



## AGENDA

**Planning and Zoning Meeting  
Municipal Court Building, 540 Civic Blvd  
January 08, 2024 at 6:00 PM**

### **Call Meeting to Order**

### **Approve Agenda**

### **Approve Minutes**

- 1. Draft Minutes 11/13/23.** Possible Vote to Approve Minutes from Previous Planning and Zoning Commission Meeting held November 13, 2023.

### **Meeting Procedures**

### **Public Hearings**

- 2. REZN 24-001.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Zero Point Two Nine (0.29) Acres, Located at 1167 North Oakwood Avenue from Agricultural (AG) to General Commercial (C-2).
- 3. REZN 24-002.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately 1.08 Acres, Located at 505 West Brookfield Street, from General Commercial (C-2) to Multi-Family (R-3).

### **Other Business**

- 4. SUBD-PRE 24-001.** Possible Vote to Recommend the Approval of a Preliminary Plat for Walker Heights, a Subdivision Consisting of Approximately 40.456 Acres Located at 7217 West Farm Road 182.

### **Citizen Participation**

### **BUILDS Department Update**

- 5. P&Z 101.** The Planning and Zoning Commission is a state mandated body that performs a very important function. P&Z 101 is an opportunity for Commissioners and BUILDS Staff to better familiarize themselves with the purpose and powers of the Planning and Zoning Commission. Each month Staff will introduce a new topic and provide a brief summary to the Commission. Depending on the given topic certain materials, supporting statutes, ordinances, and adopted documents will be provided and covered.

This month's topic: Commission Duties

### **Comprehensive Plan 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.**



**REPUBLIC**  
MISSOURI

## MINUTES

**Planning and Zoning Meeting**  
**Municipal Court Building, 540 Civic Blvd**  
**November 13, 2023 at 6:00 PM**

### Call Meeting to Order

#### PRESENT

Chairman Ransom Ellis  
Commissioner John Alexander  
Commissioner Darran Campbell  
Commissioner Brian Doubrava  
Commissioner Jeff Hays  
Commissioner Cynthia Hyder  
Council Liaison Garry Wilson

#### ABSENT

Commissioner Michael Mann

### Approve Agenda

Motion made by Commissioner Doubrava, Seconded by Commissioner Campbell.

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

### Approve Minutes

- 1. Draft Minutes 10/2/23.** Possible Vote to Approve Minutes from Previous Planning and Zoning Commission Meeting held October 2, 2023.

Motion made by Commissioner Doubrava, Seconded by Commissioner Campbell.

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

### Meeting Procedures

#### Public Hearings

- 2. REZN 23-007.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately 40.456 Acres, Located at 7217 West Farm Road 182, from Agricultural (AG) to Medium-Density Single-Family (R1-M).

Motion made by Commissioner Doubrava, Seconded by Commissioner Hays.

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

Speakers in Support: David Messner; Dane Seiler

Speakers in Opposition: George Kane; Michelle Gardner

- 3. REZN 23-008.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately 0.81 Acres, Located at 445 US Hwy 60 E , from Local Commercial (C-1) to General Commercial (C-2).



**REPUBLIC**  
MISSOURI

Planning and Zoning Meeting, November 13, 2023

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

Speakers in Support: Chris Wynn; Stan Kaufman  
Speakers in Opposition: None

**Other Business**

- 4. **SUBD-PRE 23-003.** Possible Vote to Recommend the Approval of a Preliminary Plat for Olde Savannah Phase 3C, a Subdivision Consisting of Approximately 5.02 Acres Located at 6354 S Farm Road 89.

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

**Citizen Participation**

**BUILDS Department Update**

- 5. **P&Z 101.** The Planning and Zoning Commission is a state mandated body that performs a very important function. P&Z 101 is an opportunity for Commissioners and BUILDS Staff to better familiarize themselves with the purpose and powers of the Planning and Zoning Commission. Each month Staff will introduce a new topic and provide a brief summary to the Commission. Depending on the given topic certain materials, supporting statutes, ordinances, and adopted documents will be provided and covered.

This month's topic: Commission Formation

**Adjournment**

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

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Chris Tabor, Principal Planner

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Ransom Ellis, Chairman



## EXHIBIT A

**Project/Issue Name:** REZN 24-001. Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Zero Point Two Nine (0.29) Acres, from Agricultural (AG) to General Commercial (C-2).

**Submitted By:** OR–Shamrock Richards LLC

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

**Date:** January 8, 2024

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### ISSUE IDENTIFICATION

Karen Cowan has applied on behalf of OR-Shamrock Richards LLC to change the Zoning Classification of approximately 0.29 acres of property located at 1167 North Oakwood Avenue from Agricultural (AG) to General Commercial (C-2).

### DISCUSSION AND ANALYSIS

The 0.29 acre property subject to this Rezoning Application is located at 1167 N Oakwood Ave; the property is currently the site of one residential dwelling unit.

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

#### Consistency with the Comprehensive Plan

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

- **Infrastructure Coordination 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.
- **Infrastructure Coordination Goal 2:** Recognize potential infill sites as opportunities for development, while mitigating impacts to adjacent established properties.
  - **Objective 2A:** Support development of vacant parcels as opportunities for densification that is harmonious with surrounding development.



## EXHIBIT A

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

### **Compatibility with Surrounding Land Uses**

The subject property is a newly annexed property that came into the City zoned Agricultural (AG).

This property is entirely surrounded by undeveloped land zoned General Commercial (C-2)

The requested zoning district, General Commercial (C-2), is consistent with use of adjacent property.

### **Capacity to Serve Potential Development and Land Use**

#### **Municipal Water and Sewer Service:**

City Water and Sewer systems have capacity to serve this property if the application is approved.

The property has potential access to sewer through an 8" gravity sewer main across Oakwood Ave. Effluent would travel through gravity lines to the Shuyler Creek Lift Station before being pumped to the Wastewater Treatment Facility.

Water is currently available onsite through a 10" main along Oakwood Ave.

