



## AGENDA

**Planning and Zoning Commission Meeting**  
**Municipal Court Building, 540 Civic Blvd**  
**September 12, 2022 at 6:00 PM**

**Call Meeting to Order**

**Approve Agenda**

**Approve Minutes**

- 1. Draft Minutes 7/11/22.** Possible Vote to Approve Minutes from Previous Planning and Zoning Commission Meeting held July 12, 2022.

**Meeting Procedures**

**Public Hearings**

- 2. SU 22-004.** Public Hearing and Possible Vote to Recommend the Approval of an Application for a Special Use Permit by Timberline Land Co. LLC for a Boat, Vehicle, or Self-Storage Facility at the 3400 Block of East US Hwy 60.
- 3. PDD 22-005.** Public Hearing and Possible Vote to Recommend the Approval of an Application to Change the Zoning Classification of Approximately Ten Point Two-Three (10.23) Acres, Located at 904 - 924 N Main St from Zero Lot Line Residential (R1-Z) to Trinity - Republic Self Storage Planned Development District (PDD).

**Other Business**

**Citizen Participation**

**Community Development Department Update**

**Adjournment**

Individuals addressing the Board are asked to step to the microphone and clearly state their name and address before speaking. In accordance with ADA guidelines, if you need special accommodations to attend any city meeting, please notify the City Clerk's Office at 417-732-3101 at least three days prior to the scheduled meeting. **All meetings are tape recorded for public viewing.**





## MINUTES

### Planning and Zoning Commission Meeting Municipal Court Building, 540 Civic Blvd July 11, 2022 at 6:00 PM

#### Call Meeting to Order

##### PRESENT

Chairman Ransom Ellis  
Commissioner John Alexander  
Commissioner Brian Doubrava  
Commissioner Cynthia Hyder  
Commissioner Michael Mann  
Commissioner William Pinnell  
Council Liaison Garry Wilson

##### ABSENT

Commissioner Darran Campbell

##### CITY STAFF

Karen Haynes, Assistant BUILDS Administrator, BUILDS Department  
Garrett Brickner, Engineering Manager, BUILDS Department  
Chris Tabor, Principal Planner, BUILDS Department  
Patrick Ruiz, Associate Planner, BUILDS Department

#### Approve Agenda

Motion made by Commissioner Doubrava, Seconded by Commissioner Hyder.

Voting Yea: Commissioner Alexander, Commissioner Doubrava, Chairman Ellis, Commissioner Hyder, Commissioner Mann, Commissioner Pinnell

#### Approve Minutes

1. Possible Vote to Approve Meeting Minutes for Planning and Zoning Commission Meeting held June 13th, 2022.

Motion made by Commissioner Hyder, Seconded by Commissioner Mann.

Voting Yea: Commissioner Alexander, Commissioner Doubrava, Chairman Ellis, Commissioner Hyder, Commissioner Mann, Commissioner Pinnell

#### Meeting Procedures

#### Public Hearings

2. **REZN 22-007.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately One Point Three-Eight (1.38) Acres, Located at 3400 Block of East US Hwy 60, from Agricultural (AG) to General Commercial (C-2).



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

Speakers in Support: Chris Sexton

- 3. SU 22-003.** Public Hearing and Possible Vote to Recommend the Approval of an Application for a Special Use Permit by Josan Properties Arkansas LLC for a Boat, Vehicle, or Self-Storage Facility at 3020 US Hwy 60.

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

Speakers in Support: Anthony Swanigan

- 4. PDD 22-003.** Public Hearing and Possible Vote to Recommend the Approval of an Application to Change the Zoning Classification of Approximately Twenty-Eight Point Eight-Eight (28.88) Acres, Located at the 7200 Block of West Farm Road 170, from Agricultural (AG) and General Commercial (C-2) to Kirkwood Estates Planned Development District (PDD).

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

Speakers in Support: Rick Wilson

#### Other Business

- 5. SUBD-PRE 22-001.** Possible Vote to Recommend the Approval of an Application for a Preliminary Plat for Tiger Creek, a Residential Subdivision Consisting of 110 Lots on Approximately Thirty-Seven Point Nine (37.9) Acres Located at 3445 East Hines Street.

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

Notes: Staff clarified an error in the information for this item. The lot count for this Preliminary Plat was incorrectly listed in the Agenda and Packet as 110 lots, however, the lot count is actually 120 lots.

