



**AGENDA**  
**Planning and Zoning**  
Online Venue  
**September 14, 2020 at 7:00 PM**

**Call Meeting to Order**

**Approve Agenda**

**Approve Minutes**

- 1. Draft of Agenda.** P&Z Meeting on August 10, 2020.

**Meeting Procedures**

**Public Hearings**

- 2. SU 20-001.** Public Hearing and Possible Vote to Recommend the Approval of An Application for a Special Use Permit to Megan Sierk for the operation of a Group Day Care Home at 432 South Sherwood Avenue in Republic, Missouri.
  
- 3. ORD 20-003.** Public Hearing and Possible Vote to Recommend the Approval of Amendments to Article IV A Planned Development District (PDD)

**Other Business**

- 4. SUBD-PRE 20-007.** 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 Planning and Zoning Commission are asked to step to the microphone and clearly state their name and address before speaking. In accordance with ADA guidelines, if you need special accommodations to attend any city meeting, please notify the City Clerk's Office at 732-3140 at least three days prior to the scheduled meeting. **All meetings are tape recorded for public viewing.**



**MINUTES**  
**Planning and Zoning**  
**Online Meeting**  
**August 10, 2020 at 7:00 PM**

**Call Meeting to Order**

- Commission Members in Attendance: Ransom Ellis, Kevin Haun, Cynthia Hyder, Erik Pedersen, Randy Phelps (by phone only)

**Approve Agenda**

- Motion: Haun; Second: Pedersen
- Vote: Unanimous

**Approve Minutes**

1. P & Z Commission Meeting, June 8, 2020
  - a. Motion: Hyder; Second: Haun
  - b. Vote: Unanimous

**Meeting Procedures**

**Public Hearings**

2. VACA 20-002: Recommending the Approval of an Application to Vacate Right-of-Way
  - a. Motion to Recommend Approval: Pedersen; Second: Hyder
  - b. Vote: Unanimous
3. VACA 20-003: Recommending the Approval of an Application to Vacate a Portion of West Carnahan Street
  - a. Motion to Recommend Approval: Haun; Second: Pedersen
  - b. Vote: Unanimous
4. REZN 20-006. Public Hearing and Possible Vote to Recommend the Approval of an Application to Change the Zoning Classification of Approximately Ninety-One Hundredths (0.91) of an Acre, Located at 317 South Main Street, from Local Commercial (C-1) to General Commercial (C-2)
  - a. Motion to Recommend Approval: Hyder; Second: Haun
  - b. Vote: Unanimous

**Other Business**

5. SUBD-PRE 20-005. Possible Vote to Recommend the Approval of an application for a Preliminary Plat for Oakwood Heights 1st Addition, a Residential Subdivision Consisting of Approximately Four and Three Tenth (4.3) Acres Located in the 2000 Block of East Hines Street
  - a. Motion to Recommend Approval: Pedersen; Second: Haun
  - b. Vote: Unanimous

**Citizen Participation**

**Community Development Department Update**



Planning Director announced SMCOG contract.

**Comprehensive Plan Update**

**Adjournment**

- Motion: Haun; Second: Pedersen
- Vote: Unanimous



**Project/Issue Name:** SU 20-001. Public Hearing and Possible Vote to Recommend the Approval of An Application for a Special Use Permit to Megan Sierk for the operation of a Group Day Care Home at 432 South Sherwood Avenue in Republic, Missouri.

**Submitted By:** Megan Sierk

**Presented By:** Community Development Department

**Date:** September 14, 2020

---

**ISSUE IDENTIFICATION**

Megan Sierk has applied for a Special Use Permit for the operation of a Group Day Care Home from her residence at 432 South Sherwood Avenue.

**DISCUSSION AND ANALYSIS**

The subject property of this application is identified as Lot 41 of Sunshine Estates Phase 2, which is comprised of approximately 0.18 acres of land. The Applicant currently resides at the dwelling unit (1,394 SF) occupying the premises. The zoning for this lot is High Density Single-Family Residential (R1-H). The property borders residential dwellings to the north, south, and east.

The Applicant is seeking the approval of this permit to provide a structured environment for students attending school virtually.

This application for a Special Use Permit for a Group Day Care Home, if approved, would allow the provider to care for not more than ten (10) children, not related to the provider. The provider is limited to caring for no more than two (2) children under the age of two (2) years without the support of a full-time adult assistant; with the support of a full-time adult assistant the provider may care for a maximum of four (4) children under the age of two (2).

The Applicant currently has a general business license with the City to operate as a Family Day Care Home. Such a license allows her to care for as many as six (6) children where the maximum number of children under the age of two (2) years is three (3).

The Applicant has applied with the State of Missouri Department of Health and Senior Services for a Family Child Care Home License on the subject property. Under Missouri law, this license would allow the provider to care for “no more than ten (10) children, unrelated, for any part of the twenty-four (24) hour day”. The State has indicated that issuance of a license requires conformance with the municipal



zoning code. In this case, such conformance would come in the form of approval of this Special Use Permit.

The addition of ten (10) children to the premises is expected to have only an incidental effect on Sanitary Sewer and Water infrastructure. Any traffic added by this operation, not originating from the Sunshine Estates subdivision, would likely approach from either Miller Road, a secondary arterial, or Basswood Avenue, a collector.

This Special Use Permit, were it approved, would be subject to a five year limit, renewable in accordance with the procedures set forth in Municipal Code Section 405.680.

#### **STAFF RECOMMENDATION**

Staff recommends the approval of the proposed Special Use Permit for Megan Sierk at 432 South Sherwood but would like the Planning and Zoning Commission to consider placement of a condition on said permit.

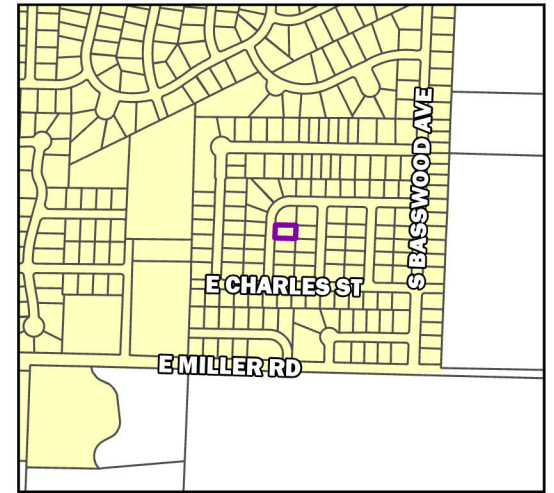
Due to the circumstances surrounding the concurrent application for this Special Use Permit to operate as a Group Day Care Home and the Family Child Care Home License from the State, it is Staff's recommendation that a condition be placed on the Special Use Permit requiring the Applicant be in possession of the aforementioned State License in order to operate as a Group Day Care Home.