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

#### **Transportation:**

A Traffic Impact Study (TIS) was not required for the Rezoning Application, as the parcel does not meet the threshold for requiring such a study (1 acre). The waiving of the TIS is in line with City policy.

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

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

### **STAFF RECOMMENDATION**

Staff considers the **proposed Zoning Map Amendment (Rezoning)** to be generally consistent with the **goals and objectives of the Comprehensive Plan**, consistent with the **trend of development in the vicinity of the site, compatible with surrounding land uses, and able to be adequately served by 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.**

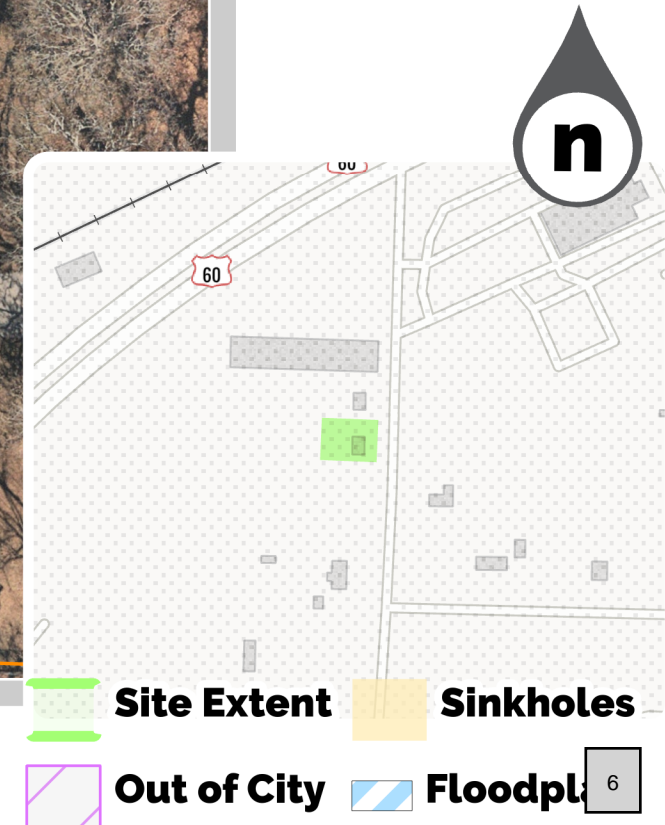
**Owner/Applicant**  
OR-Shamrock Richards LLC

**ADDRESS**  
1167 N Oakwood Ave

**ZONING**  
AGRICULTURAL (AG) |  
REQUESTED: C-2

**WARD**  
2

**ACREAGE**  
0.29



# 1167 NORTH OAKWOOD AVENUE

**REZN 24-001 | REZONE**

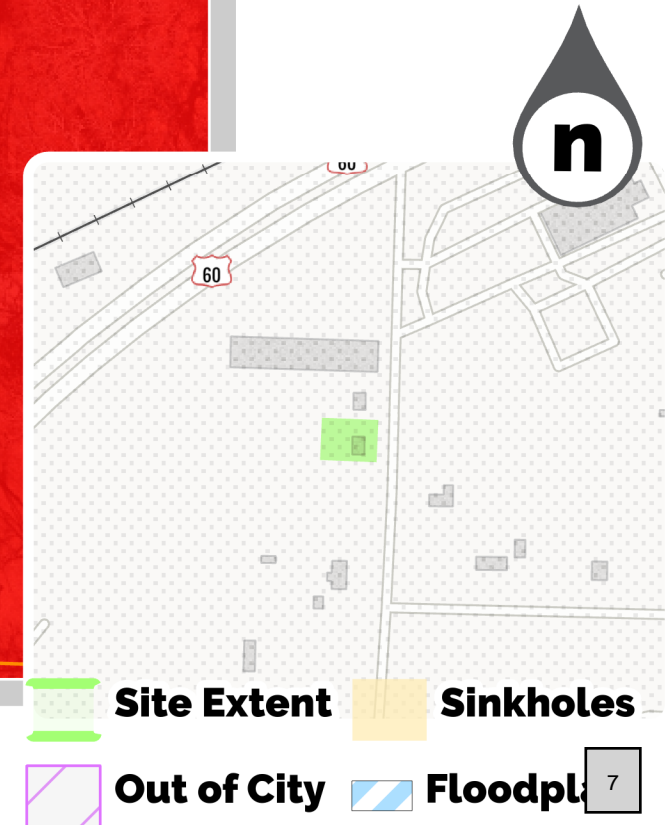
**Owner/Applicant**  
OR-Shamrock Richards LLC

**ADDRESS**  
1167 N Oakwood Ave

**ZONING**  
AGRICULTURAL (AG) |  
REQUESTED: C-2

**WARD**  
2

**ACREAGE**  
0.29



# 1167 NORTH OAKWOOD AVENUE

**REZN 24-001 | REZONE**



## EXHIBIT B

**Project/Issue Name:** REZN 24-002. Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately One Point Zero-Eight (1.08) Acres, Located at 505 W. Brookfield St., from General Commercial (C-2) to Multi-Family Residential (R-3).

**Submitted By:** Apple Properties LLC

**Presented By:** Patrick Ruiz, Associate Planner

**Date:** January 8, 2024

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### ISSUE IDENTIFICATION

Apple Properties LLC has applied on behalf of the property owner, MARF Holdings LLC, to change the Zoning Classification of approximately 1.08 acres of property located at 505 W. Brookfield St. from General Commercial (C-2) to Multi-Family Residential (R-3).

### DISCUSSION AND ANALYSIS

The property subject to this Rezoning Application consists of approximately 1.08 acres of land located at 505 W. Brookfield St.; the site is currently a vacant piece of property. The existing configuration of the lot was subdivided at the time of the West Brook Centre Final Plat back in 2005.

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

#### Consistency with the Comprehensive Plan

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

- **Goal:** 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.





## EXHIBIT B

- **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.

### **Compatibility with Surrounding Land Uses**

The subject property is adjacent to General Commercial (C-2) zoned parcels bordering the east property line and south across Brookfield Street. It is also adjacent to Local Commercial (C-1) zoned parcels bordering the north and west property lines.