#### Citizen Participation

#### Community Development Department Update

#### Adjournment

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





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Karen Haynes, Planning Manager

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Ransom Ellis, Chairman







## EXHIBIT A

**Project/Issue Name:** SU 22-004. Public Hearing and Possible Vote to Recommend the Approval of An Application for a Special Use Permit to Timberline Land Co LLC for Boat, Vehicle, and Self-Storage Facilities at the 3400 Block of East US Hwy 60.

**Submitted By:** Timberline Land Co LLC

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

**Date:** September 12, 2022

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### ISSUE IDENTIFICATION

Timberline Land Co LLC has applied for a Special Use Permit to operate a boat, vehicle, and self-storage facility on the property located at the 3400 Block of East US Hwy 60.

### DISCUSSION AND ANALYSIS

The subject property of this application is comprised of approximately one point three-eight (1.38) acres of land and is zoned General Commercial (C-2). The lot is currently vacant.

The property is surrounded by:

- Fieldstone Planned Development District (PDD) to the South
- Heavy Manufacturing (M-2) across US Hwy 60 to the North and West
- Wilsons Valley Planned Development District (PDD) across S Farm Road 101

### Applicant's Special Use Permit Request

The Applicant is requesting a Special Use Permit to allow for the development and operation of a Self-Storage Facility of approximately 1,246 SF in total. This Application, were it to be approved, would allow for a future New Commercial Building Permit application in line with the proposed development plan.

### Compatibility with City's Special Use Ordinance

The City's Special Use Permit Ordinance, Section 405.670, authorizes, upon approval of the City Council, uses which are otherwise prohibited by the subject zoning district provided appropriate conditions and safeguards which may be imposed to protect the public welfare and to conserve and protect the condition and value of property in the neighborhood. Special Use Permits are required by Section 405.670 for Boat, Vehicle, and Self-Storage Facilities.



**EXHIBIT A**

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

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

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

**Stormwater:** A Stormwater Report has been provided for the project. Development of the property will be required to meet the necessary improvements outlined in the report.

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

**Transportation:** The property will be accessed from FR 101.

A Traffic Impact Study (TIS) was not required for the Rezoning Application, as the developer has indicated a use of low intensity. The traffic impact of the proposed use has been initially evaluated by the City Engineer; the proposed use generates less trips than other Permitted Uses within the General Commercial Zoning District.

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

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

**STAFF RECOMMENDATION**

Staff considers the **proposed Special Use Permit** request for a Storage Facility in a General Commercial (C-2) Zoning District, located at the 3400 Block of E US Hwy 60, to be **generally consistent with the City's Special Use Permit Ordinance** and **able to be adequately served by the City's transportation network and the City's municipal facilities**. The BUILDS Department's analysis is performed without the benefit of evidence and testimony of a Public Hearing and **does not account for the discretionary authority of the City Council to limit the placement and number of storage facilities in the City**.





