



AGENDA

**Planning and Zoning Meeting
Municipal Court Building, 540 Civic Blvd
May 08, 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 April 10, 2023.

Meeting Procedures

Public Hearings

2. **REZN 23-001.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately One Point Two Eight(1.28) Acres, Located at 1358 E US Hwy 60 from Local Commercial (C-1) to General Commercial (C-2)

Other Business

3. **SUBD-PRE 23-002.** Possible Vote to Recommend the Approval of an Application for a Preliminary Plat for Greenfield Estates, a Residential Subdivision Consisting of Approximately Twenty-Three Point Four-Eight (23.48) Acres Located in the 7500 Block of West Farm Road 174

Citizen Participation

Community Development Department Update

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.**



MINUTES

**Planning and Zoning Meeting
Municipal Court Building, 540 Civic Blvd
April 10, 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
- Commissioner Mike Mann
- Council Liaison Garry Wilson

Approve Agenda

Motion made by Commissioner Campbell, Seconded by Commissioner Doubrava.

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

Approve Minutes

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

Motion made by Commissioner Campbell, Seconded by Commissioner Doubrava.

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

Meeting Procedures

Read by Patrick Ruiz

Public Hearings

2. **VACA 23-003.** Recommending the Approval of An Application to Vacate Utility Easements on the City of Republic Property located at 2673 E Sawyer Rd.

Motion made by Commissioner Hyder, Seconded by Commissioner Doubrava.

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

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.



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

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.

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

Citizen Participation

BUILDS Department Update

The BUILDS Department has officially moved into their new location at 4221 S Wilsons Creek Blvd.

Adjournment

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

Chris Tabor, Principal Planner

Ransom Ellis, Chairman



EXHIBIT A

Project/Issue Name: REZN 23-001. Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately One point Two-Eight (1.28) Acres, Located at 1358 East US Hwy 60, from Local Commercial (C-1) to General Commercial (C-2).

Submitted By: BRG Republic Prop LLC

Presented By: Chris Tabor, Principal Planner

Date: May 8, 2023

ISSUE IDENTIFICATION

BRG Republic Prop LLC has applied to change the Zoning Classification of approximately 1.28 acres of property located at 1358 of East US Highway 60 from Local Commercial (C-1) to General Commercial (C-2). The property is currently split-zoned between Local Commercial (C-1) and General Commercial (C-2). The portion requiring rezoning is approximately .71 acres.

DISCUSSION AND ANALYSIS

The property subject to this Rezoning Application consists of approximately 1.28 acres of land located at 1358 of East US Highway 60; the property is currently vacant.

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

Consistency with the Comprehensive Plan

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

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

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



EXHIBIT A

The general trend in the vicinity of the subject property consists of highway commercial uses of varying intensities.

Compatibility with Surrounding Land Uses

The subject property is adjacent to Aldi grocers to the northeast and Arby's to the southwest.

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

Capacity to Serve Potential Development and Land Use

Municipal Water and Sewer Service:

Development of the property will require connecting to existing municipal water and sewer mains located near the property. Both an 8-inch water main and an 8-inch gravity sewer main are located on, or in adjacent right-of-way of, the subject parcel. The sanitary sewer will flow from the site to the McElhane and Shuyler Creek Lift Stations before it is pumped to the Wastewater Treatment Facility.

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

Transportation:

The property will have access from North Republic Commons Dr. No access will be granted from US Hwy 60.

A Traffic Impact Study (TIS) was not required for the Rezoning Application. As a substantial portion of the subject property is already zoned General Commercial (C-2), 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.**