The Multi-Family Residential (R-3) Zoning District is intended to accommodate high density residential development on properties with direct access to arterial or collector streets. The general land uses of the area are commercial and multi-family residential in nature and such rezone would be compatible and harmonious with adjacent properties.

### **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 on or near the site.

One 6" water main is accessible to the subject property along Brookfield Street.

Three (3) gravity sewer mains are located at the subject property. One 8" sewer main is located at the southern edge of the property running parallel with Brookfield Street.; whereas two 18" sewer mains are running through the property. Effluent from the subject property would flow directly to the Wastewater Treatment Facility.

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

#### **Transportation:**

The property will have access off Brookfield Street. A Traffic Impact Study (TIS) was not required for the Rezoning Application, due to the fact that the size of the developable area is under the one (1) acre threshold of requiring such study. The waiving of the TIS is in line with City policy.



## EXHIBIT B

**Floodplain:** The subject parcel **does** contain areas of Special Flood Hazard Area (Floodplain). Any future development on the lot will require compliance with the City's Floodplain Standards as regulated under Chapter 420 Flood Damage Prevention.

**Sinkholes:** The subject property **does not** contain an identified sinkhole.

### 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.**

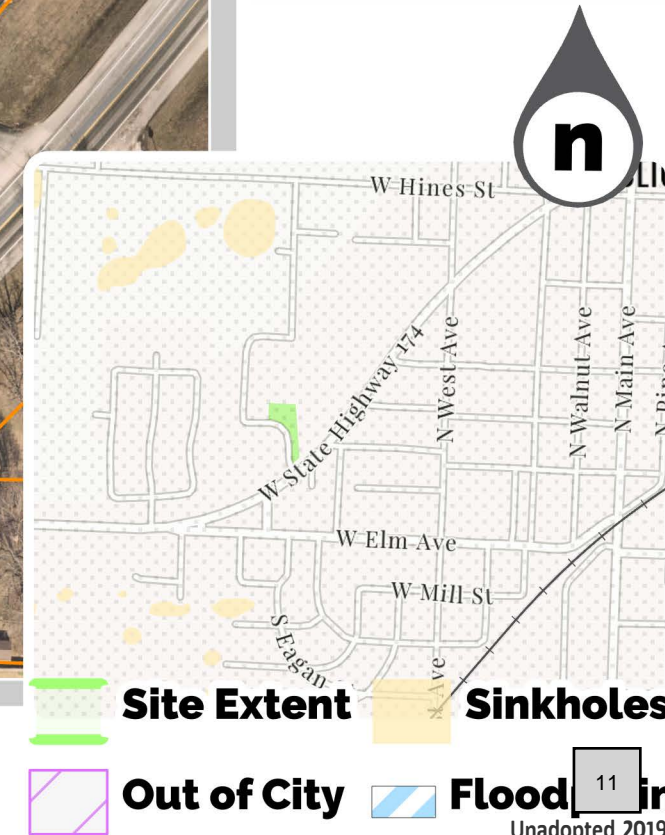
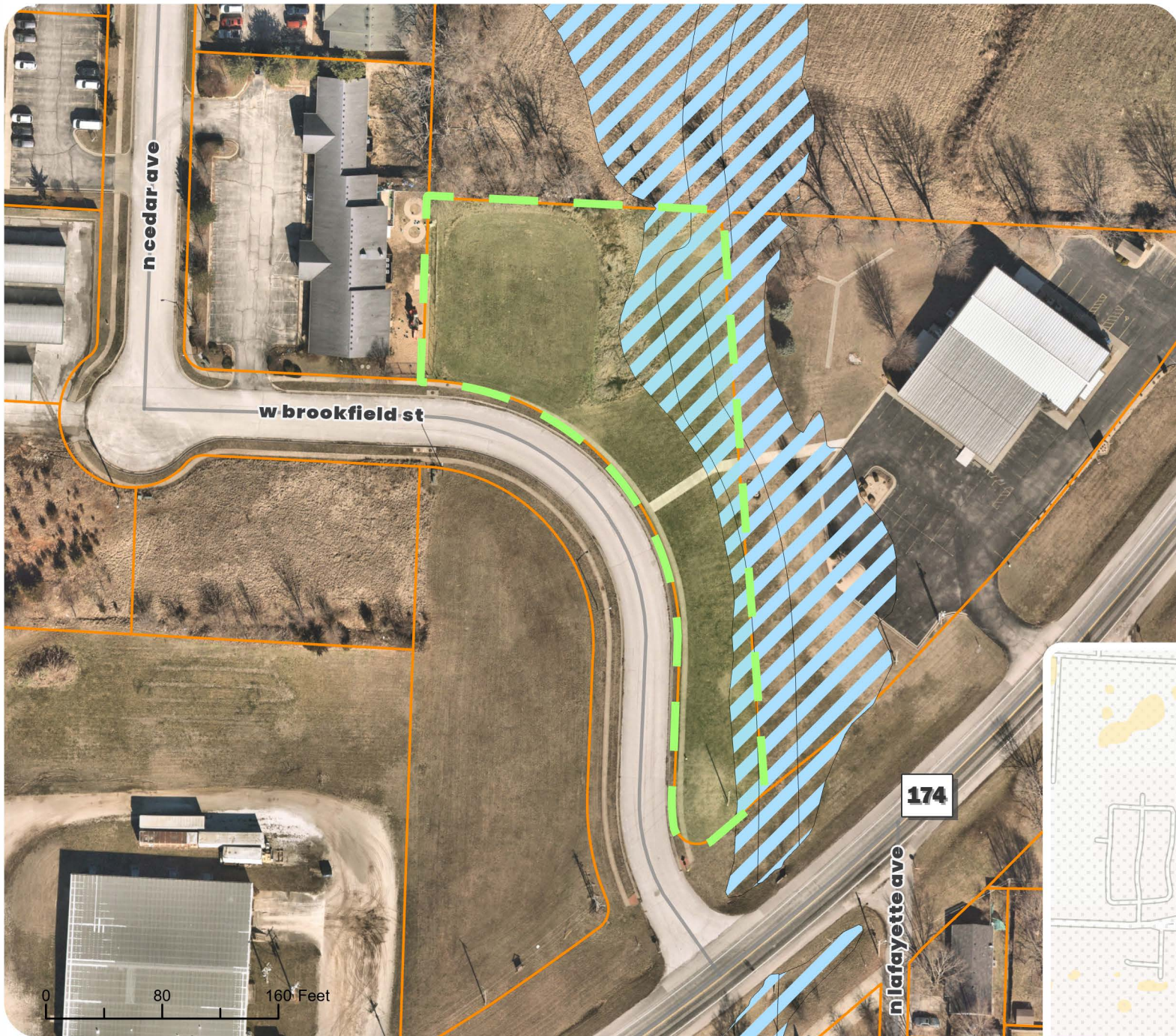
**Owner/Applicant**  
 MARF HOLDINGS LLC/APPLE  
 PROPERTIES LLC