## EXHIBIT A

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





**Owner**  
TIMBERLINE LAND CO LLC

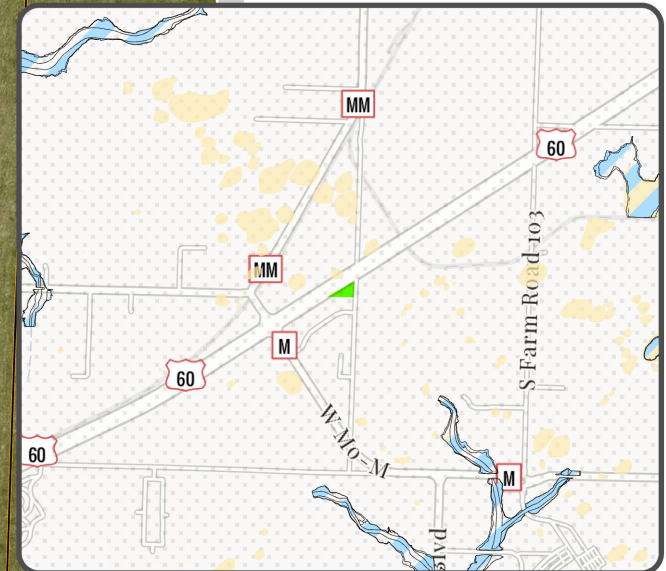
**Address**  
S FARM ROAD 101

**PIN**  
881710100011

**Zoning**  
C-2 | Requested: N/A

**Acreage**  
1.2

**Ward**  
1



# Simply Smart Self Storage

*SU 22-004 Special Use*

- Sinkholes
- Parcels Greene County

Parcels Christian Cou



**Owner**  
TIMBERLINE LAND CO LLC

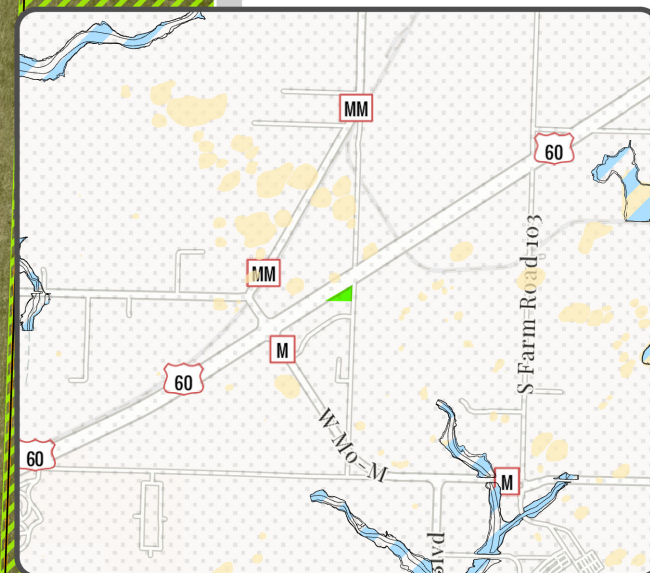
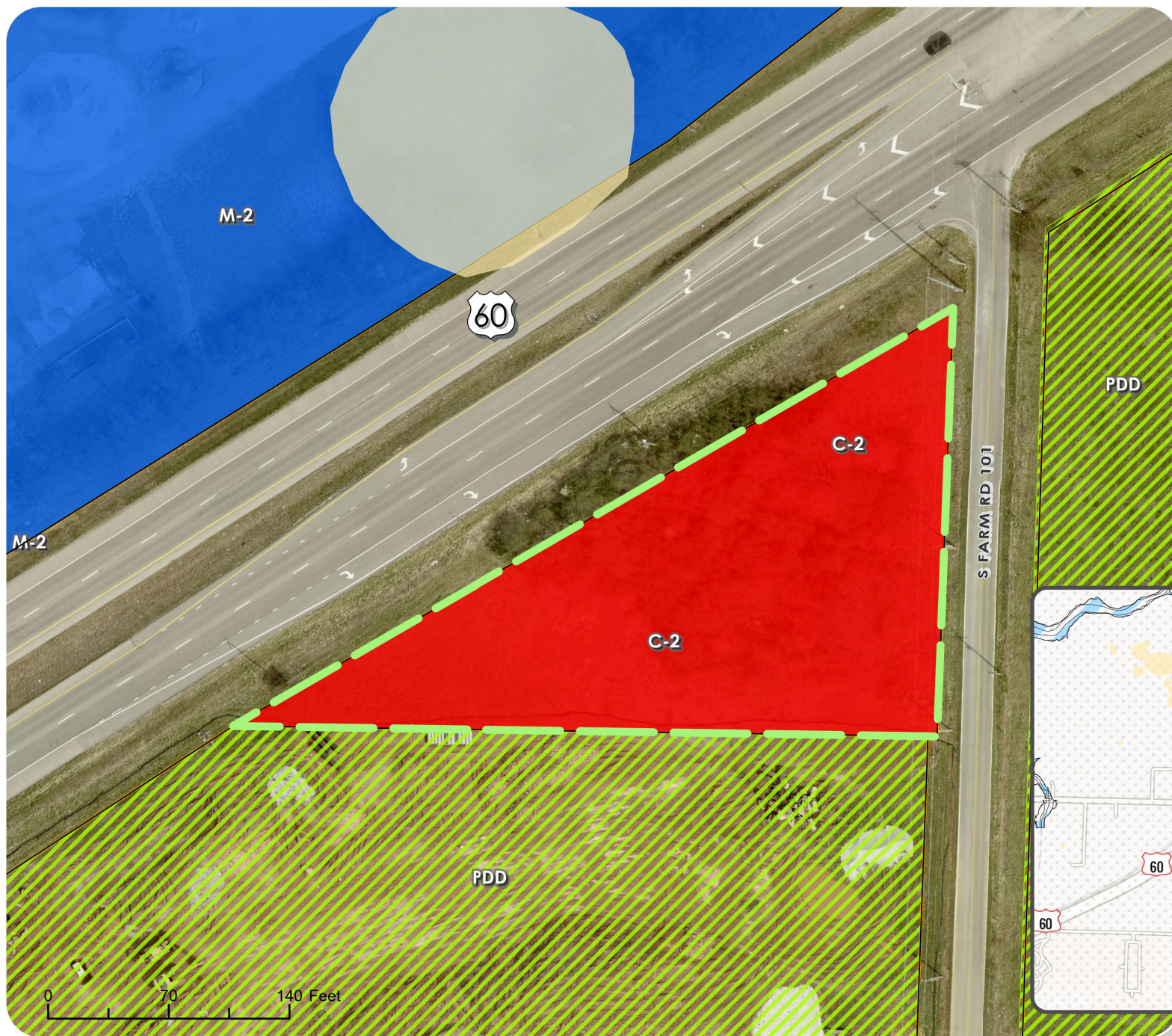
**Address**  
S FARM ROAD 101