Address
 1358 E US Hwy 60

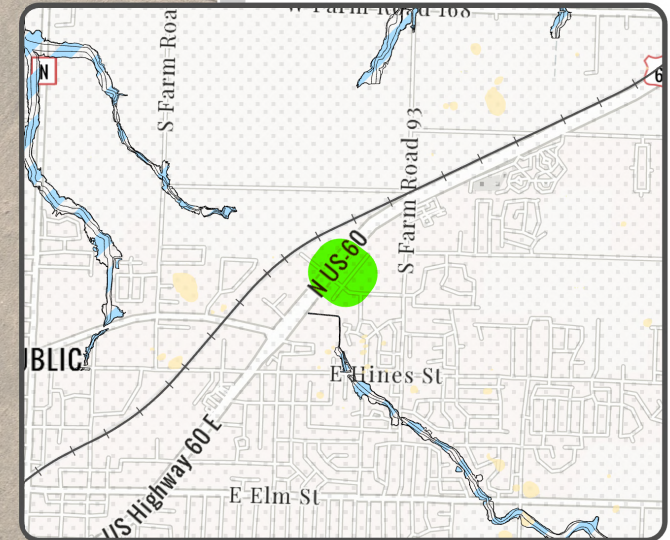
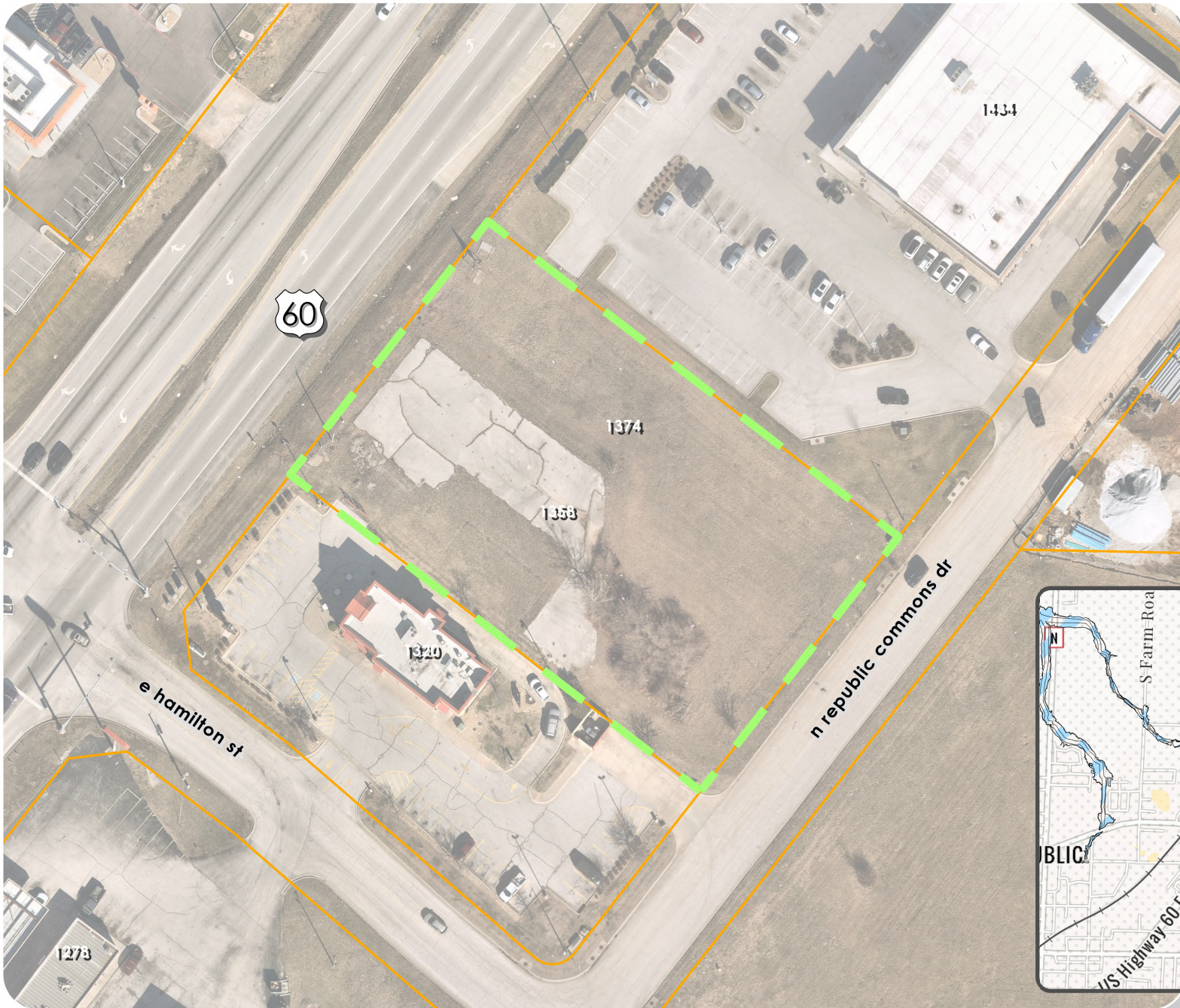
Project
 Rezone