Staff recommends the following language for the condition on this permit:

*It shall be unlawful for any person to establish, maintain or operate a child day care center for children or to advertise as being able to perform services for a child day care center without having, in full force and effect, a written license granted by the Missouri Department of Health and Senior Services (State license) [Municipal Code Section 605.015. Subsection F].*

# SU 20-001: 432 South Sherwood Avenue

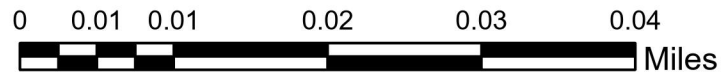
## Vicinity Map



### Legend

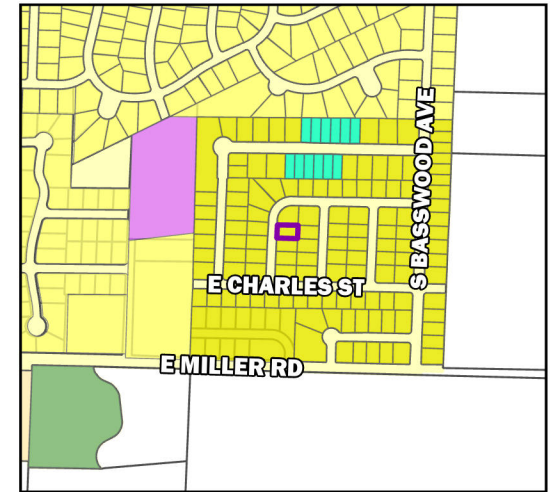
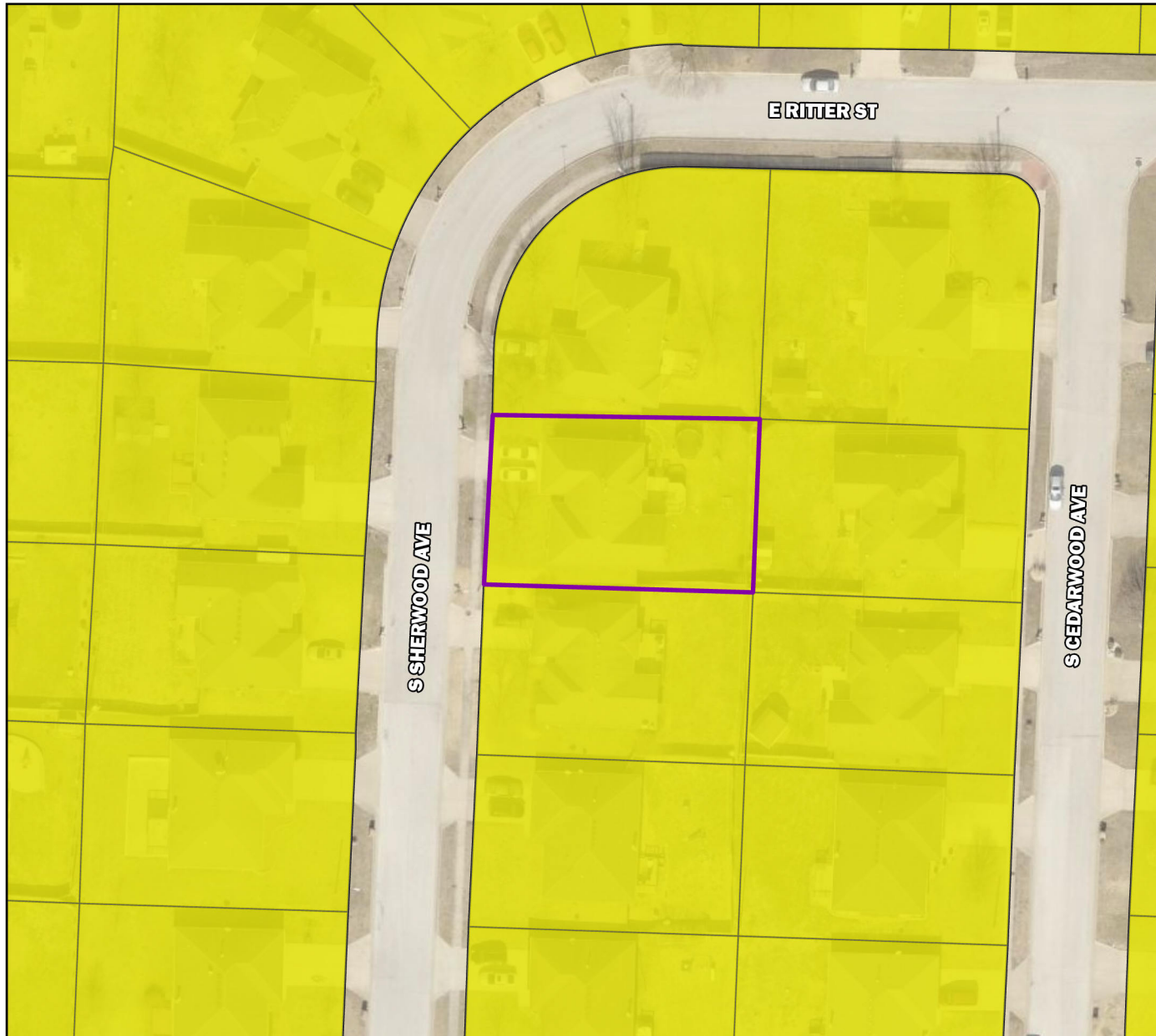
-  Parcels
-  SU 20-001
-  Republic City Limits

Parcel Owner: Justin Sierk  
Parcel Address: 432 S Sherwood Ave  
Area: 0.18 Acres  
Requested Use: Group Home Day Care  
Zoning: High Density Single Family Residential (R1-H)



# SU 20-001: 432 South Sherwood Avenue

## Zoning Map



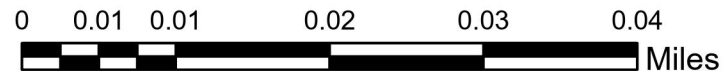
### Legend

- Parcels
- SU 20-001
- Republic City Limits

### Zoning

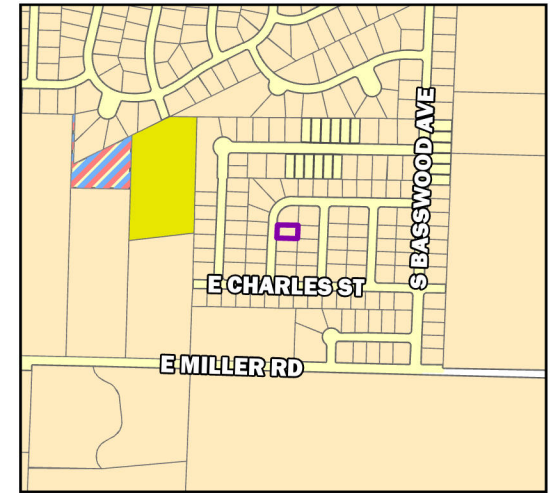
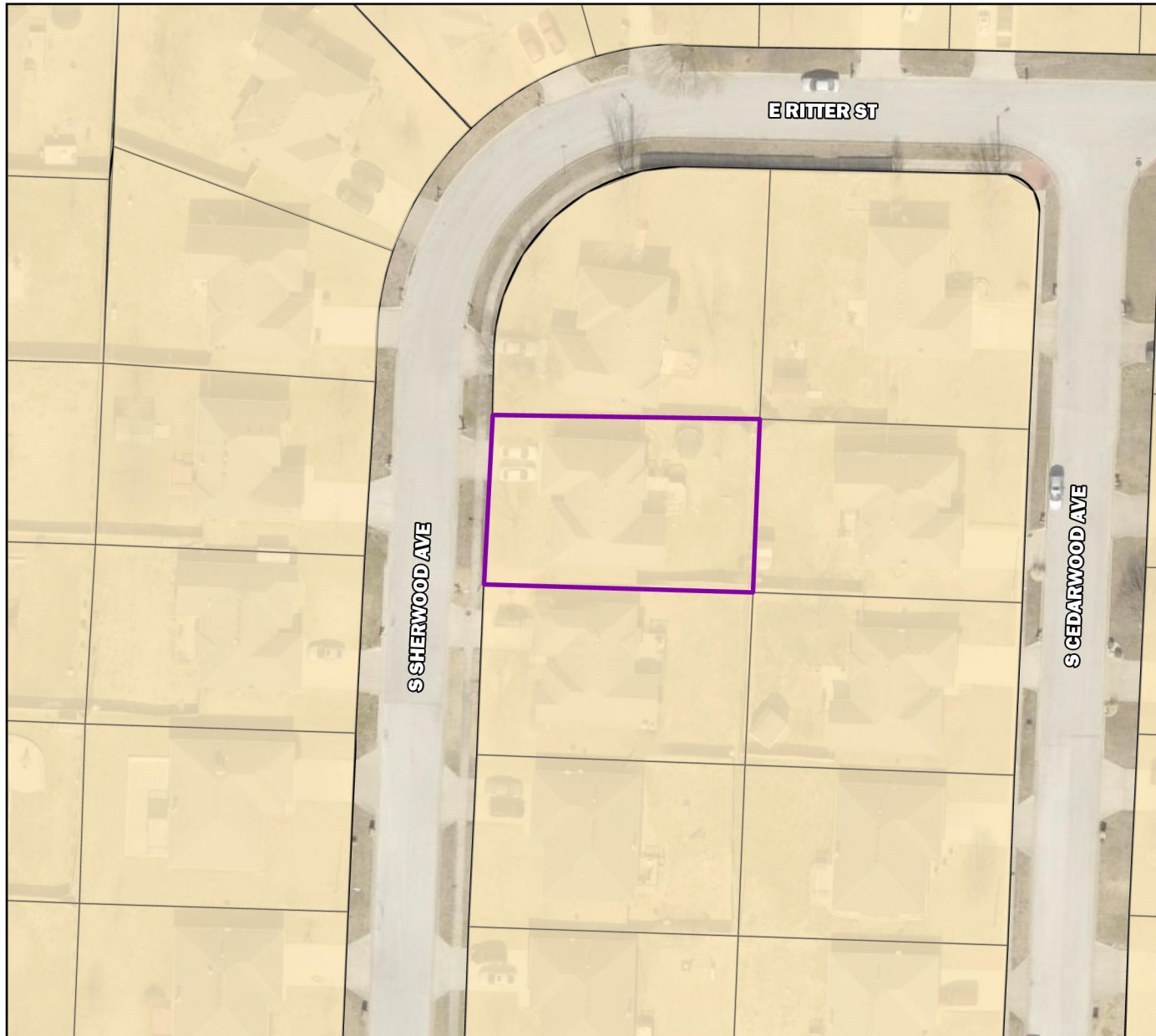
- AG Agricultural
- C-1 Commercial
- C-2 General Commercial
- C-3 General Commercial
- M-1 Light Manufacturing
- M-2 Heavy Manufacturing
- PDD Planned Development
- R1-L Single Family Low Density
- R1-M Single Family Medium Density
- R1-H Single Family High Density
- R1-Z Zero Lot Line Residential
-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