**PIN**  
881710100011

**Zoning**  
C-2 | Requested: N/A

**Acreage**  
1.2

**Ward**  
1



# Simply Smart Self Storage

**SU 22-004 Special Use**

Sinkholes  
 Parcels Greene County

Parcels Christian County



REVISIONS:

NO.	DATE
ORIGINAL	08/02/2022

THIS SHEET HAS BEEN SIGNED, SEALED AND  
DATED ELECTRONICALLY**PRELIMINARY**  
(NOT FOR CONSTRUCTION)TIMOTHY D. CROCKETT  
MO LICENSE 200400075

PREPARED BY:  
**CROCKETT**  
ENGINEERS & ARCHITECTS  
1000 W. N. Highway 100  
Columbia, Missouri 65203  
(314) 447-0592  
www.crockettengineering.com  
Crockett Engineering Consultants, LLC  
Missouri Certificate of Authority  
#000000001

OWNER:

TIMBERLINE LAND COMPANY, LLC  
1850 WELLS STREET  
LEBANON, MO 65536

# SIMPLY SMART SAFE STORAGE

REPUBLIC, GREENE COUNTY, MISSOURI

DRAWING INCLUDES:

SITE PLAN

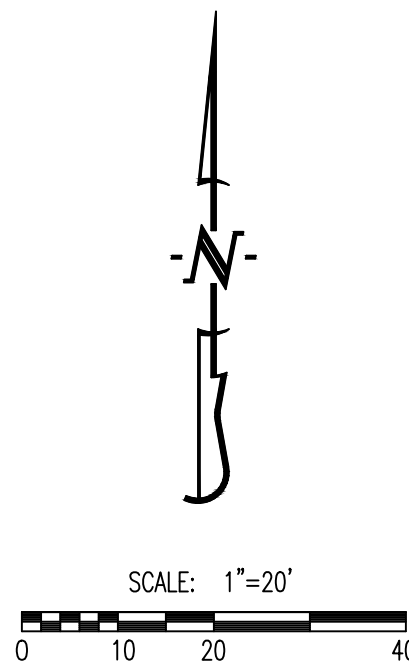
DESIGNED: TDC

DRAWN: JEE

PROJECT NO: 210084

SHEET:

CE 4



## LEGEND OF LABELS

- Ⓐ CONSTRUCT HEAVY DUTY CONCRETE W/ INTEGRAL CURB AS SHOWN. REFER TO PAVEMENT CROSS SECTION ON CE 5.
- Ⓑ CONSTRUCT LIGHT DUTY CONCRETE W/ INTEGRAL CURB AS SHOWN. REFER TO PAVEMENT CROSS SECTION ON CE 5.
- Ⓒ CONSTRUCT DRIVE APPROACH WITH HEAVY DUTY CONCRETE. REFER TO PAVEMENT CROSS SECTION ON CE 5.
- Ⓓ PAINT 4" PARKING STALL STRIPES AS SHOWN, COLOR WHITE. TYPICAL ALL STALLS EXCEPT ADA ACCESSIBLE STALLS. REFER TO PLAN FOR WIDTH AND DEPTH OF STALLS.
- Ⓔ CONSTRUCT ADA ACCESSIBLE PARKING AREA WITH SIGNAGE AND ADA RAMPS. PAINT 4" STRIPE AND ACCESSIBLE SYMBOL, COLOR BLUE. PAINT HATCH AREA AS SHOWN, COLOR BLUE. SLOPE OF THE PAVEMENT AT ALL ACCESSIBLE STALLS SHALL NOT EXCEED 1:50. REFER TO DETAILS ON CE 5.
- Ⓕ CONSTRUCT 4" THICK, 8" WIDE PCC SIDEWALK ADJACENT TO BUILDING (MAXIMUM LONGITUDINAL SLOPE 1:20. MAXIMUM CROSS SLOPE AT 1:50). REFER TO CROSS-SECTION ON CE 5.
- Ⓖ CONSTRUCT 5'x5' CONCRETE DOOR STOOP. MAXIMUM CROSS SLOPE AT 1:50 IN ANY DIRECTION.
- Ⓗ INSTALL 3/4" EXPANSION JOINT.
- Ⓘ INSTALL 1" EXPANSION JOINT OR TYPE A ALTERNATE EXPANSION JOINT IN PAVING. REFER TO DETAIL ON CE 5.
- Ⓢ PERFORM FULL DEPTH SAW CUT TO ENSURE A SMOOTH JOINT.
- Ⓚ INSTALL 6" BOLLARDS AS SHOWN. REFER TO DETAIL ON CE 5.
- Ⓛ TAPER FROM 0" TO 6" CURB.
- Ⓜ PRE-CAST WHEEL STOPS. REFER TO DETAIL ON CE 6.
- Ⓝ CAST-IN-PLACE RETAINING WALL. REFER TO STRUCTURAL DETAILS.
- Ⓞ EXPOSED CURB. REFER TO GRADING PLAN FOR ELEVATIONS. REFER TO DETAIL ON CE 5.

## CALCULATIONS:

## LAND AREA:

TOTAL LAND AREA: 1.38 AC

## PARKING SUMMARY:

SPACES REQUIRED:

SELF-STORAGE - (3 SPACES + 1 EMPLOYEE): 4 SPACES

STANDARD SPACES PROVIDED: 10 SPACES

ADA ACCESSIBLE SPACES PROVIDED: 1 SPACES

LOT COVERAGES:

NET LAND AREA: 1.38 AC. 100%

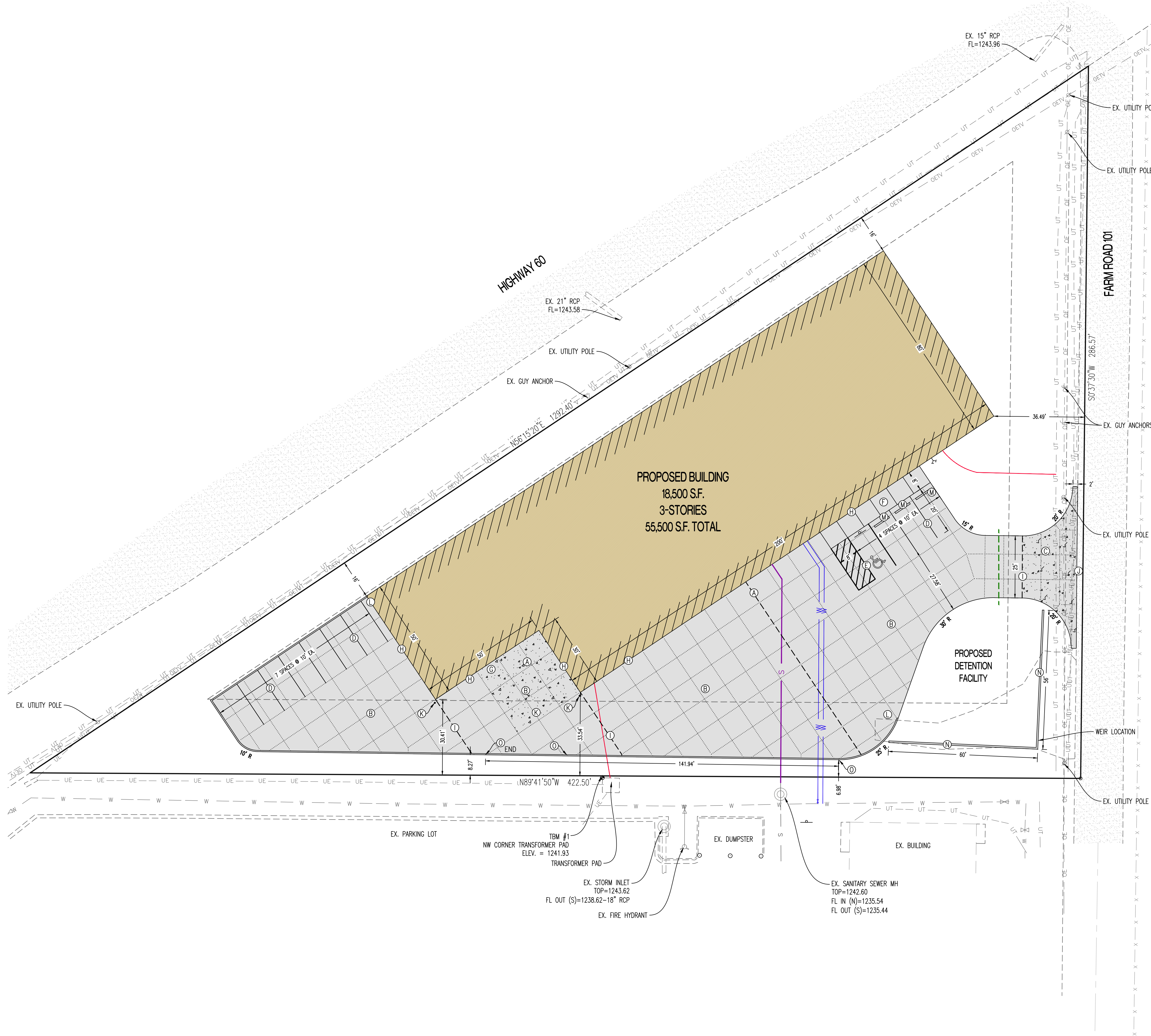
TOTAL IMPERVIOUS SURFACE AREA: 0.83 AC. 60%