Zoning
 C-1, C-2

Requested Zoning
 C-2

Acreage
 1.3

Ward
 2



0 70 140 Feet

REZN 23-001

 Site Extent
 Floodplain

 Sinkholes
 Parcels Greene County

Address
1358 E US Hwy 60

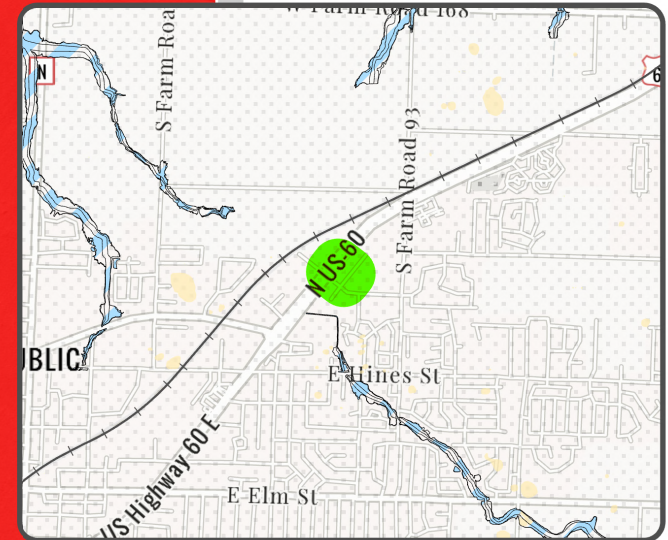
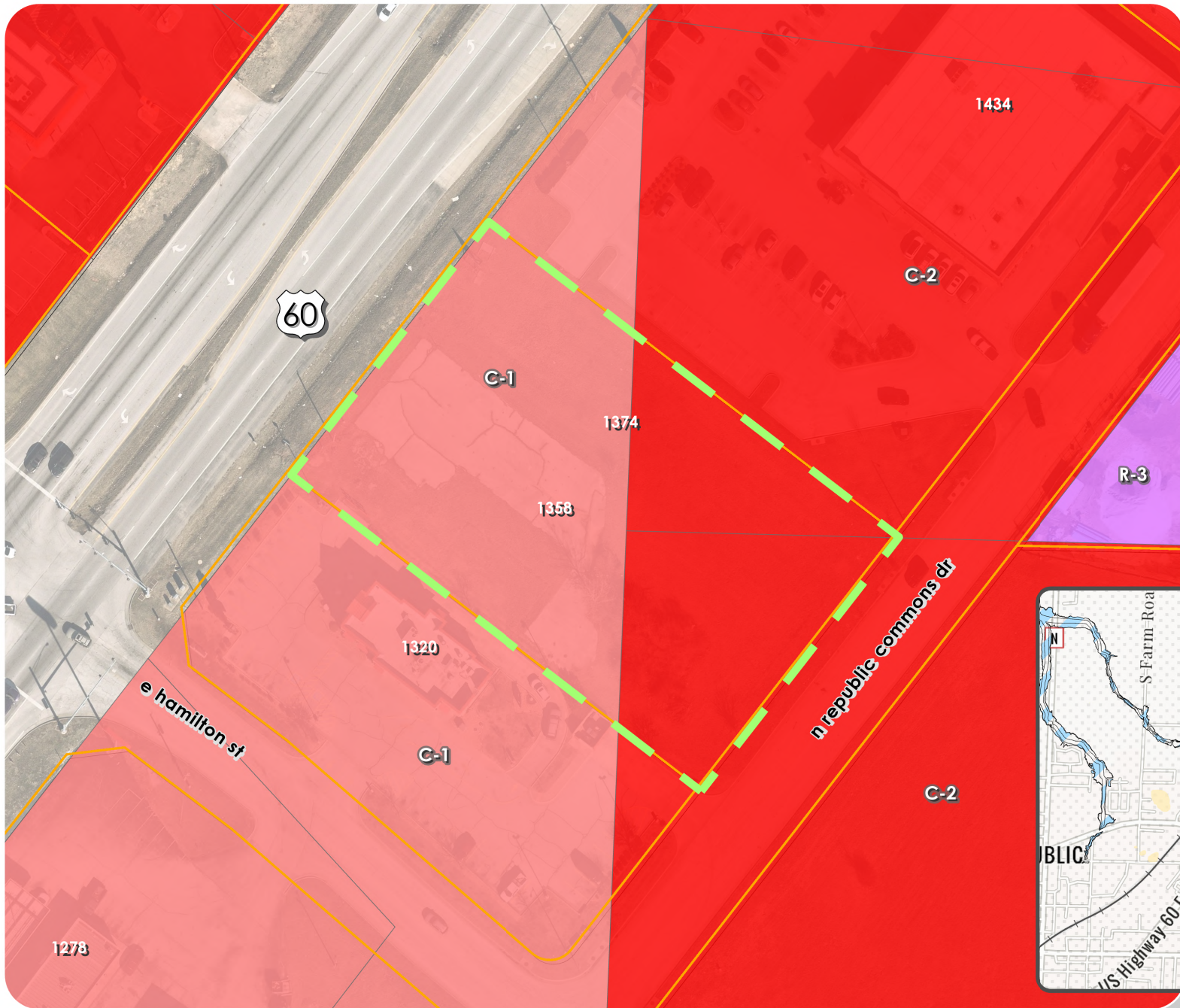
Project
Rezone

Zoning
C-1, C-2

Requested Zoning
C-2

Acreage
1.3

Ward
2



0 70 140 Feet

REZN 23-001

 Site Extent
 Floodplain

 Sinkholes
 Parcels Greene County



EXHIBIT B

Project/Issue Name: **SUBD-PRE 23-002.** Possible Vote to Recommend the Approval of an Application for a Preliminary Plat for Greenfield Estates, a Residential Subdivision Consisting of Approximately Two-Three Point Four Eight (23.48) Acres Located at the 7500 Block of W FR 174.

Submitted By: Enterprise Development LLC

Presented By: Chris Tabor, Principal Planner

Date: May 8, 2023

ISSUE IDENTIFICATION

Enterprise Development LLC has requested review and approval of a Preliminary Plat of approximately Two-Three Point Four Eight (23.48) acres for Greenfield Estates, a subdivision consisting of eighty (80) residential lots zoned High-Density Single-Family Residential (R1-H), streets, and infrastructure.

Conformity with Preliminary Plat Review Criteria: Preliminary Plats are reviewed for their conformance with the following review criteria to ensure the development, in the proposed location:

- (1) Will not endanger the public health or safety;
- (2) Will not injure the value of adjoining property or abutting property;
- (3) Will be in conformity with the Comprehensive Plan, Transportation Plan, Zoning Code, Water System Master Plan, Wastewater System Facility Plan, or other plans officially adopted by the City Council; and
- (4) Will be in harmony with the area in which it is located.

Preliminary Plats are reviewed by the City Planner and the City Engineer in conformance with the requirements of Chapter 410 of Republic’s Municipal Code, the Comprehensive Plan, and all applicable City adopted codes and regulations.