**ADDRESS**  
 505 W. Brookfield St.

**ZONING**  
 C-2 | REQUESTED: R-3

**WARD**  
 2

**ACREAGE**  
 1.08



**505 W. BROOKFIELD ST**  
**REZN 24-002 | REZONE**

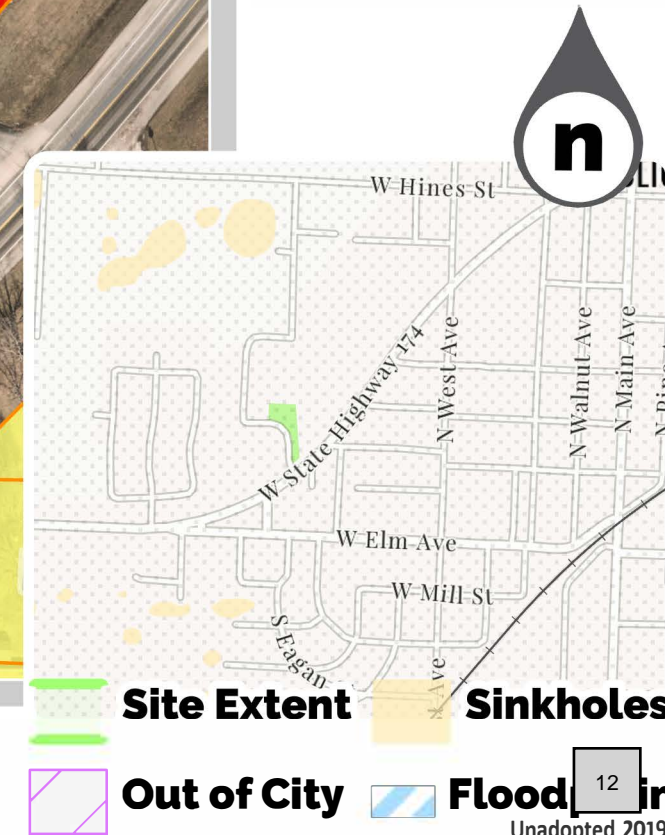
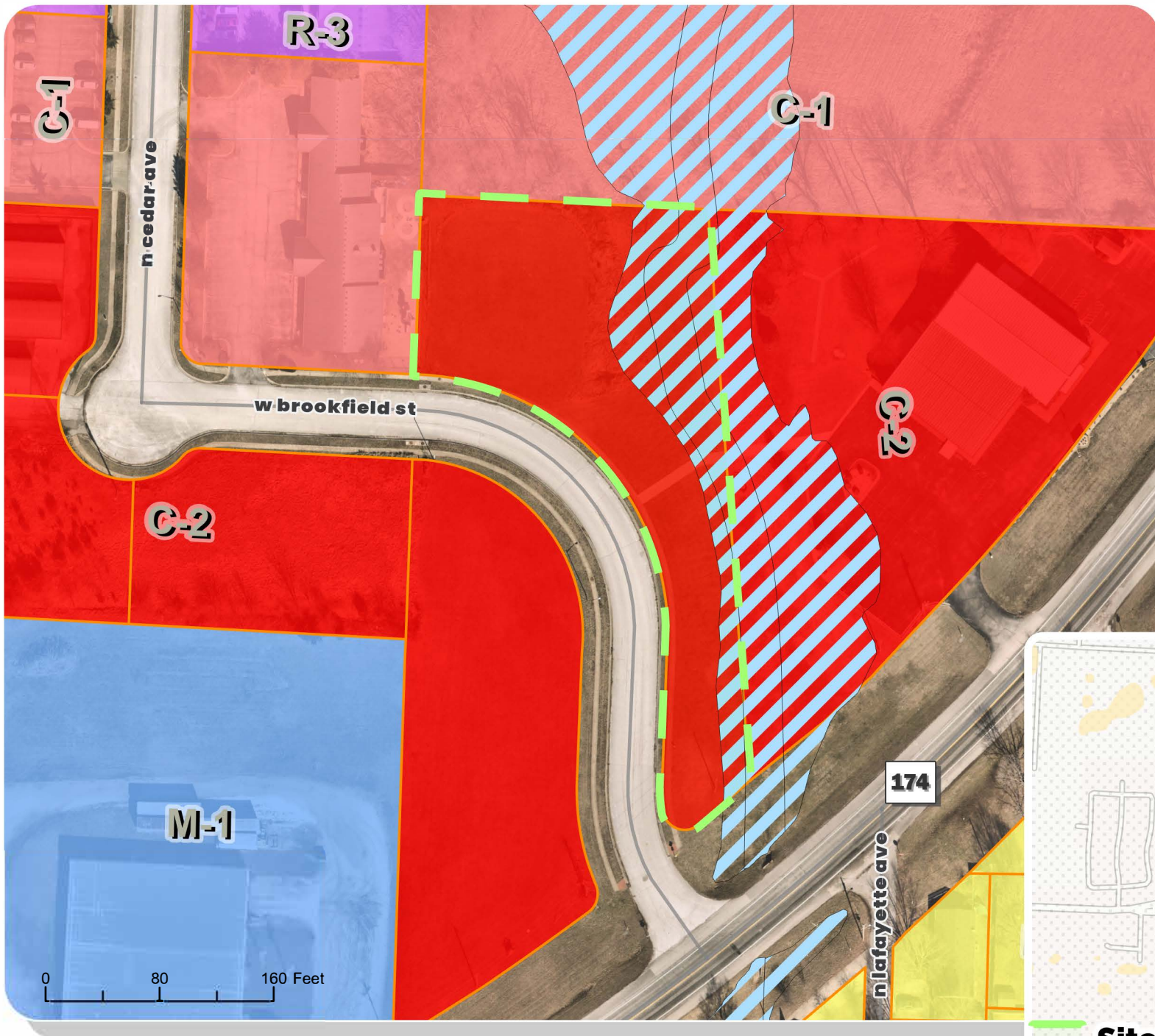
**Owner/Applicant**  
 MARF HOLDINGS LLC/APPLE  
 PROPERTIES LLC