Parcel Owner: Justin Sierk  
Parcel Address: 432 S Sherwood Ave  
Area: 0.18 Acres  
Requested Use: Group Home Day Care  
Zoning: High Density Single Family Residential (R1-H)



# SU 20-001: 432 South Sherwood Avenue

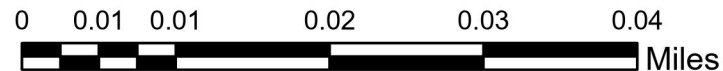
## Future Land Use Map



### Legend

- Parcels
- SU 20-001
- Republic City Limits
- Future Land Use
  - Low Density Residential
  - High Density Residential
  - Med Density Residential
  - Main Street District
  - C-1
  - C-2
  - M-1
  - M-2
  - Park
  - Planned Business Park
  - Public Land Use
  - School Land Use

Parcel Owner: Justin Sierk  
Parcel Address: 432 S Sherwood Ave  
Area: 0.18 Acres  
Requested Use: Group Home Day Care  
Zoning: High Density Single Family Residential (R1-H)





**Section 405.670. Generally. [Ord. No. 03-56 §1, 8-25-2003; Ord. No. 11-03 §1, 3-28-2011; Ord. No. 11-20 §3, 8-8-2011]**

- A. The City Council of the City of Republic may, by special permit following a public hearing advertised as provided in Section 405.980 of the Code of the City of Republic, authorize the location of any of the following buildings or uses in any district except as herein qualified, from which they are otherwise prohibited by this Chapter; provided however, that appropriate conditions and safeguards shall be imposed to protect the public welfare and to conserve and protect property and property values in the neighborhood.
1. Any public building erected and used by any department of the City, County, State or Federal Government.
  2. Commercial amusement or recreational development for temporary or seasonal periods.
  3. Cemetery or mausoleum on a site of twenty (20) acres or more; provided that any mausoleum shall be located at least two hundred (200) feet from any street or lot line.
  4. Hospitals and institutions, except institutions for criminals and for persons who are mentally ill or have contagious diseases; provided however, that such buildings may occupy not over twenty-five percent (25%) of the total area of the lot or tract and will not have any serious depreciating effect upon the value of the surrounding property; and provided further, that the buildings shall be set back from all yard lines heretofore established an additional distance of not less than two (2) feet for every foot of building height, and that adequate off-street parking space will be provided.
  5. Greenhouses and plant nurseries.
  6. Radio or television broadcasting tower or station over fifty (50) feet in height.
  7. (Reserved)
  8. Guyed or lattice telecommunication towers located in "AG" or "C-2" Districts, when complying with the regulations in Section 405.170(B)(8).
  9. Monopole telecommunications towers located in any district, when complying with the regulations in Section 405.170(B)(8).

10. Group day-care homes in any residential district with the permit to have a five-year limit and the permit may be renewed following the process set forth in Section 405.680. **[Ord. No. 15-01 §1, 1-26-2015]**
11. Commercial office uses located in any residential district which are associated with low traffic volumes such as accounting, architecture, drafting, engineering, law and associated professional consulting services as approved by the Planning and Zoning Commission and City Council.
12. Neighborhood markets, convenience stores and gasoline/fuel stations located in residential districts.
13. (Reserved)
14. The sale of merchandise by traveling vendors, under tents or other temporary facilities, located in "C-1", "C-2", "M-1" or "M-2" Districts. Temporary facilities shall not be permitted beyond a three (3) month period per year unless permitted as a permanent structure.
15. Veterinary facility or similar establishment located in "C-2", "M-1" or "M-2" Districts for the treatment and boarding of all animals, large and small.
16. The temporary use of land for purposes associated with the support of active public improvements projects. The use of the land must comply with all applicable State and Federal regulations regarding environmental quality and protection. Each special use permit for this purpose shall be considered on a case-by-case basis and considerations in reviewing and approving the application for a special use permit shall include, but not be limited to:
  - a. Intensity of the use relative to the surrounding land uses, especially in terms of noise, dust, odor, etc.
  - b. Volume and type of traffic generated by the use.
  - c. Potential impacts on water, air, and soil quality.
  - d. Whether more appropriate alternative sites exist.
  - e. The length of time requested for the special use of the land.

Section  
405.670

Section  
405.680

- f. Potential impacts on public services including water supply, wastewater treatment, fire protection, law enforcement, etc.

If Council determines to issue a special use permit for temporary use of land under this paragraph, the permit term will generally expire sixty (60) days after the completion date of the contracted for services and/or uses as set forth in the plans or the contract presented to the City during the review process. If the documents provided to the City do not state an end date for the contracted for services and/or uses then Council may establish the length of term for the special use permit. Upon approving a special use permit, Council may grant staff the discretion to extend the permit twice for a period of no greater than ninety (90) days each. Any extension beyond those described above shall be subject to Council approval.

