with Article 405-V Height and Area Requirements at the time of Infrastructure and Building Construction. Determinations relating to requirements referencing specific zoning districts will be made, as appropriate, based on the planned use of the associated project and the zoning district with which that use most closely corresponds.
 - Summary:
 - Min. Lot Size: N/A
 - Front Setback: 15'
 - Rear Setback: 30'
 - The minimum interior side or rear yard setback shall be as established in Section **405.540** unless the premises is located adjacent to a residential zoning district, in which case the minimum rear yard and side yard setback shall each be thirty-five (35) feet in a "M-1" District and fifty (50) feet in a "M-2" District.

- Side Street Setbacks: 15'
- Interior Side Setback: 15'
 - The minimum interior side or rear yard setback shall be as established in Section **405.540** unless the premises is located adjacent to a residential zoning district, in which case the minimum rear yard and side yard setback shall each be thirty-five (35) feet in a "M-1" District and fifty (50) feet in a "M-2" District.
- Max Lot Coverage: 90%
- Max Building Height: 405.545.(D) No maximum building height unless the structure is adjacent to a single-family residential district, in which case the height of the structure shall remain below a forty-five degree (45°) bulk plane as measured from the boundary of the adjacent residential district.

E. PUBLIC FACILITIES

Public utilities and stormwater shall be designed in accordance with the City of Republic Design Standards.

- Water will be served by the City of Republic. As a part of Phase 1, Water will be connected to the existing 12-inch public main located along the west Right of Way line of State Highway MM. It shall extend to all lots within the PDD, and to the development boundaries to allow for looping of the system as may be required. It is anticipated that the ideal location for looping of the water system is likely south of the PDD limits, along Farm Road 148. It is anticipated this connection point will be required prior to the completion of Phase 2.
- Sanitary Sewer will be served by the City of Republic. Gravity sewer will be extended to the PDD from the existing public manhole located approximately 770-feet west of State Highway MM along the southern limits of Farm Road 144. However, this gravity sewer extension only services a small portion of the overall PDD limits, necessitating the need for a public lift station to be built in the location as graphically illustrated by on PDD Exhibit. All other portions of the PDD limits will gravity flow to this new lift station. From the station, a public force main will be extended to the gravity sewer extension previously mentioned extending from Farm Road 144. From conversations with City Staff the existing public system, and associated receiving lift station, have sufficient capacity to accept the PDD flows.
- Stormwater flood controls and detention will be provided by a single detention facility. Refer to the attached PDD Exhibit for the location. This detention facility shall be designed and constructed in accordance with the City of Republic's design standards for detention facilities.
- Electric is anticipated to be provided by City Utilities of Springfield.

F. ACCESS TO PUBLIC THOROUGHFARES

Access to the public street system shall conform to those shown on the attached PDD Exhibit, and shall conform to the requirements of the City's adopted Transportation Plan in existence at the time of development. Due to ongoing design and improvements to State Highway MM by the City and MoDOT, a traffic study has not been completed at this time. At the time of development, a traffic

study shall be required to determine what additional offsite improvements may be deemed warranted to facilitate the development. It is anticipated the traffic study may be required at each phase of development. Internal public streets shall be designed in accordance with the City of Republic design standards and will have a minimum seventy (70) foot dedicated right of way widths.

As illustrated in the attached PDD Exhibit a new public street will extend east from State Highway MM. It is anticipated that this new street shall connect to a new planned signal at the intersection of State Highway MM and Farm Road 144. However, through conversations with City Staff, this intersection location has not been finalized as of yet and may be shifted from its current location. However, it is understood that the proposed east/west public street shall be the eastern leg of this new intersection. Additional access to State Highway MM shall be governed by MoDOT's access management guidelines. The new street and connection of the planned Highway MM intersection included with the area identified as Phase 1 on the attached PDD Exhibit, shall be constructed as a part of Phase 1.