DISCUSSION AND ANALYSIS

The 23.48-acre property subject to this Preliminary Plat Application is located at the 7500 block of Farm Road 174. The property is zoned appropriately for the proposed plat, High-Density Single-Family Residential (R1-H). R1-H zoning allows for:

- Min. Lot Sizes of 7,000 square feet
- Max density of 6.22 lots per acre
- Setbacks



EXHIBIT B

- Front: 25'
- Side (Interior): 6'
- 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 eighty (80) lots, each with a minimum lot size of 7,000 square feet and an average lot size of 7,720 square feet. The Preliminary Plat also consists of streets, open space, utility easements, and detention areas. The

Transportation Plan

The Preliminary Plat proposes entrances to the subdivision from the continuation of Bailey Avenue, creating a new connection from the portion in Rankin Acres (a Greene County subdivision to the south) to a second connection point to be constructed at Farm Road 174. A third entrance will come from the continuation of Timber Oak Street eastward from Wilson's Creek Villas to the subject property. In addition, the Preliminary Plat proposes five new local streets serving internal circulation.

No lot will be given access to either Farm Road 174 or Bailey Avenue.

These 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.

Water and Wastewater Master Plan

The site is not currently served by City of Republic water or sanitary sewer service. The site is in proximity to a 10-inch water main to the north, and an 8-inch water main to the west, which will provide connections for a looped water main through the subdivision.

The site is in proximity to an 8-inch sanitary sewer near the western boundary line of the subject property. The sanitary sewer flows to the Shuyler Creek Lift Station and through a force main to the Wastewater Treatment Facility. The City's water and sanitary sewer systems have the capacity to serve the proposed development; final evaluations of capacity will be performed during subsequent development review.

Zoning Code



EXHIBIT B

The Preliminary Plat of Greenfield Estates has been platted for the construction of 80 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 utilizes the existing Stormwater Detention Area on the site, which was constructed as part of the Wilson's Creek Villas Subdivision. The detention area is designed to accommodate development of the subject parcel in addition to Wilson's Creek Villas Subdivision to the west. 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.**

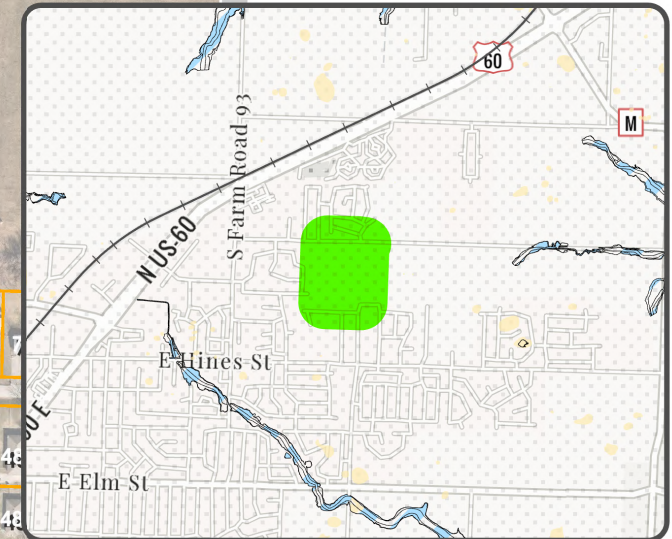
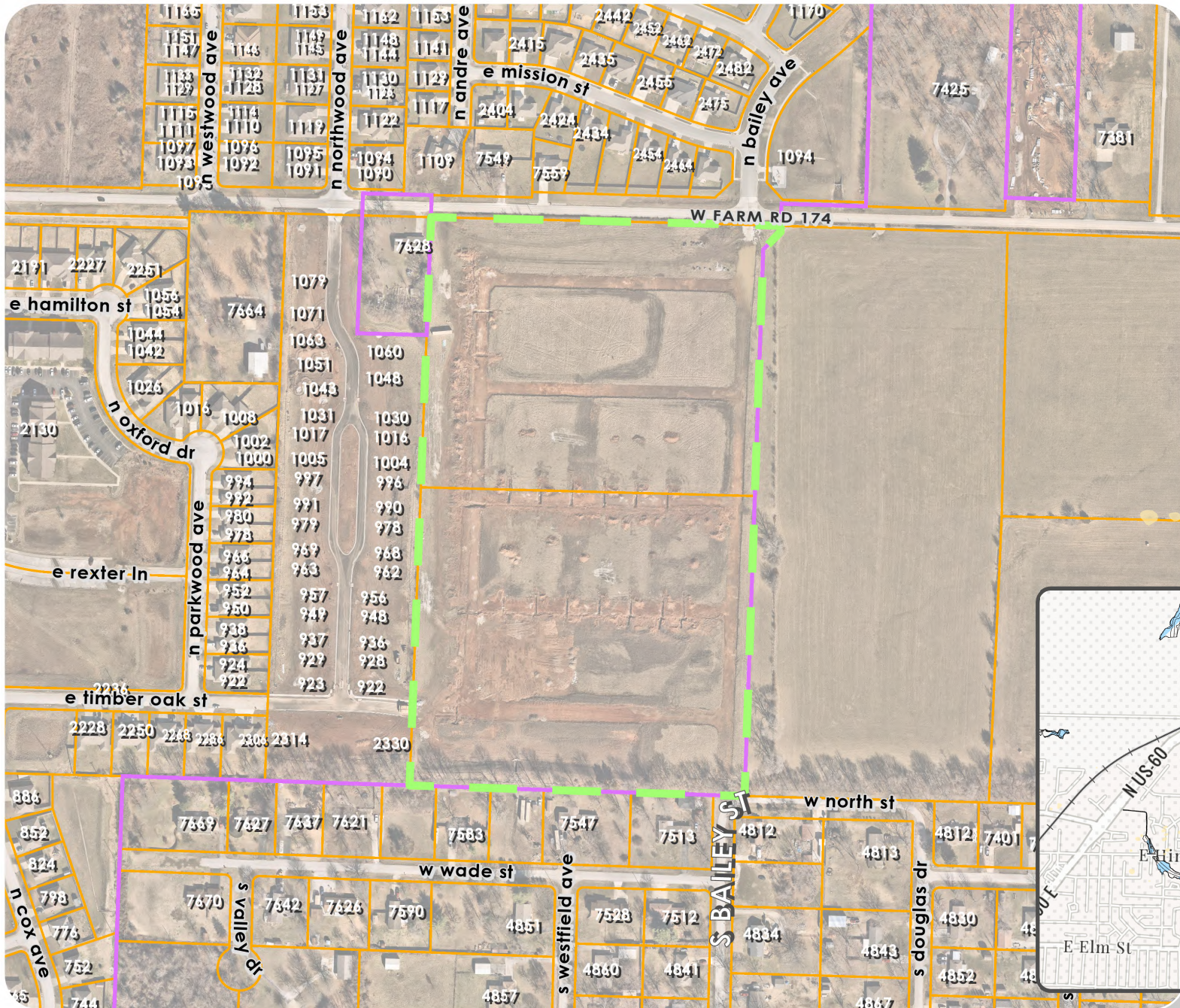
Project
Preliminary Plat