**Section 405.680. Permit. [CC 1999 §26-62; Ord. No. 03-80 §1, 11-24-2003]**

Before the issuance of any special permit for any of the above buildings or uses, the application therefore shall be submitted to the City Planning and Zoning Commission for study and report regarding the effect of such proposed building or use upon the character of the neighborhood and upon traffic conditions, public utility facilities and other matters pertaining to the public health, public safety or general welfare. A processing fee in the amount of one hundred seventy-five dollars (\$175.00) shall be paid to the City upon receipt of an application for a special use permit. No action shall be taken upon any application for a proposed building or use above referred to until and unless the report of the Commission has been filed, but such report shall be made within sixty (60) days after the matter has been referred to it. If the Planning and Zoning Commission recommends against the issuance of the special permit, then it may be issued only by an affirmative three-fourths ( $\frac{3}{4}$ ) vote of the City Council.



**EXHIBIT B**

**Project/Issue Name:** **ORD 20-003.** Public Hearing and Possible Vote to Recommend the Approval of Amendments to Article IV A Planned Development District (PDD)

**Submitted By:** Karen Haynes, Planning Director

**Presented By:** Community Development Department

**Date:** September 14, 2020

---

**ISSUE IDENTIFICATION**

Consideration to amend Article IV A Planned Development District (PDD), relating to the Plan Procedure, requirements of the Development Plan, and Platting requirements for PDD's.

**DISCUSSION AND ANALYSIS**

The proposed Amendments include revised language to the following Sections, in addition to minor language revisions.

**Section 405.230 Procedure**

The proposed Amendment to Section 405.230 Procedures removes the requirement for at least a three-quarters (3/4) vote of the total membership of City Council if the Planning and Zoning Commission had not recommended approval of the PDD Application; the referenced vote is not required by Missouri State Statute.

**Section 405.240 Development Plans**

The proposed Amendment requires a PDD Application to be in conformance with other adopted plans of the City of Republic, in addition to the Comprehensive Plan. These Plans include, but are not limited to the Transportation Plan, Land Use Plan, Future Land Use Map, Parks Master Plan, and Water and Wastewater Master Plans.

**Section 405.260 Platting**

The proposed Amendment to phased and unphased development, requires completion of the construction and approval of the Final Plat within a specified timeframe. In instances when phased construction is not planned, improvements and approval of the Final Plat must be completed within four (4) years. In phased construction, the first phase must be completed within two (2) years of the date of



**EXHIBIT B**

approval of the Development Plan and all subsequent phases must be constructed and the Final Plat approved within eight (8) years.

**STAFF RECOMMENDATION**

Staff recommends the approval of Amendments to the Planned Development District (PDD) Ordinance.

**Section 405.190 Authority.**  
**[Ord. No. 18-10, 2-13-2018]**

Upon enactment of an ordinance by the City Council repealing and replacing the prior Planned Development District procedures, a development plan for a Planned Development District may be approved in any district in the City of Republic, subject to the procedures and standards in this Article.

**Section 405.200 Application And Review Of Existing Planned Development District.**  
**[Ord. No. 18-10, 2-13-2018]**

Those Planned Development Districts that are under development at the time of enactment of this ordinance may continue to operate and develop under the processes in place immediately prior to enactment of this ordinance. The legal owner(s) of the real property or a duly authorized representative of such owner or an individual or organization with a legitimate contractual interest in the purchase of the subject real property may submit an application to the Community Development Department seeking approval to proceed with future development of the Planned Development District under the new procedures and processes contained in this Article. The request may be approved, approved with conditions, or disapproved. General guidance in making a determination is to assure that a change will not negatively impact the development as initially proposed; it shall not negatively impact adjacent property; the change will comply generally with the conditions in this Article; and the proposal will be of benefit and be in line with development within the City. The procedure for amendment of a plan set forth in Section 405.270(C) may be used in **making rendering** a decision on the application.

**Section 405.210 Purpose And Intent.**  
**[Ord. No. 18-10, 2-13-2018]**

The purpose of the planned development regulations is to allow for unconventional and innovative arrangements of land uses and public facilities that, but for the provisions of these regulations, would otherwise be difficult to develop under the conventional land use and development regulations of the City. It is not the intent of these regulations to provide for or facilitate the circumvention of the conventional regulations for development for the sake of mere convenience or in any other way that does not provide for a demonstrable public benefit based on the findings of the City's Planning and Zoning Commission and City Council.

**Section 405.220 Applicability.**  
**[Ord. No. 18-10, 2-13-2018]**

- A. Eligibility To Submit An Application For A Planned Development. An application for a Planned Development shall be submitted by the legal owner(s) of the real property subject to the application, or by a duly authorized representative of such owner, or by an individual or organization with a legitimate contractual interest in the purchase of the subject real property.
- B. Eligibility Requirements For Planned Developments — Generally. A proposal for a Planned Development shall demonstrate substantial congruence with each of the following conditions in order to be considered eligible for approval.
  1. The proposed development plan shall involve a diverse mixture or variation of land uses or densities which cannot be accomplished by following the requirements set forth for conventional development and which contains aspects of development beyond mere convenience that necessitate use of a planned development.

2. The proposed development plan shall involve the provision of all infrastructure deemed necessary to adequately serve the potential development.
3. The proposed development plan shall involve design elements that promote the City of Republic's Comprehensive Plan.
4. The proposed development plan shall involve design elements intended to lessen congestion in the streets; to secure safety from fire, panic and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to preserve features of historical significance; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements.

Section 405.230 **Procedure.**

**[Ord. No. 18-10, 2-13-2018]**

- A. Planned Developments shall proceed toward the planned improvements, subdivision, and/or marketing according to the following process:
  1. Procedure For Rezoning. The applicant shall apply to have the property rezoned in accordance with the hearing process set forth in Section **405.980** of this Chapter. In addition to the legal description of the property to be rezoned, the development plan shall be submitted with the rezoning request and shall be subject to review, modification and approval by the Planning and Zoning Commission and Council as allowed in this Chapter.
  2. Development Plan Review. Upon application for a rezone to Planned Development District, the Community Development Department shall arrange for the review of the development plan submitted in accordance with the requirements and provisions of Section **405.240**. The Community Development Department staff shall communicate, in writing, any known deficiencies relative to the requirements contained herein as well as a determination of eligibility. Upon the satisfactory completion of that review, the Community Development Department shall arrange for all necessary legal notices and forward the application and development plan to the Planning and Zoning Commission for hearing and consideration. A fee in the amount of five hundred dollars (\$500.00) shall be paid to the City at the time of submittal, to defray the cost of review.
  3. Planning And Zoning Commission Consideration. The City's Planning and Zoning Commission will hold a public hearing concerning the application to rezone and the development plan, such hearing having been properly publicized as required for zoning amendments. The purpose of the hearing is for the Commission to find certain facts pertaining to the development plans conformity to the requirements of this Article as well the adopted plans of the City. Upon the closing of the public hearing, the Commission shall render their findings and vote to make a recommendation to the City Council concerning the approval of the proposed Planned Development District rezone and the approval of the development plan.
  4. City Council Consideration. The City Council shall receive the findings of facts and recommendation of the Planning and Zoning Commission and will consider whether to approve the proposed Planned Development District rezone by ordinance. ~~If the Planning and Zoning Commission has not recommended approval of the proposed Planned Development District rezone, the ordinance approving the rezone shall not pass except upon the affirmative votes of at least three-quarters~~

~~(3/4) of the total membership of the City Council.~~

5. Rezoning And Development Plan Approval. Upon approval of the rezoning to Planned Development District, the development plan submitted with the rezoning request shall become the general guiding document for the uses to be established in the Planned Development District. The final plat shall be in substantial conformance with the development plan.
6. Infrastructure Design And Construction. Approved Planned Developments shall be allowed to proceed toward the design and engineering of all necessary public improvements in accordance with the adopted standards and specifications of the City of Republic. All designs shall be reviewed and approved by the Community Development Department and Public Works Department prior to permitting and construction. No construction shall commence except upon the issuance of a permit for the work to be performed.
7. Platting. Upon the acceptance of the construction of all permitted infrastructure, the Planned Development District may be subdivided by the approval and recording of a final plat pursuant to the requirements and procedures of Chapter **410** of the City of Republic's Municipal Code of Ordinances.
8. Building Permits. Upon the approval and recording of a final plat or else upon the securing of all necessary public infrastructure by an appropriate financial surety, permits may be issued for the construction of buildings within the Planned Development District, provided that conditions pertaining to protection of life and safety sufficiently present as determined by the various code officials of the City, including the Building Code and Fire Code officials.