While not illustrated on the attached PDD Exhibit, a new public street shall continue from where the illustrated public street stops on the Exhibit and continue easterly to the easternmost boundary of the PDD. Furthermore, a new public street shall extend southernly to the southernmost boundary of the PDD. These new public streets are intended to provide for connectivity for future development of the surrounding and adjacent undeveloped properties. In the event of a large-scale development of the area identified as Phase 2, the BUILDS Department may review and approve alternatives to the required street layout extending to the east and south boundary lines.

G. OFF-STREET PARKING

Off-Street Parking shall comply with the City of Republic Land Use Article 405-VI in effect at the time of development.

H. SIGNS

Signage shall comply with the City of Republic Chapter 415 in effect at the time of development.

I. LANDSCAPING & SCREENING

1. Landscaping and screening within the PDD shall comply with the City of Republic Article 405-X and Article 405-XI in effect at the time of development, with the following exceptions:
 - a. No internal perimeter landscaping/buffering between Permitted Uses and/or within the PDD shall be required.
 - b. Adjacent Zoning and/or Permitted Use
 - I. Agricultural: Screening B
 - II. Residential, Commercial, Light Industrial: Screening A
 - III. Buffer width of at least 20-ft shall be provided along the western boundary adjacent to the existing agricultural zoned properties. Should properties rezone prior to development of this PDD, buffering requirement shall revert to the requirement of the City of Republic Ordinance at the time of development. New public easements shall be allowed within this buffer.
 - c. Existing natural landscaping/buffering must remain in place until the issuance of Building Permits, or construction of public infrastructure that may be in conflict with the existing natural landscaping/buffering.

2. Interior Parking Lot Landscaping shall be in accordance with 405.780, Parking Area Landscaping.
3. Innovative and/or Alternative Landscaping Plans meeting the intent of the Ordinance may be reviewed and approved during the Building Permit Process by the BUILDS Department.

J. MAINTENANCE OF COMMON AREAS AND FACILITIES

The maintenance of common areas and facilities within the Planned Development District shall remain the responsibility of the developer(s) or shall be assumed by a duly constituted property owners association meeting all legal requirements.

K. PHASING

Development may be phased provided that all public improvements directly related to each phase are completed at the time of its development and that improvements serving the District as a whole and the adjoining area are completed in a sequence assuring full utility of the District as a whole and all areas within the District and so that future public improvements required by this ordinance or other applicable ordinances of the City are not compromised or rendered unduly difficult. Refer to the Development Plan for Phasing limits.

The construction and final platting of the first phase shall be completed within two (2) years of the date of approval of the development plan. If the first phase has been constructed and a final plat issued, subsequent phases may be submitted covering portions of the approved development plan; provided, however, that all phases of the development plan and final platting must be completed within eight (8) years of the date of approval of the development plan. If the development plan and final platting have not been completed within the timeline set in this Section, then the development plan shall be resubmitted to the City for extension and approval in accordance with the provisions of Section Article 405-A Planned Development District hereof. If an extension and approval is not granted, the original development plan approval shall be null and void. It shall not be the responsibility of the City to notify the applicant of an expired development plan.

GARRETT (LPG) FARM PDD EXHIBIT

LEGEND

---	PROPOSED BOUNDARY
---	PROPERTY LINE
---	UTILITY EASEMENT
---	ROADWAY CENTERLINE
---	INTERNAL AREA BOUNDARY
---	PHASING LINE
---	SANITARY SEWER
---	FORCE MAIN
---	GAS LINE
---	STORM SEWER
---	WATER LINE
---	EX. OVERHEAD POWER



DEED / LEGAL DESCRIPTION:

BOOK 2008, PAGE 068752-06
TRACT 1: A TRACT OF LAND LOCATED IN SECTION 26, TOWNSHIP 29 NORTH, RANGE 23 WEST, ALL BEING IN GREENE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, N88°26'13"E A DISTANCE OF 1,388.22 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N88°26'13"E A DISTANCE OF 2,801.23 FEET TO AN IRON PIN SET FOR CORNER; THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, S01°02'11"E A DISTANCE OF 1,335.94 FEET TO AN IRON PIN SET FOR CORNER; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, S88°33'16"W A DISTANCE OF 1,334.89 FEET TO AN IRON PIN SET FOR CORNER; THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER, S01°02'22"E A DISTANCE OF 1,335.94 FEET TO A RAILROAD SPIKE FOR CORNER; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER, S88°28'00"W, A DISTANCE OF 2,657.42 FEET TO AN IRON PIN SET FOR CORNER; THENCE ALONG THE WEST LINE OF SECTION 26, N00°58'33"W A DISTANCE OF 688.50 FEET TO A POINT FOR CORNER; THENCE N89°01'27"E A DISTANCE OF 283.00 FEET TO A POINT FOR CORNER; THENCE N00°58'33"W A DISTANCE OF 160.00 FEET TO A POINT FOR CORNER; THENCE S89°01'27"W A DISTANCE OF 283.00 FEET TO A POINT FOR CORNER; THENCE ALONG THE WEST LINE OF SECTION 26, N00°58'33"W A DISTANCE OF 481.82 FEET TO AN IRON PIN SET FOR CORNER; THENCE N88°23'25"E A DISTANCE OF 989.40 FEET TO AN IRON PIN SET FOR CORNER; THENCE N00°58'33"W A DISTANCE OF 625.87 FEET TO AN IRON PIN SET FOR CORNER; THENCE N88°59'57"E A DISTANCE OF 419.11 FEET TO AN IRON PIN SET FOR CORNER; THENCE N01°00'03"W A DISTANCE OF 712.75 FEET TO THE POINT OF BEGINNING, EXCEPT FOR THE FOLLOWING: ALL OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND ALL OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 29 NORTH, RANGE 23 WEST, AND EXCEPTING ANY PART THEREOF TAKEN OR DEEDED FOR ROAD PURPOSES AND SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AGREEMENTS AND COVENANTS OF RECORD, IF ANY.

TRACT 2: ALL OF THE WEST 548 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 29, RANGE 23, EXCEPT THE WEST 140 FEET OF THE NORTH 210 FEET OF SAID 548 FEET TRACT IN GREENE COUNTY, MISSOURI, EXCEPT ANY PART TAKEN, DEEDED OR USED FOR ROAD PURPOSES.

EXCEPT: ALL OF THAT PROPERTY DESCRIBED IN BOOK 2019, AT PAGE 034193-19, DESCRIBED AS: ALL OF THE EAST 105 FEET OF THE NORTH 210 FEET OF THE WEST 567 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION TWENTY-NINE (29), TOWNSHIP TWENTY-THREE (23), EXCEPT ANY PART USED FOR ROAD PURPOSES ALL IN GREENE COUNTY, MISSOURI.

TRACT 3: ALL OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 29, RANGE 23, IN GREENE COUNTY, MISSOURI, EXCEPT ANY PART TAKEN, DEEDED OR USED FOR ROAD PURPOSES.