Address
W FARM ROAD 174

Zoning
R1-H

Acreage
23.4

Ward
1



0 290 580 Feet

SUBD-PRE 23-002

 Site Extent
 Floodplain

 Sinkholes
 Parcels Greene County

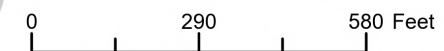
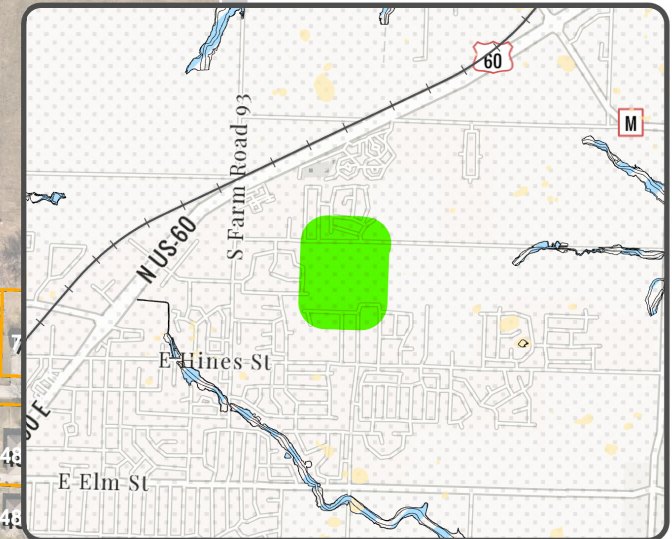
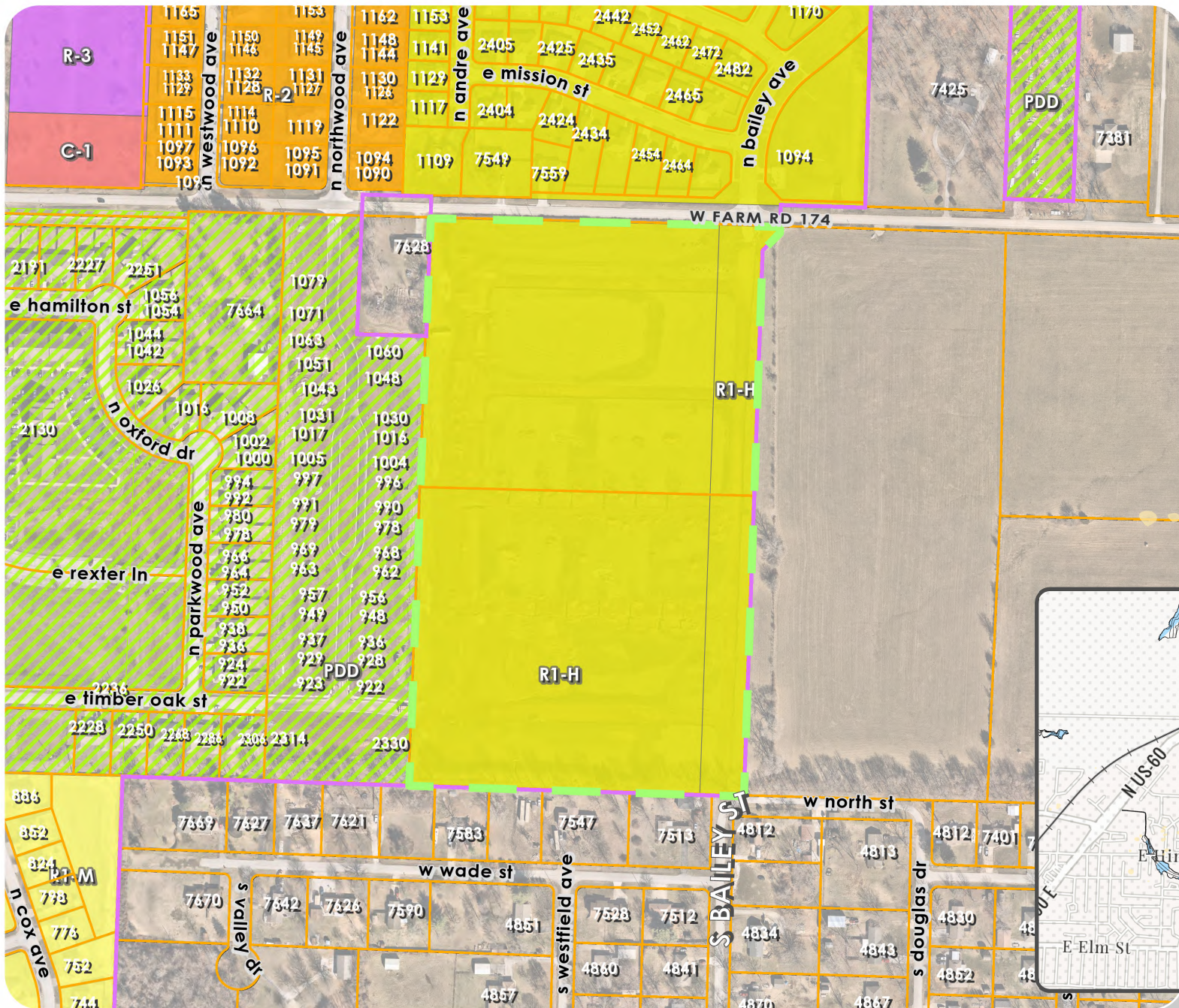
Project
Preliminary Plat