**Section 405.240 Development Plans.**  
**[Ord. No. 18-10, 2-13-2018]**

- A. Minimum Requirements. Development plans accompanying an application for a new Planned Development District will be reviewed by City staff **in-order** to verify satisfaction of the following minimum requirements prior to being forwarded to the Planning and Zoning Commission for consideration:
  1. Identification Of Permitted Land Uses. All land uses to be permitted within the Planned Development shall be identified in sufficient detail with regards to density, intensity, and location of the use. In this context, "sufficient detail" means a description of the permitted land use so as to explicitly limit the use of land in a way that is meaningful for the purposes of making determinations as to whether the particular land in question may be used for a specific purpose. Overly vague or ambiguous land use descriptions that evade predictability and certainty as to what sorts of land uses may be permitted shall not be allowed.
  2. Identification Of Circulation Elements. The proposed development plan shall articulate a plan for the circulation of vehicle and pedestrian traffic throughout the development. The circulation plan shall include sufficient detail with regards to the general location of these elements as well as their capacities and connections to existing facilities of the same or similar purpose.
  3. Identification Of Utility Sources. The proposed development plan shall accurately identify the location of proposed sources and any necessary extension or expansion of utilities to serve the identified land uses. It is not the intent of this provision to require the specific design or engineering of the extension or expansion of these utilities, rather it is merely to ensure that the necessary services are available and



adequate capacity, either presently or as a result of planned expansion, to serve the proposed development.

4. Identification Of Transitional Elements. The proposed development plan shall identify the general location and type of transitional elements between dissimilar or normally incompatible land uses. These transitional elements may include screens, bufferyards, or other architectural features that serve to lessen the visual, auditory, and olfactory impacts of land uses having significant differences in intensity.
5. Identification Of Other Amenities. The proposed development plan shall identify the general location and type of other planned amenities intended to serve the public interest, a sense of community, and/or the purpose of this Article.
- B. Evaluation Criteria. The development plans proposed for any Planned Development shall be evaluated by the City staff, the Planning and Zoning Commission, and the City Council with regards to the following criteria:
  1. Satisfaction of the purpose and intent of this Article.
  2. Promotion of the public interest and a sense of community.
  3. Conformity with the adopted Comprehensive Plan **and other adopted plans** of the City of Republic.
  4. The ability of the available or planned infrastructure to provide adequate service to the proposed development.
  5. The estimated impact of the proposed development on surrounding properties based on facts found pertaining to the purpose and intent of this Article.
  6. A reliable and valid estimate of the costs and benefits of the proposed development upon the community.
  7. The duly authorized partnership of the public and private sectors for mutual benefit.
- C. Rights/Privileges Conferred Upon Development Plan Approval. The approval of a Planned Development District by ordinance of the City Council of the City of Republic shall confer upon the applicant and any successive owners of the real property the conditional right to develop the land in accordance with the approved development plan.

**Section 405.250 Infrastructure Design And Construction.**  
**[Ord. No. 18-10, 2-13-2018]**

- A. Procedure. The design, review and permitting of the construction of the infrastructure planned for the development shall proceed according to the provisions of Chapter **410** of the City of Republic's Municipal Code of Ordinances.
- B. Evaluation Criteria. Permits for land disturbance or construction of any improvements to the real property shall be not be issued except upon a determination by the Community Development Department that the designs are in substantial conformity to the approved development plan. Substantial conformity shall be determined according to the following criteria:

1. Conformity to the arrangement and type of land uses articulated by the approved development plan.
2. Conformity to the circulation plan articulated by the approved development plan.
3. Conformity to the Standards and Specifications for Public Improvements.
4. Conformity to the transitional elements articulated by the approved development plan.
5. Conformity to the applicable minimum requirements of the City of Republic's Municipal Code of Ordinances or other adopted codes or laws of the City, State, or Federal governments.
6. Conformity to any other amenities or design elements articulated by the approved development plan.

If the Community Development Department determines the design of the development to not be in substantial conformity, the Community Development Director and/or their designee shall transmit such findings, in writing, to the applicant along with a statement of the specific areas found to be in non-conformity. A determination of non-conformity may be appealed to the Board of Adjustment pursuant to the provisions of Article **XII** of Chapter **405** of the City of Republic's Municipal Code of Ordinances.

- C. Amendments To The Plan. Minor amendments to the development plan shall be submitted for staff review and approval. If staff determines that the changes are a substantial change to the development plan then the matter may be referred to Council to approve, amend or deny the proposed changes. Amendments to the approved development plan may be forward to the Planning and Zoning Commission and City Council according to the same procedure for original adoption.

Section 405.260 **Platting.**  
**[Ord. No. 18-10, 2-13-2018]**

- A. Tentative Plat Approval. The Development Plan **reviewed by the Planning and Zoning Commission and approved by the ~~Planning and Zoning Commission~~ City Council** may serve as a preliminary plat. If a more specific and detailed preliminary plat is required by either the Community Development Director or the applicant, such preliminary plat shall conform to the requirements of Article III of Chapter 410 and shall be reviewed ~~and approved~~ by the Planning and Zoning Commission **and approved by the City Council.**
1. **If phased construction is not planned, the construction and final platting shall be completed within 4 years of the date of approval of the Development Plan.**
  2. **If phased construction is planned, the construction and final platting of the first phase shall be completed within 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 8 years of the date of approval of the Development Plan.**
  3. **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 410.150 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.**

B. Final Plat Approval. Upon the satisfactory completion of the construction of all required infrastructure and other site elements or amenities, or else by the security of the same by an appropriate financial surety, the applicant may submit a final plat document in accordance with the provisions of Chapter 410 of the City of Republic's Municipal Code of Ordinances.

Section 405.270 through Section 405.530. (Reserved)



EXHIBIT C

**Project/Issue Name:** SUBD-PRE 20-007. 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

**Submitted By:** GFE Properties, LLC

**Presented By:** Community Development Department

**Date:** September 14, 2020

---

**ISSUE IDENTIFICATION**

GFE Properties, LLC has requested review and approval of a Preliminary Plat of approximately (23.48) acres, Greenfield Estates, consisting of (82) residential lots, zoned High Density Single-Family Residential (R-1H), streets, and infrastructure.

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

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

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

**DISCUSSION AND ANALYSIS**

The property subject to this Preliminary Plat Application is comprised of approximately (23.48) acres of land located at the 7500 Block of West Farm Road 174. The property is zoned High Density Single-Family Residential (R-1H), the property contains no structures.

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 (82) High Density Single-Family Residential (R-1H) lots with a minimum required lot size of (7,000) square feet and consists of streets, open space, utility easements, and detention areas. The Preliminary Plat of Greenfield Estates contains lots with an average size of (7,774.64) square feet.

**Transportation Plan**

The Preliminary Plat proposes (1) new street (Bailey Avenue) connection to West Farm Road 174 and (1) new street connection to Timber Oak Street, through the undeveloped 12 Stones PDD property to the west. The new public streets, internal to the subdivision, will include approximately (5,463) feet of street and sidewalk, which will be dedicated to the City during the Final Platting Process.

**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 two (10) inch water mains, which will provide connections for a looped water main through the subdivision; connection to the southwest line will require an Off-Site Utility Easement and agreement with the owner of the Twelve Stones property to the west.