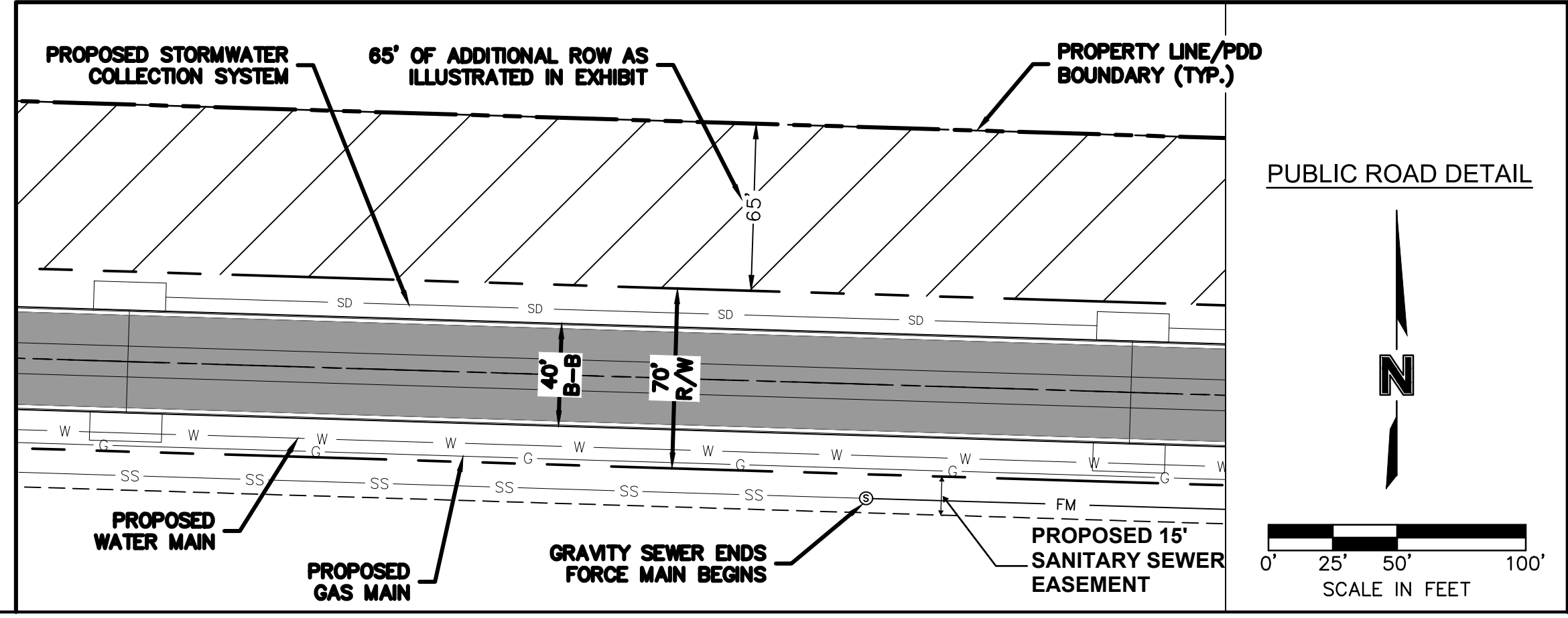
BOOK 2017, PAGE 050228-17:
TRACT 1: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 29 NORTH, RANGE 23 WEST; THENCE EAST 969.40 FEET TO AN EXISTING FENCE; THENCE SOUTHWESTERLY ALONG SAID FENCE 784 FEET; THENCE WEST TO THE WEST LINE OF SAID SECTION 26; THENCE NORTH 784 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING, ALL BEING IN GREENE COUNTY, MISSOURI, EXCEPT ANY PART TAKEN, DEEDED OR USED FOR ROAD OR HIGHWAY PURPOSES.

TRACT 2: A TRACT OF LAND BEING PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 29 NORTH, RANGE 23 WEST, GREENE COUNTY, MISSOURI; BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE N88°26'14"E A DISTANCE OF 1,388.22 FEET TO AN IRON PIN FOR CORNER; THENCE S01°00'03"E A DISTANCE OF 712.75 FEET TO AN IRON PIN FOR CORNER; THENCE S88°59'57"W A DISTANCE OF 419.11 FEET TO AN IRON PIN FOR CORNER; THENCE N00°58'33"E A DISTANCE OF 55.14 FEET TO AN IRON PIN FOR CORNER; THENCE S88°28'00"W A DISTANCE OF 989.40 FEET TO AN IRON PIN FOR CORNER; THENCE N00°58'33"W A DISTANCE OF 784.00 FEET TO AN IRON PIN WHICH IS THE POINT OF BEGINNING, EXCEPT THAT PART CONVEYED BY WARRANTY DEED RECORDED IN BOOK 2736 AT PAGE 2607, GREENE COUNTY RECORDER'S OFFICE, GREENE COUNTY, MISSOURI, AND EXCEPT ANY PART THEREOF TAKEN, DEEDED OR USED FOR ROAD OR HIGHWAY PURPOSES, SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