Address
W FARM ROAD 174

Zoning
R1-H

Acreage
23.4

Ward
1



SUBD-PRE 23-002

-  Site Extent
-  Floodplain

-  Sinkholes
-  Parcels Greene County

PRELIMINARY PLAT GREENFIELD ESTATES A PART OF THE NE 1/4 OF THE SE 1/4 OF SECTION 16 AND A PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 15 TOWNSHIP 28 NORTH, RANGE 23 WEST REPUBLIC, GREENE COUNTY, MISSOURI

OWNER Mike Cronkhite Enterprise Developments, LLC 1526 S Enterprise Avenue Springfield, MO 65804 mike@cronkhitehomes.com (417)766-3431

PROPERTY DESCRIPTION BOOK 2015 PAGE 050296-15

BEGINNING AT AN EXISTING SURVEY MONUMENT (5/8" IRON REBAR WITH ALUMINUM CAPPED "LS 2334") MARKING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 28, RANGE 23, GREENE COUNTY, MISSOURI; THENCE ALONG THE NORTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 28, RANGE 23, SOUTH 88°14'24" EAST, A DISTANCE OF 140.45 FEET TO A SURVEY MONUMENT SET (5/8" IRON REBAR CAPPED "LS-2670"); THENCE SOUTH 01°45'36" WEST, A DISTANCE OF 39.35 FEET TO A SURVEY MONUMENT SET (5/8" IRON REBAR CAPPED "LS-2670") AT A POINT BEING 40.00 FEET SOUTH OF THE CENTERLINE OF FARM ROAD 174 AS IT NOW EXISTS; THENCE SOUTH 46°56'41" WEST, A DISTANCE OF 57.01 FEET TO A SURVEY MONUMENT SET (5/8" IRON REBAR CAPPED "LS-2670"); THENCE SOUTH 02°23'43" WEST, A DISTANCE OF 1252.76 FEET TO A SURVEY MONUMENT SET (5/8" IRON REBAR CAPPED "LS-2670") ON THE SOUTH LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG SAID SOUTH LINE, NORTH 88°11'36" WEST, A DISTANCE OF 88.36 FEET TO AN EXISTING SURVEY MONUMENT (5/8" IRON REBAR CAPPED "LS 1128") MARKING THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 16; THENCE NORTH 88°29'18" WEST, A DISTANCE OF 672.32 FEET TO AN EXISTING SURVEY MONUMENT (5/8" IRON REBAR CAPPED "LS 1126") ON THE WEST LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG THE WEST LINE OF SAID EAST HALF, NORTH 01°55'50" EAST, A DISTANCE OF 1331.94 FEET TO AN EXISTING SURVEY MONUMENT (RAILROAD SPIKE) ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 16; THENCE ALONG SAID NORTH LINE, SOUTH 88°30'22" EAST, A DISTANCE OF 670.60 FEET TO THE POINT OF BEGINNING, CONTAINING 23.48 ACRES. BEARINGS LISTED ARE BASED ON MISSOURI STATE PLANE, CENTRAL ZONE, NAD83 (2011), SUBJECT TO ANY EASEMENTS OF RECORD, EXCEPT ANY PART THEREOF TAKEN OR USED FOR ROAD OR HIGHWAY PURPOSES.

Table with 3 columns: LINE, BEARING, DISTANCE. Lists line dimensions for boundary (L-12 to L-15).

Table with 3 columns: LINE, BEARING, DISTANCE. Lists line dimensions for drainage easements (L-1 to L-11).