The site is in proximity to an (8) inch sanitary sewer approximately 345 feet from the western boundary line of the subject property; connection to the main will require an Off-Site Utility Easement and agreement with the owner of the Twelve Stones property to the west. There is also an alternative sanitary sewer connection, travelling through Rankin Acres to the south, connecting to an existing sanitary sewer main; the alternative will require the Developer to acquire Off-Site Easements. 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**

The Preliminary Plat of Greenfield Estates has been platted for the construction of (82) single-family residential lots and associated infrastructure, including public streets and sidewalks, public water and sanitary sewer mains, and stormwater detention.

**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 a Stormwater Detention Area in the southwest corner of the property, designed to control the release of stormwater attributable from the



EXHIBIT C

development. The Plat contains a conceptual layout of the Detention Area; the area will be designed to mitigate existing conditions to reduce the amount of post-development flows to less than pre-development flows. The Stormwater Detention Area's outflow will flow onto adjacent property to the south, located within Greene County's jurisdiction; the City's TRT will work with the Greene County Engineering Staff on review and permitting during Infrastructure Construction Plan Review. A Stormwater Report will be reviewed by the TRT during Infrastructure Design review. The Stormwater Detention Area and all open space/common area will be maintained by a Homeowner's Association.

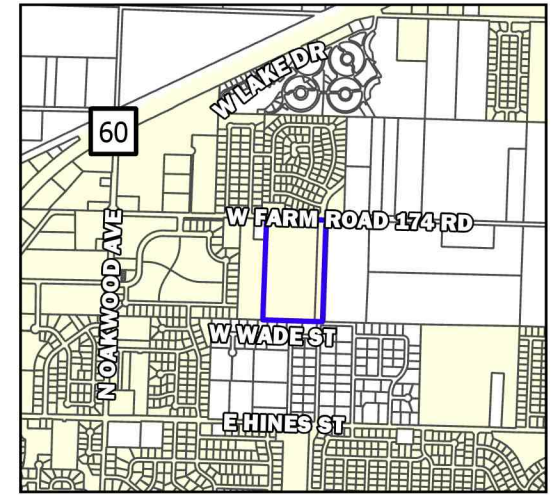
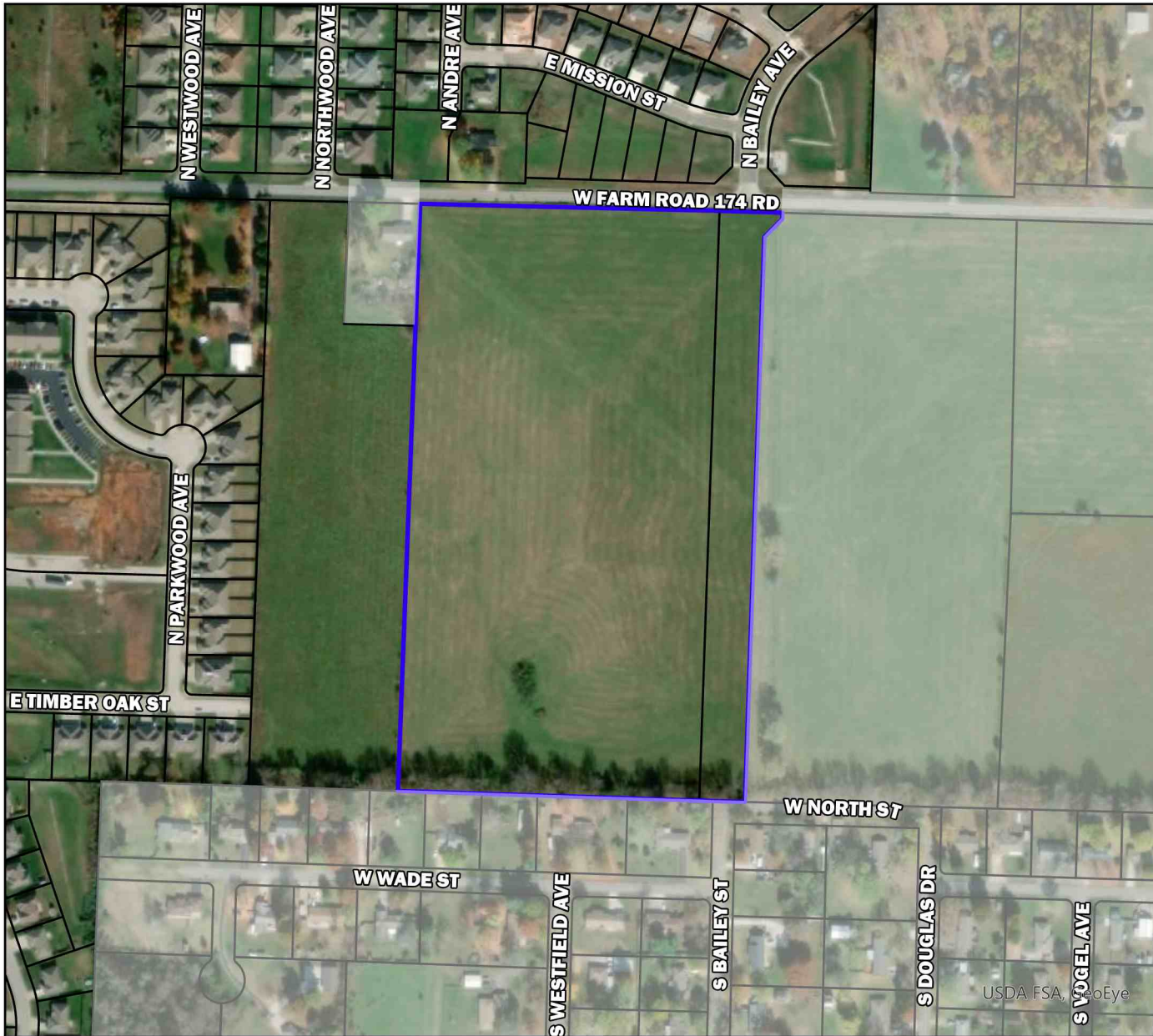
**Infrastructure Design:** The design of the streets, sidewalks, water and sanitary sewer systems, stormwater detention and the acquirement of utility easements will be reviewed and permitted during the Infrastructure Permitting Process.