**ADDRESS**  
 505 W. Brookfield St.

**ZONING**  
 C-2 | REQUESTED: R-3

**WARD**  
 2

**ACREAGE**  
 1.08



**505 W. BROOKFIELD ST**  
**REZN 24-002 | REZONE**



## EXHIBIT C

**Project/Issue Name:** **SUBD-PRE 24-001.** Possible Vote to Recommend the Approval of an Application for a Preliminary Plat for Walker Heights, a Residential Subdivision Consisting of Approximately Forty Point Four Six (40.46) Acres Located at the 7217 W FR 182.

**Submitted By:** Oak Hills LLC

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

**Date:** January 8, 2024

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### ISSUE IDENTIFICATION

Oak Hills LLC has requested review and approval of a Preliminary Plat of approximately 40.46 acres for Walker Heights, a subdivision consisting of 102 residential lots zoned Medium-Density Single-Family Residential (R1-M), 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 subject property recently annexed into the City on XYZ and was subsequently rezoned from Agricultural (AG) to Medium-Density Single-Family Residential (R1-M) on October 3, 2023. The R1-M zoning district is appropriate for the proposed plat.

The proposed Preliminary Plat intends to retain two of the existing dwellings on the property, Lot 96 and Lot 101. These will be incorporated into the subdivision with access for Lot 96 off of Castleton Way and access for Lot 101 coming from Elsmore Lane.



## EXHIBIT C

R1-M zoning allows for:

- Min. Lot Sizes of 9,000 square feet
- Max density of 4.84 lots per acre
- Setbacks
  - Front: 25'
  - Side
    - Interior: 6'
    - Steet: 25' – 15'; Dependent on street classification.
  - Rear: 25'

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

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

The referenced Preliminary Plat contains 102 lots, each with a minimum lot size of 9,000 square feet and an average lot size of 13,707 square feet and a density of 2.52 lots per acre. The Preliminary Plat also consists of streets, open space, utility and drainage easements, and detention areas.

### **Transportation Plan**

The Preliminary Plat proposes one new connection with Belmont Drive connecting to Farm Road 182. In addition, two previously planned connections will be built out. The stub-out of Clearview Drive will continue east to connect from Phase 1 of Iron Gate; The stub-out of Ark Avenue will continue south to connect out of Phase 1 of Highland Meadows.

The Preliminary Plat proposes five new streets:

- Fairfax Drive
- Avalon Place
- Belmont Drive
- Castleton Avenue
- Elsmore Lane

No lot will receive access to Farm Road 182.

Constructed streets would be dedicated to the city during the Final Platting Process.

A Traffic Impact Study (TIS) was required in connection with this project at the time of rezoning. The traffic study concluded that no new improvements would be required by the additional trips generated.



## EXHIBIT C

### Water and Wastewater Master Plan

The property has two separate gravity sewer mains onsite. A 15" main runs north-south on the east side of the property. A 10" main is present on the southwest corner of the site.

Effluent would travel through gravity lines to the Shuyler Creek Lift Station before being pumped to the Wastewater Treatment Facility.

Water is in proximity to the site from two points. A 6" water main is present along Ark Ave and terminates at the northern property line of the site. A second 6" water main approaches from the west running along Clearview Dr. A looped connection will be provided through the subdivision.

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

### Zoning Code

The Preliminary Plat of Walker Heights has been platted for the construction of 102 single-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 proposes two Stormwater Detention Basin on the site, one in the southeast corner and one in the southwest corner. The detention area is designed to accommodate development of the subject parcel. Stormwater exits the site from each detention across Farm Road 182. The Stormwater Detention Area and all open space/common area will be maintained by a Homeowner's Association.