LOT AREAS

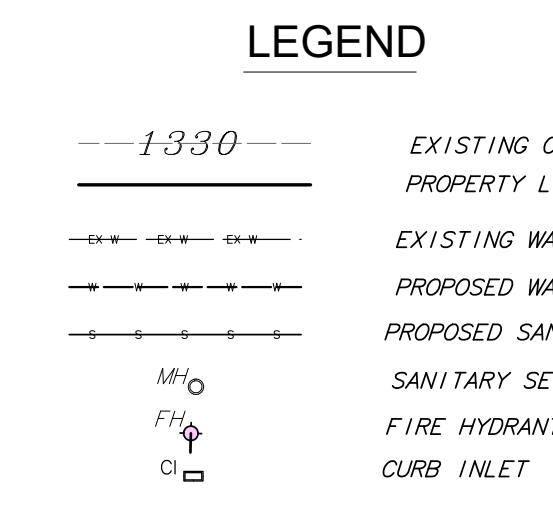
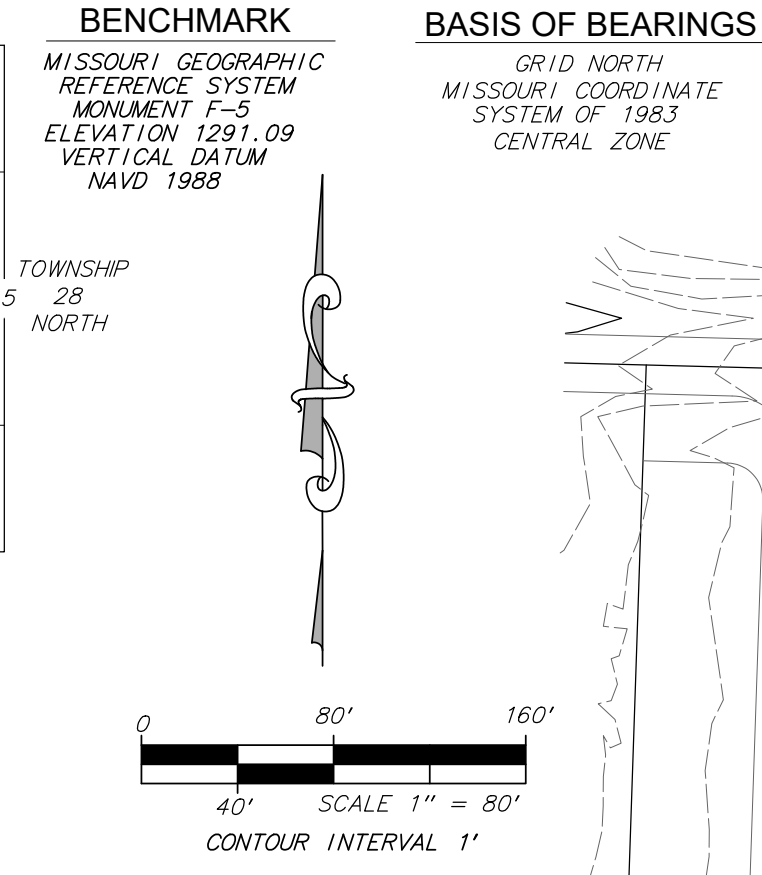
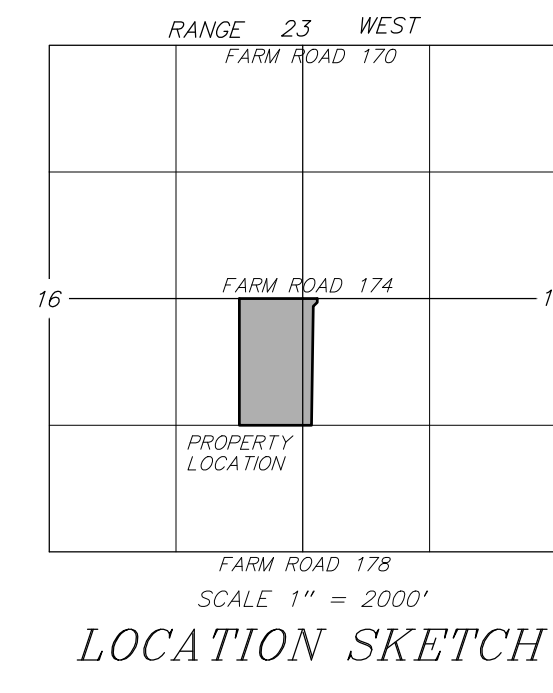
Table with 3 columns: Lot Number, Area (sq. ft.), Area (acres). Lists areas for lots 1 through 80.