EXCEPT: ALL THAT PROPERTY DESCRIBED IN BOOK 2006, AT PAGE 043499-08, DESCRIBED AS: A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 29 NORTH, RANGE 23 WEST, ALL BEING IN GREENE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 26; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, SOUTH 00 DEGREES 58 MINUTES 33 SECONDS EAST, A DISTANCE OF 784.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, SOUTH 00 DEGREES 58 MINUTES 56 SECONDS EAST A DISTANCE OF 571.83 FEET TO AN IRON PIN SET FOR CORNER; THENCE NORTH 88 DEGREES 25 MINUTES 25 SECONDS EAST A DISTANCE OF 989.40 FEET TO AN IRON PIN SET FOR CORNER; THENCE NORTH 00 DEGREES 58 MINUTES 33 SECONDS WEST A DISTANCE OF 625.87 FEET TO AN IRON PIN SET FOR CORNER; THENCE SOUTH 88 DEGREES 25 MINUTES 25 SECONDS WEST, A DISTANCE OF 989.40 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.31 ACRES OF LAND, MORE OR LESS, EXCEPTING ANY PART THEREOF TAKEN OR DEEDED FOR ROAD PURPOSES AND SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AGREEMENTS AND COVENANTS OF RECORD, IF ANY.

GENERAL DEVELOPMENT INFORMATION:

- EXISTING ZONING - AG AGRICULTURAL DISTRICT
- PROPOSED ZONING - PDD M-2 (HEAVY INDUSTRIAL), C-1 (LOCAL COMMERCIAL), C-2 (GENERAL COMMERCIAL), AND M-1 (LIGHT INDUSTRIAL)
- EXISTING USE - UNDEVELOPED
- REFER TO EXHIBIT 1 FOR LANDSCAPING/BUFFERYARD LOCATIONS AND REQUIREMENTS
- UPON COMPLETION OF INFRASTRUCTURE CONSTRUCTION, A FINAL PLAT IS REQUIRED TO SUBDIVIDE LOTS, AND TO DEDICATE INFRASTRUCTURE
- PRIOR TO DEVELOPMENT ADJACENT TO EXISTING SINKHOLES, A GEOLOGICAL EVALUATION WILL BE REQUIRED IN ACCORDANCE WITH THE CITY'S ORDINANCE AT THE TIME OF DESIGN



DWG: \\oa.od.com\projects\2023\00001-00500\023-00173\40-Design\Exhibits\C_PBASE_02300173.dwg
 DATE: Jun 09, 2023 11:36am
 USER: whooley
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PREPARED FOR
LPG, LLC
803 S MULBERRY LANE
SPRINGFIELD, MO 65809

PREPARED BY
OLSSON, INC.
550 ST. LOUIS STREET
SPRINGFIELD, MO 65806

TOTAL AREA
8,859,232.80± SF (203.39± AC)

Olsson, Inc. - Engineering/NOI State Cert. of Authority #001952
 600 St. Louis Street
 Springfield, MO 65806
 TEL 417.890.8802
 www.olsson.com

REV. NO.	DATE	REVISIONS DESCRIPTION

BY: _____
 PDD EXHIBIT
 LPG - GARRETT FARM
 REVISIONS
 2023
 REPUBLIC, MISSOURI

drawn by: _____

checked by: _____

approved by: _____

QA/QC by: _____

project no.: 023-00173

drawing no.: C_PBASE_02300173

date: 06.09.2023

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SHEET
1 of 1