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

### STAFF RECOMMENDATION

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

**Owner/Applicant**  
Oak Hills eCommerce LLC

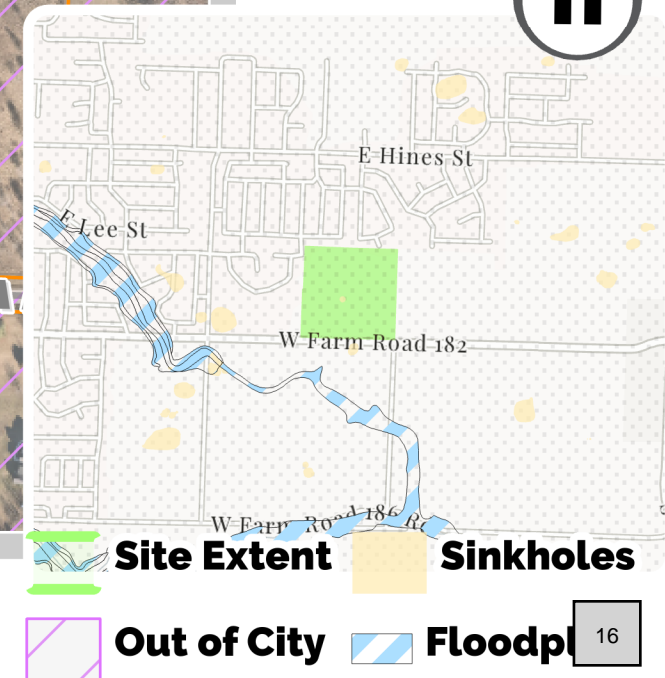
**ADDRESS**  
7217 W Farm Road 182

**ZONING**  
R1-M | REQUESTED: NA

**WARD**  
1

**ACREAGE**  
40.456

**TOTAL LOTS**  
102



**WALKER HEIGHTS**  
**SUBD-PRE 24-001 | PRELIMINARY PLAT**



**Owner/Applicant**  
Oak Hills eCommerce LLC

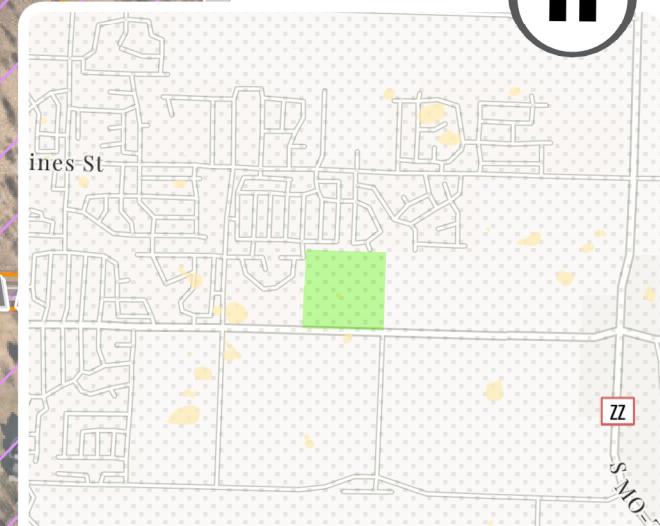
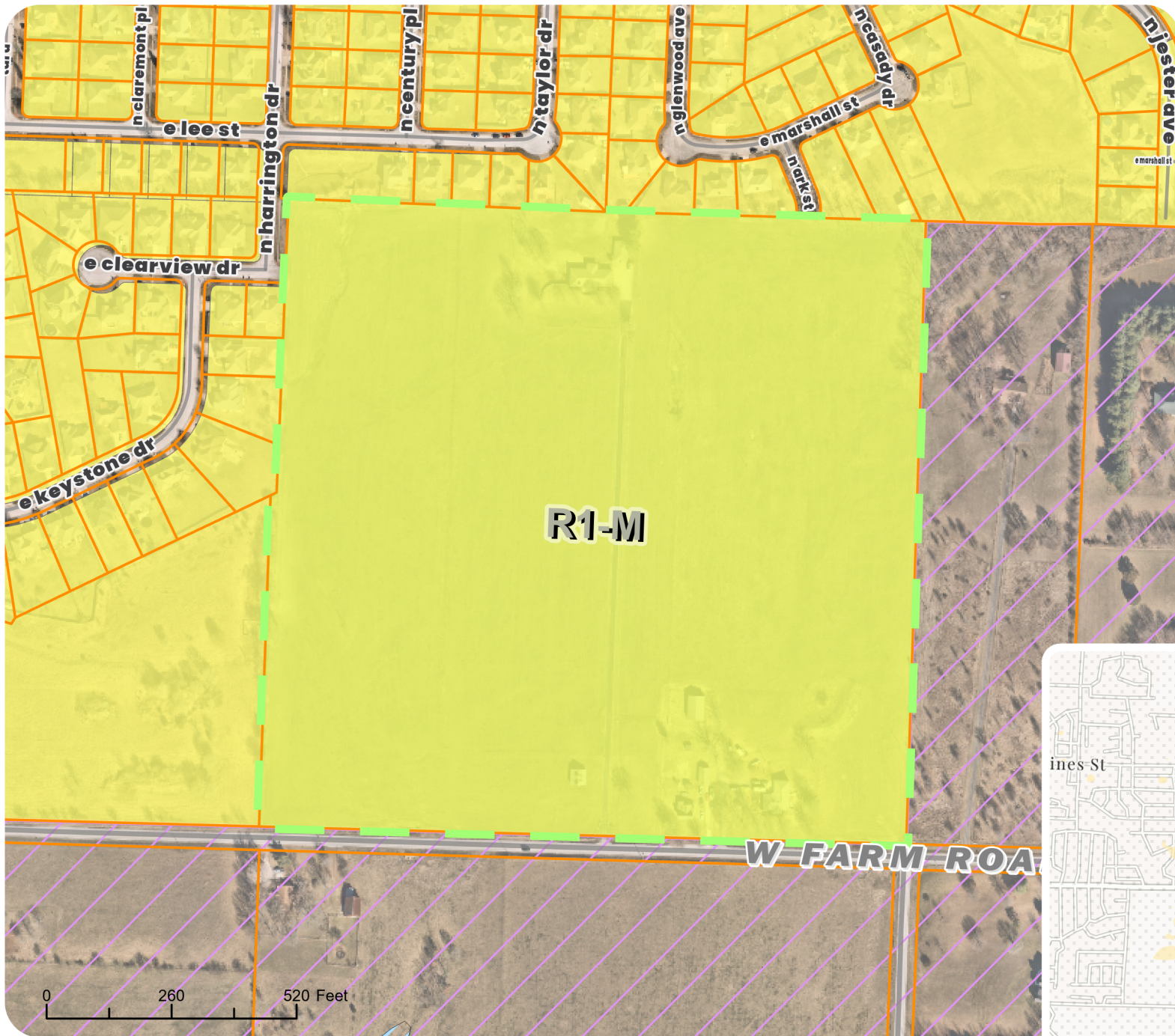
**ADDRESS**  
7217 W Farm Road 182