ADDITIONAL NOTES

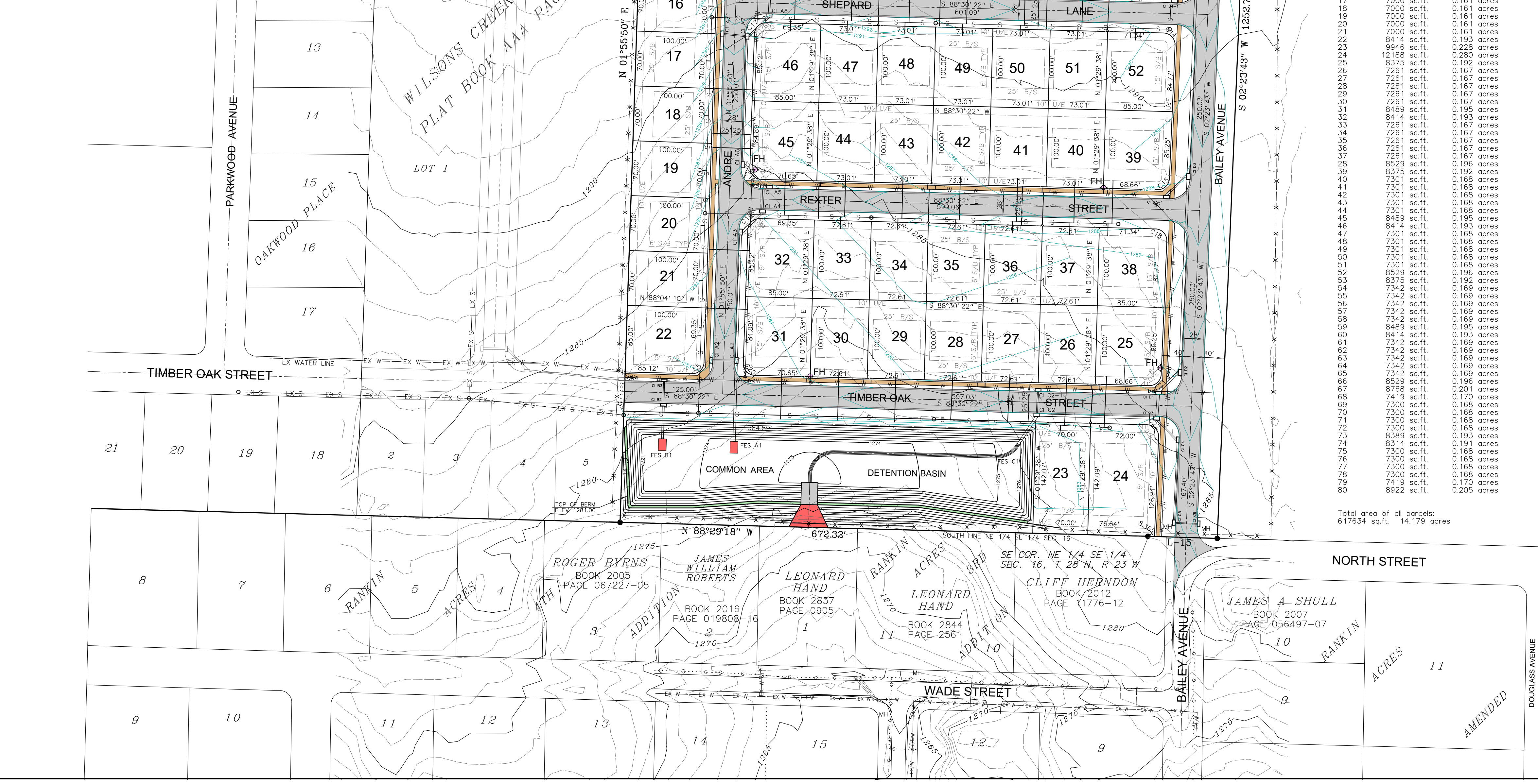
MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE ESTABLISHED FOR LOTS 23 AT ONE FOOT ABOVE THE ADJACENT DETENTION OVERFLOW ELEVATION. OWNERSHIP AND MAINTENANCE OF OPEN SPACE/COMMON AREAS AND DRAINAGE DETENTION EASEMENT SHALL BE ESTABLISHED THROUGH A HOMEOWNERS ASSOCIATION. MAINTENANCE OF ANY DRAINAGE EASEMENT 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-DEVELOPED PEAK FLOWS WILL BE LESS THAN THE PRE-DEVELOPED PEAK FLOWS.

SITE INFORMATION

Total Area = 23.48 Acres. Total Number Of Lots - 80. Area in Lots 617,634 sq. ft. (14.1789 acres). Average Lot Size = 7,720 Square Feet. Area in Common Area 74,562 sq. ft. (1.7117 acres). Area in Street Right of Way 330619.84 sq. ft. (7.58999 acres). Density = 3.41 Lots/Acre. Zoning = R1-H High Density Single-Family Residential District. Source of Title BOOK 2015 PAGE 050296-15. 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 - 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 174. Proposed Street Right of Way Widths: Bailey Avenue = 80 feet, All other Streets = 50 Feet. Proposed Street Pavement Widths: 28 Feet (Back Curb to Back Curb) (Except As Shown on Bailey Avenue). 5' Wide Sidewalk Proposed On One Side Of Street.



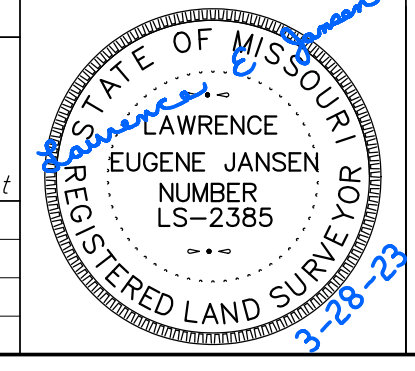
CURVE DATA table with columns for Radius, Delta, Length, Chord, Tangent, and Chord Bearing for various curve segments.



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 3-28-23 DATE

CLASS OF SURVEY "URBAN" EP - EXISTING IRON PIN, SRP - SET IRON PIN, X-X - FENCELINE, S/B - Setback Line, U/E - Utility Easement, D/E - Drainage Easement. Job No.: 2008-003, Date: 3-28-2023, Drawn By: LEJ, Checked By: LEJ.



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 LS-2010000563.