**STAFF RECOMMENDATION**

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

# SUBD-PRE 20-004: Greenfield Estates

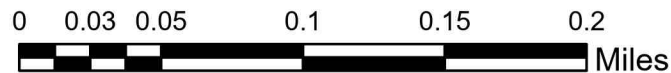
## Vicinity Map



### Legend

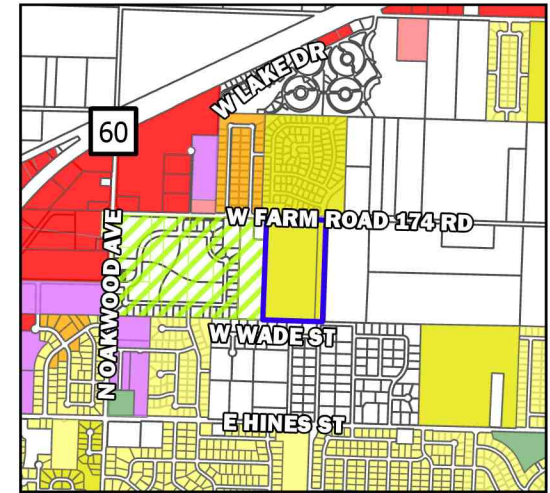
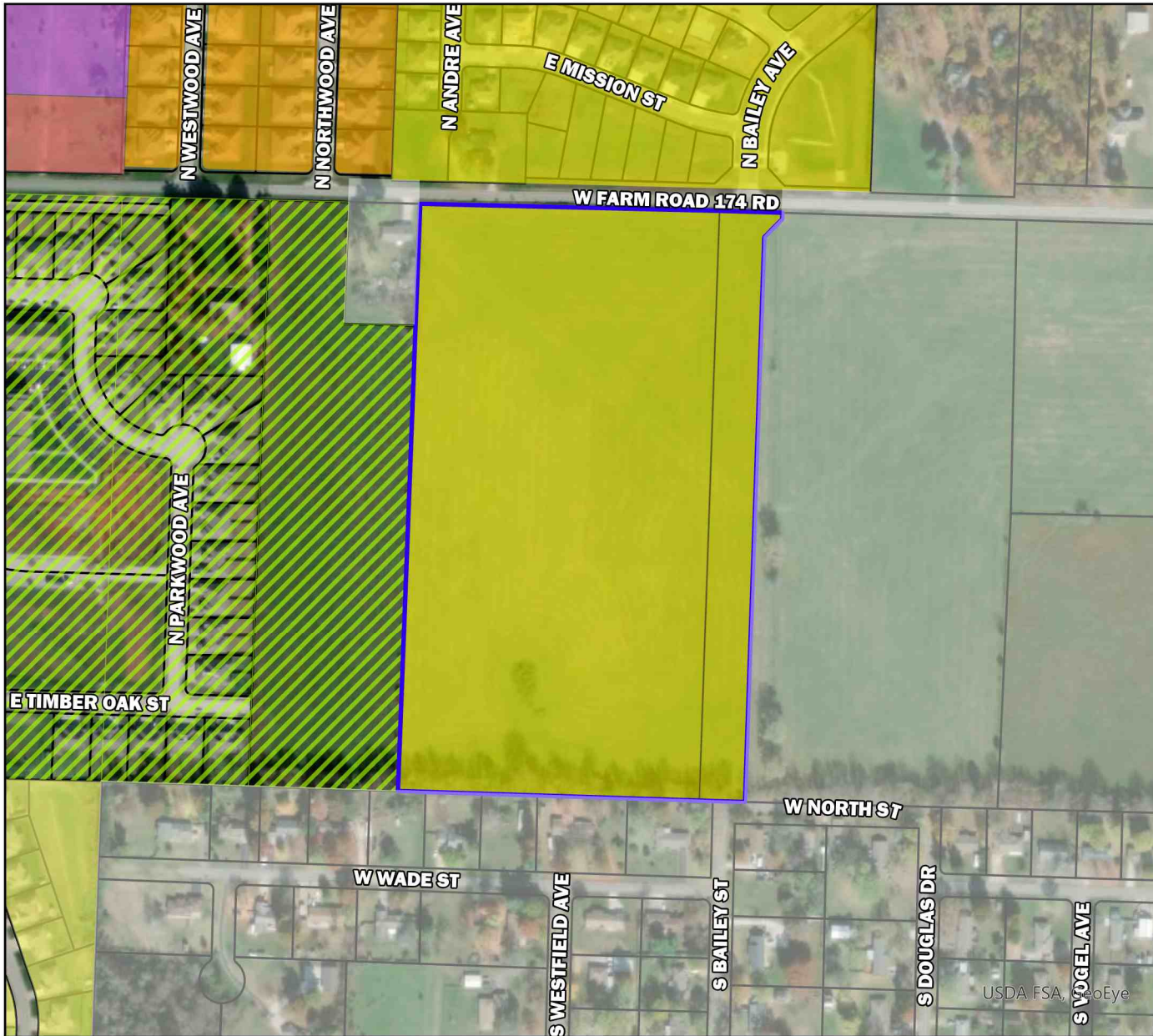
-  Parcels
-  Greenfield Estates

Parcel Owner: Rader Trust  
 Parcel Address: 7500 Block of West Farm Road 174  
 Area: 22.9 Acres  
 Zoning: High Density Single-Family Residential (R1-H)  
 Future Land Use Designation: Low Density Residential



# SUBD-PRE 20-004: Greenfield Estates

## Zoning Map



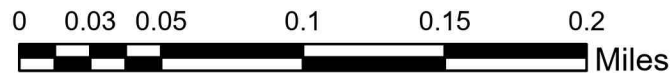
### Legend

- Parcels
- Greenfield Estates

### Zoning

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

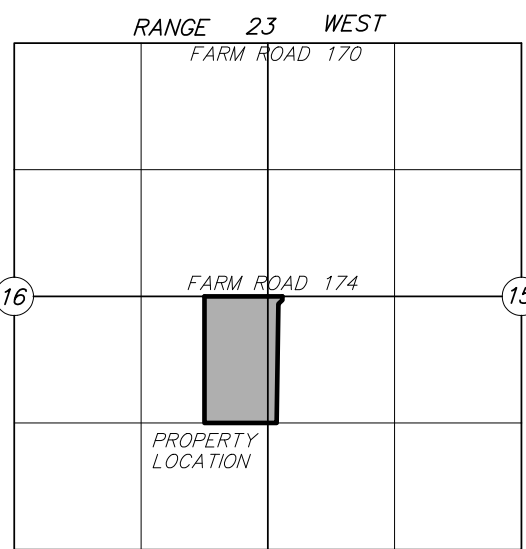
Parcel Owner: Rader Trust  
 Parcel Address: 7500 Block of West Farm Road 174  
 Area: 22.9 Acres  
 Zoning: High Density Single-Family Residential (R1-H)  
 Future Land Use Designation: Low Density Residential





**BASIS OF BEARINGS**

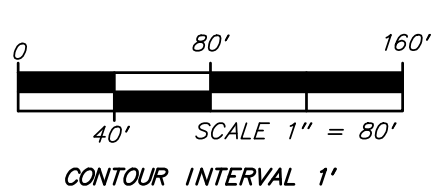
GRID NORTH  
MISSOURI COORDINATE  
SYSTEM OF 1983  
CENTRAL ZONE



**LOCATION SKETCH**

**LEGEND**

- EXISTING CONTOURS
- PROPERTY LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- CURB INLET



SCALE INTERVAL 1'

**BENCHMARK**

MISSOURI GEOGRAPHIC  
REFERENCE SYSTEM  
MONUMENT F-5  
ELEVATION 1291.09  
VERTICAL DATUM  
NAVD 1988

**CURVE DATA**

#	Radius	Delta	Length	Chord	Tangent	Chord Bearing
1	15.00'	89°05' 55"	23.33'	21.05'	14.77'	N 45°58' 41" W
2	50.00'	32°12' 15"	8.43'	8.32'	4.33'	S 86°04' 26" W
3	15.00'	75°14' 55"	65.67'	61.05'	38.54'	N 43°03' 19" W
4	15.00'	32°12' 15"	8.43'	8.32'	4.33'	N 46°42' 44" W
5	15.00'	89°05' 55"	23.33'	21.05'	14.77'	N 43°03' 19" W
6	15.00'	90°54' 05"	23.80'	21.38'	15.24'	N 46°56' 41" W
7	15.00'	89°05' 55"	23.33'	21.05'	14.77'	N 43°03' 19" W
8	15.00'	90°26' 12"	23.68'	21.29'	15.11'	N 43°17' 16" W
9	15.00'	89°33' 48"	23.45'	21.13'	14.89'	N 46°42' 44" W
10	15.00'	89°33' 48"	23.45'	21.13'	14.89'	N 46°42' 44" W
11	15.00'	90°26' 12"	23.68'	21.29'	15.11'	N 43°17' 16" W
12	15.00'	89°05' 55"	23.33'	21.05'	14.77'	N 46°56' 41" W
13	15.00'	90°54' 05"	23.80'	21.38'	15.24'	N 43°03' 19" W
14	15.00'	90°54' 05"	23.80'	21.38'	15.24'	N 43°03' 19" W
15	15.00'	89°05' 55"	23.33'	21.05'	14.77'	N 46°56' 41" W
16	15.00'	90°26' 12"	23.68'	21.29'	15.11'	N 43°17' 16" W
17	15.00'	89°33' 48"	23.45'	21.13'	14.89'	N 46°42' 44" W
18	15.00'	90°54' 05"	23.80'	21.38'	15.24'	N 43°03' 19" W
19	15.00'	89°33' 48"	23.45'	21.13'	14.89'	N 46°42' 44" W
20	15.00'	90°26' 12"	23.68'	21.29'	15.11'	N 43°17' 16" W
21	15.00'	89°05' 55"	23.33'	21.05'	14.77'	N 46°56' 41" W
22	15.00'	90°54' 05"	23.80'	21.38'	15.24'	N 43°03' 19" W
23	50.00'	76°43' 24"	68.70'	63.42'	41.01'	N 43°03' 19" W