**ZONING**  
R1-M | REQUESTED: NA

**WARD**  
1

**ACREAGE**  
40.456

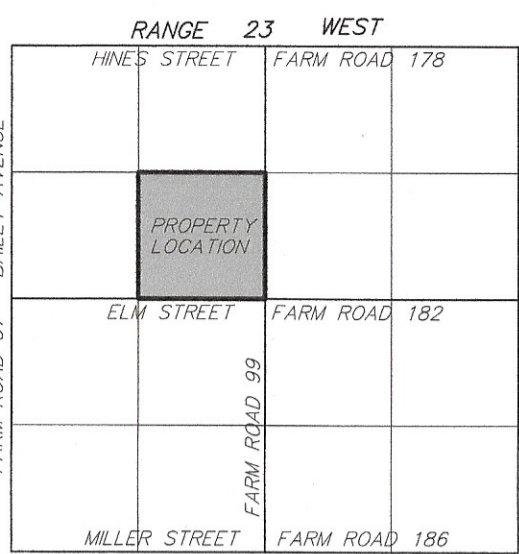
**TOTAL LOTS**  
102



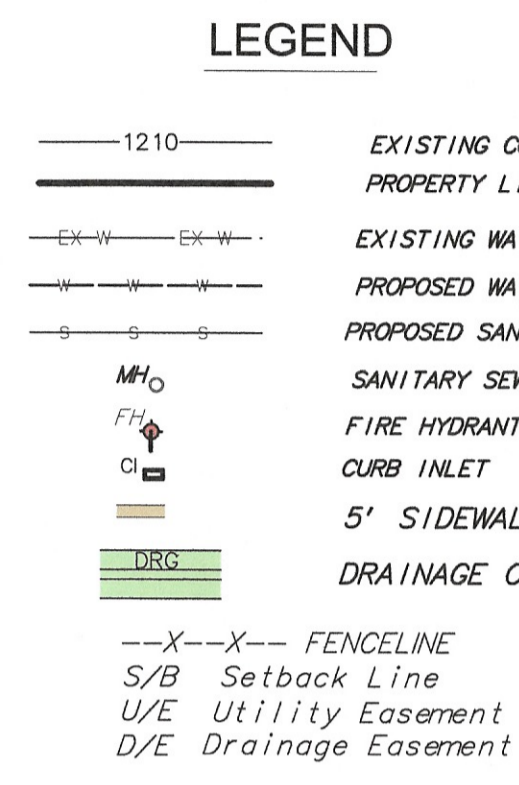
	<b>Site Extent</b>		<b>Sinkholes</b>
	<b>Out of City</b>		<b>Flood</b>

**WALKER HEIGHTS**  
**SUBD-PRE 24-001 | PRELIMINARY PLAT**



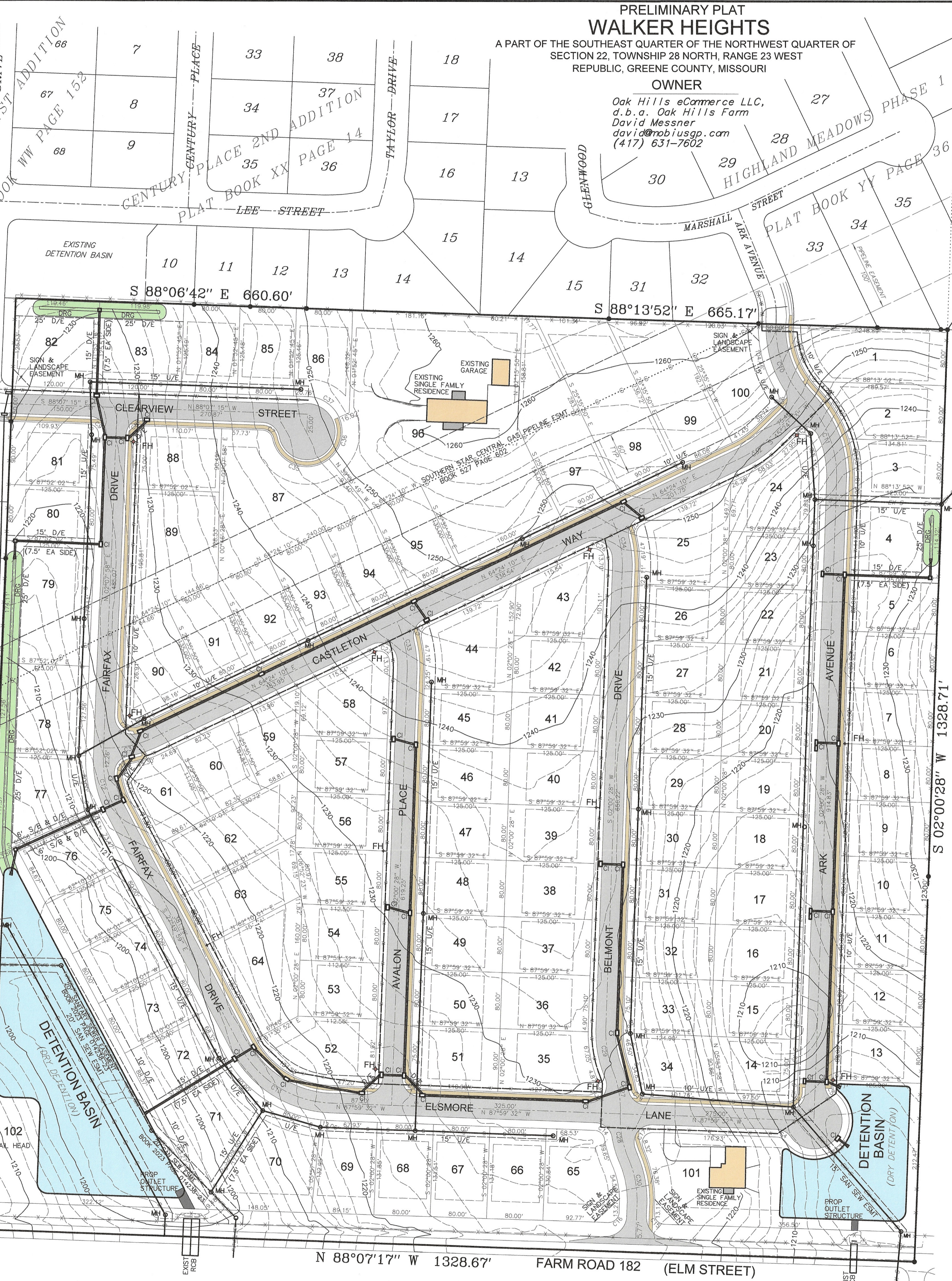
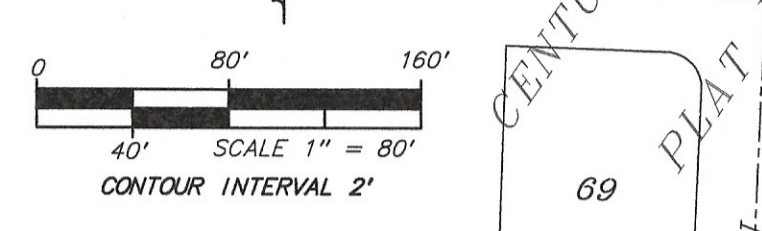
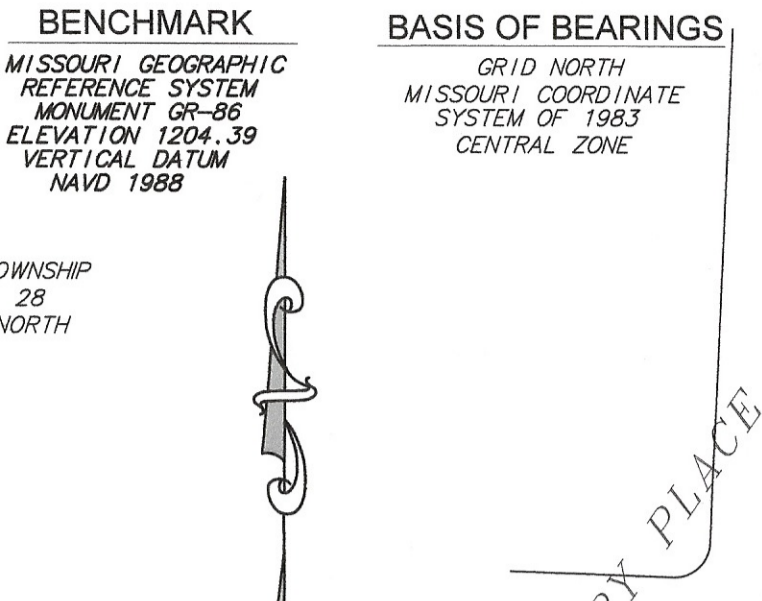