TOTAL OPEN SPACE: 0.55 AC. 40%

## GENERAL NOTES:

1) CONTRACTOR IS RESPONSIBLE FOR OBTAINING A RIGHT-OF-WAY PERMIT FOR ANY WORK LOCATED IN STREET RIGHT-OF-WAY AND IMMEDIATELY PRIOR TO ANY LANE CLOSURES OF STREET, DURING CONSTRUCTION FOR INSPECTIONS AND AGAIN WHEN WORK IS COMPLETE AND STREET IS REOPENED.

2) THE PAVEMENT JOINTS SHOWN ARE A GRAPHICAL REPRESENTATION OF A POSSIBLE JOINT LAYOUT. CONTRACTOR TO PROVIDE SHOP DRAWINGS WITH JOINT LAYOUT FOR APPROVAL BY ENGINEER PRIOR TO POURING OF PAVEMENT.





**EXHIBIT B**

**Project/Issue Name:** **PDD 22-005.** Public Hearing and Possible Vote to Recommend the Approval of an Application to Change the Zoning Classification of Approximately Ten Point Two-Three (10.23) Acres, Located at the 904-924 Block of North Main Street, from Zero Lot Line Residential (R1-Z) to Trinity-Republic Self Storage Planned Development District (PDD)

**Submitted By:** Republic, MO Property LLC; Robert Trout

**Presented By:** Karen Haynes, Assistant BUILDS Administrator

**Date:** September 12, 2022

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**ISSUE IDENTIFICATION**

Republic, MO Property LLC and Robert Trout have applied to change the Zoning Classification of approximately (10.23) acres of property located at the 904-924 Block of North Main Street from Zero Lot Line Residential (R1-Z) to **Trinity-Republic Self Storage Planned Development District (PDD)**.

**DISCUSSION AND ANALYSIS**

The property subject to this Rezoning Application is comprised of approximately **(10.23) acres** of land located between 904 and 924 North Main Street and is comprised of three parcels of land.

**Applicant's Proposal**

The Applicant is proposing the Rezoning of this property to a Planned Development District (PDD) to allow for a self-storage facility, comprised of (7.37) acres and a perimeter queuing road for the Republic School System, comprised of (2.86) acres. The Development Plan also contains new water, sanitary sewer, access, and stormwater detention to support the development.