**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**

ERIK PEDERSEN  
1106 E WOOD ST  
REPUBLIC, MO 65738  
Phone: 417-894-5258

**PROPERTY DESCRIPTION**  
BOOK 2015 PAGE 050296-15

**LINE DIMENSIONS FOR BOUNDARY**

L-12	S 88°14'24" E	140.45'
L-13	S 01°45'36" W	39.35'
L-14	S 46°56'41" W	57.01'
L-15	N 88°11'36" W	88.36'

**LOT AREAS**

1	8233 sq.ft.	0.189 acres
2	7100 sq.ft.	0.163 acres
3	7100 sq.ft.	0.163 acres
4	7100 sq.ft.	0.163 acres
5	7100 sq.ft.	0.163 acres
6	7100 sq.ft.	0.163 acres
7	7100 sq.ft.	0.163 acres
8	11895 sq.ft.	0.273 acres
9	12118 sq.ft.	0.278 acres
10	7145 sq.ft.	0.164 acres
11	7000 sq.ft.	0.161 acres
12	7000 sq.ft.	0.161 acres
13	7000 sq.ft.	0.161 acres
14	7000 sq.ft.	0.161 acres
15	7000 sq.ft.	0.161 acres
16	7000 sq.ft.	0.161 acres
17	7000 sq.ft.	0.161 acres
18	7000 sq.ft.	0.161 acres
19	7000 sq.ft.	0.161 acres
20	7000 sq.ft.	0.161 acres
21	7000 sq.ft.	0.161 acres
22	7000 sq.ft.	0.161 acres
23	9944 sq.ft.	0.228 acres
24	9944 sq.ft.	0.228 acres
25	9944 sq.ft.	0.228 acres
26	12188 sq.ft.	0.280 acres
27	8375 sq.ft.	0.192 acres
28	7261 sq.ft.	0.167 acres
29	7261 sq.ft.	0.167 acres
30	7261 sq.ft.	0.167 acres
31	7261 sq.ft.	0.167 acres
32	8489 sq.ft.	0.195 acres
33	8414 sq.ft.	0.193 acres
34	7261 sq.ft.	0.167 acres
35	7261 sq.ft.	0.167 acres
36	7261 sq.ft.	0.167 acres
37	7261 sq.ft.	0.167 acres
38	7261 sq.ft.	0.167 acres
39	7261 sq.ft.	0.167 acres
40	7261 sq.ft.	0.167 acres
41	7261 sq.ft.	0.167 acres
42	7261 sq.ft.	0.167 acres
43	7261 sq.ft.	0.167 acres
44	7261 sq.ft.	0.167 acres
45	7261 sq.ft.	0.167 acres
46	7261 sq.ft.	0.167 acres
47	7261 sq.ft.	0.167 acres
48	8489 sq.ft.	0.195 acres
49	8414 sq.ft.	0.193 acres
50	7301 sq.ft.	0.168 acres
51	7301 sq.ft.	0.168 acres
52	7301 sq.ft.	0.168 acres
53	7301 sq.ft.	0.168 acres
54	7301 sq.ft.	0.168 acres
55	7301 sq.ft.	0.168 acres
56	7301 sq.ft.	0.168 acres
57	7301 sq.ft.	0.168 acres
58	7301 sq.ft.	0.168 acres
59	7301 sq.ft.	0.168 acres
60	7301 sq.ft.	0.168 acres
61	7301 sq.ft.	0.168 acres
62	7301 sq.ft.	0.168 acres
63	7301 sq.ft.	0.168 acres
64	7301 sq.ft.	0.168 acres
65	7301 sq.ft.	0.168 acres
66	7301 sq.ft.	0.168 acres
67	7301 sq.ft.	0.168 acres
68	7301 sq.ft.	0.168 acres
69	7301 sq.ft.	0.168 acres
70	7301 sq.ft.	0.168 acres
71	7301 sq.ft.	0.168 acres
72	7301 sq.ft.	0.168 acres
73	7301 sq.ft.	0.168 acres
74	7301 sq.ft.	0.168 acres
75	7301 sq.ft.	0.168 acres
76	7301 sq.ft.	0.168 acres
77	7301 sq.ft.	0.168 acres
78	7301 sq.ft.	0.168 acres
79	7301 sq.ft.	0.168 acres
80	7301 sq.ft.	0.168 acres
81	7301 sq.ft.	0.168 acres
82	7301 sq.ft.	0.168 acres

**LINE DIMENSIONS FOR DRAINAGE EASEMENTS**

LINE	BEARING	DISTANCE
L-1	N 43°03' 19" W	36.81'
L-2	N 46°56' 41" E	36.72'
L-3	N 43°03' 19" W	36.81'
L-4	N 46°56' 41" E	36.72'
L-5	N 43°03' 19" W	36.81'
L-6	N 46°56' 41" E	36.72'
L-7	N 43°03' 19" W	36.81'
L-8	N 46°42' 44" E	31.07'
L-9	N 43°17' 16" W	31.16'
L-10	N 46°42' 44" E	31.07'
L-11	S 43°17' 16" E	31.16'

**DETENTION VOLUME**

Elev.	Area A.F.	Area S.F.	Volume cu.ft.	Total
1269.5	0.0000	0	592	0
1269.0	0.0816	354	6,883	592
1271	0.2390	10,412	12,354	7,275
1272	0.3307	14,404	17,771	19,630
1273	0.3818	16,633	15,605	35,135
1274	0.4347	18,934	17,771	52,906
1275	0.4892	21,308	20,109	73,015
1276	0.5453	23,753	22,519	95,534
1277	0.6031	26,271	25,001	120,536
1278	0.6625	28,860	27,555	148,091
1279	0.7236	31,522	30,181	178,272
1280	0.7864	34,256	32,880	211,152
1281	0.8508	37,062	35,650	246,802

**SITE INFORMATION**

Total Area = 23.48 Acres  
Total Number Of Lots - 82  
Area in Lots 637520.83 sq.ft. (14.63546 acres)  
Average Lot Size = 7,774.64 Square Feet  
Area in Common Area 54675.97 sq.ft. (1.25519 acres)  
Area in Street Right of Way 330619.84 sq.ft. (7.58999 acres)  
Density = 3.49 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.

**ADDITIONAL NOTES**

MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE ESTABLISHED FOR LOT 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.

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  
LAWRENCE E. JANSEN PL'S 2385  
DATE 8-19-20

CLASS OF SURVEY "URBAN"  
EIP --- EXISTING IRON PIN  
SIP --- SET IRON PIN  
S-X-X--- FENCELINE  
S-B--- SETBACK LINE  
U/E Utility Easement  
D/E Drainage Easement  
Job No.: 2008-003  
Date: 8-19-2020  
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