SECTION 22 LOCATION SKETCH SCALE 1" = 2000'



LOT AREAS

Table listing lot numbers (1-102) and their corresponding areas in square feet and acres. Includes a note for 'DESTINY CHURCH INC BOOK 2021 PAGE 031368-21' regarding lot 72.



PRELIMINARY PLAT WALKER HEIGHTS

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 28 NORTH, RANGE 23 WEST, REPUBLIC, GREENE COUNTY, MISSOURI

OWNER

Oak Hills eComerce LLC, d.b.a. Oak Hills Farm David Messner david@mobiussp.com (417) 631-7602

SURVEY DESCRIPTION

BOOK 1867 PAGE 2323 BOOK 1867 PAGE 2325

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 28 NORTH, RANGE 23 WEST, GREENE COUNTY, MISSOURI, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, THENCE SOUTH 02°07'58" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 1,328.71 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 88°07'17" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 1,328.67 FEET; THENCE NORTH 02°07'58" EAST A DISTANCE OF 1,327.56 FEET TO THE SOUTH LINE OF CENTURY PLACE 2ND ADDITION, AS RECORDED IN PLAT BOOK XX PAGE 14; THENCE SOUTH 88°06'42" EAST ALONG SAID SOUTH LINE A DISTANCE OF 660.60 FEET; THENCE SOUTH 88°13'52" EAST ALONG THE SOUTH LINE OF HIGHLAND MEADOWS PHASE 1 AS RECORDED IN PLAT BOOK YY PAGE 36 A DISTANCE OF 665.17 FEET TO THE POINT OF BEGINNING, AND CONTAINING 40.456 ACRES OF LAND, MORE OR LESS, SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY.

ADDITIONAL NOTES

MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE ESTABLISHED AT ONE FOOT ABOVE THE ADJACENT DETENTION OVERFLOW ELEVATION FOR ADJACENT LOTS. OWNERSHIP AND MAINTENANCE OF OPEN SPACE/Common Areas AND DRAINAGE/DETENTION EASEMENT SHALL BE ESTABLISHED THROUGH A HOMEOWNERS ASSOCIATION. MAINTENANCE OF ANY DRAINAGE EASEMENT THAT IS CONTAINED WITHIN A PLATTED LOT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER. A DETENTION AREA WILL BE CONSTRUCTED TO INSURE THE POST-CURVE PEAK FLOWS WILL BE LESS THAN THE PRE-DEVELOPED PEAK FLOWS.

CURVE DATA

Table with columns: #, Radius, Delta, Length, Chord, Tangent, Chord Bearing. Lists curve data for lots 1 through 37.

SITE INFORMATION

Total Area = 40.456 Acres Total Number of Lots = 102 Area in Lots 1,398,073 sq. ft. (32.09533 acres) Average Lot Size = 13,707 Square Feet Area in Street Right of Way 364,183 sq. ft. (8.36048 acres) Density = 2.52 Lots/Acre Zoning = R1-M Medium Density Single-Family Residential District Source of Title BOOK 1867 PAGE 2323 & BOOK 1867 PAGE 2325 This Property Does Not Lie Withing a Flood Hazard Area As Determined By The Flood Insurance Rate Map Number 29077 C 0427 E & 29077 C 0435 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 - 25 Feet Rear - 25 Feet Side - 6 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 Farm Road 182, except for Lot 102. Proposed Street Right of Way Widths: 50' Proposed Street Pavement Widths: 28 Feet (Back Curb to Back Curb) 5' Wide Sidewalk Proposed On One Side Of Street.

RICKY D GARDNER BOOK 2004 PAGE 063434-04

Professional Engineer Seal for Ralph D. Tate, P.E., No. E-17940. Logo for Tate Engineering Consultants.

PRELIMINARY PLAT WALKER HEIGHTS REPUBLIC, MISSOURI