Specifically, the Applicant's proposal includes the following elements:

- **Lot 1: Self-Storage Facility**
  - Total Area: (7.37) acres
  - Permitted Uses: (650) Self-Storage Units (130,000 SF); (800) SF Office Area
- **Lot 2: Republic Schools Perimeter Road**
  - Total Area: (2.86) acres
  - Permitted Uses: Republic Schools Vehicle Queuing



**EXHIBIT B**

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

**Consistency with the Planned Development District (PDD) Ordinance**

The purpose of the Planned Development Regulations is to allow for mixed-use, unconventional, or innovative arrangements of land and public facilities, which would be difficult to develop under the conventional land use and development regulations of the City.

Planned Unit Developments must demonstrate substantial congruence with each of the following conditions in order to be considered eligible for approval:

- The proposed Development Plan shall involve a mixture or variation of land uses or densities.
  - The Trinity-Republic Self Storage PDD is a commercial mixed-use development consisting of a self-storage facility and perimeter queuing road for the Republic Schools located off Main Street and West State Highway 174.
- The proposed Development Plan shall involve the provision of all infrastructure deemed necessary to adequately serve the potential development.
  - The Development Plan includes provisions for municipal water and sewer services and a plan for stormwater management; Lot 2 of the Plan provides a perimeter road for the Republic Schools to assist in traffic management during dropping off and picking up children from the schools.
- The proposed Development Plan shall involve design elements that promote the City of Republic's Comprehensive Plan and other adopted plans of the City.
  - The City of Republic's Comprehensive and Land Use Plans promote the expansion of commercial development at locations supported by the City's water, sanitary sewer, and transportation networks; the development can be adequately supported by the City's capacities for water, sewer, and transportation.
- 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 improvements.
  - The Development Plan includes a perimeter road for the Republic Schools, which will provide queuing space for vehicles dropping off and picking up of children at the schools. The perimeter road will provide queuing space to reduce the traffic backups which often occur on State Highway 174 and Main Street, as well as the four-way intersection of these streets.



**EXHIBIT B****Consistency with the Comprehensive Plan**

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

The 2021 Comprehensive Plan and Land Use Plan identifies Land Use Goals and Objectives relating to development, as follows:

- **Goal:** Coordination with Infrastructure
  - **Objective:** Support new development that is well-connected to the existing community
  - **Objective:** Recognize infill sites as opportunities for development
- **Goal:** Community Support
  - **Objective:** Utilize partnerships to support development that places the City in a better position to serve residents

**Compatibility with Surrounding Land Uses**

The subject site is surrounded by existing agricultural and residential zoned properties and uses:

- North: Medium Density Single-Family Residential (R1-M)
  - One Residential Dwelling
- South: Republic Schools
- East: Medium Density Single-Family Residential (R1-M)
  - Undeveloped Floodplain
- West: Light Industrial (M-1)
  - Main Street; Duplexes and Apartments

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

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

**Municipal Water and Sewer Service:** This site is currently served by City of Republic sanitary sewer and water service, with existing points of connection to a house and a demolished house on the subject property.



**EXHIBIT B**

The Development Plan includes water and sewer service to the Self-Storage Office Building on North Main Street and a looped water main system, providing hydrants for fire protection throughout the development.

The Self-Storage Office Building sewer service will be served by the existing sanitary sewer mains on Main Street. The effluent will travel from the development to the Evergreen Lift Station before being pumped to the Wastewater Treatment Plant.

**The municipal water and wastewater systems have current capacity to serve the proposed development at full build-out.**

**Transportation:** The intent of the Development Plan is to provide for two distinct uses, which will operate in conjunction with one another, a Self-Storage Facility (Lot 1) and a perimeter queuing road for Republic Schools (Lot 2). Lot 1 and Lot 2 will have separate points of access to North Main Street and no comingling of vehicles will occur. The perimeter road will connect directly to the school's internal northern access drive with the sole purpose of providing queuing for vehicles dropping off and picking up children at the schools. The perimeter roads queuing space will reduce traffic backups on Highway 174 and Main Street, as well as the four-way intersection of these streets.

**Stormwater:** The Development Plan contains an area designated for a stormwater basin, designed to accommodate stormwater generated by the development. The stormwater basin and all open space will be owned and maintained by the property owner.

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

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

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

**STAFF RECOMMENDATION**

Staff considers the **proposed Zoning Map Amendment (Rezoning to Planned Development District)** to be generally consistent with the **goals and objectives of the Comprehensive and Land Use Plans**, generally consistent with the **trend of development in the vicinity of the site**, generally **compatible with surrounding land uses**, and **able to be adequately served by municipal facilities**. Specifically, the

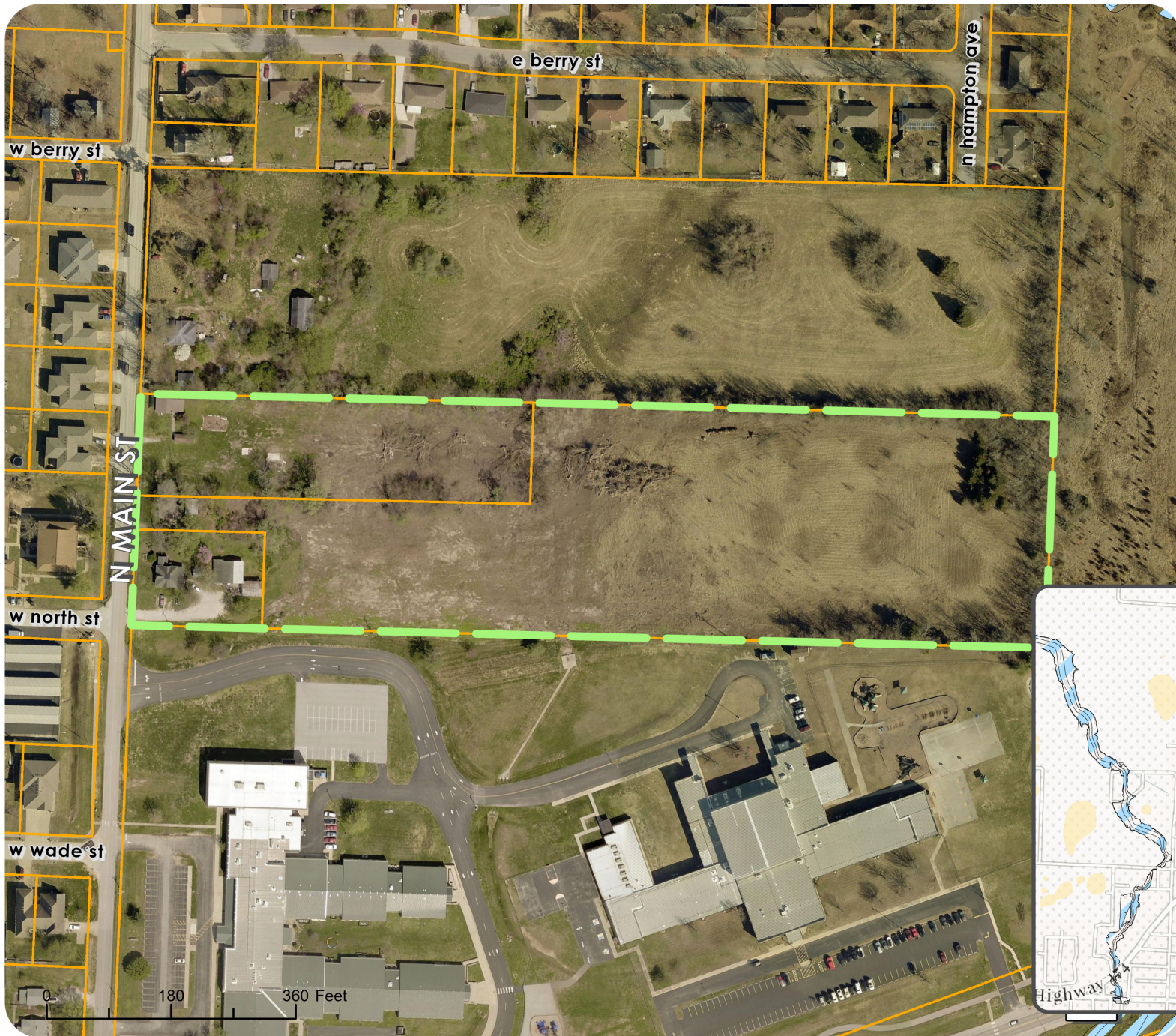




## EXHIBIT B

proposed development can be adequately served by the City's municipal water and sanitary sewer services and the City's transportation network. Based upon this analysis (performed without the benefit of evidence and testimony of a public hearing), Staff recommends the approval of this application.





**Owner**  
 Republic MO Property LLC  
 & Trout, Robert Mark

**Address**  
 904 N MAIN ST

**PIN**  
 881717301169,  
 881717301007, 881717301168

**Zoning**  
 R1-Z

**Acreage**  
 10.2

**Ward**  
 2

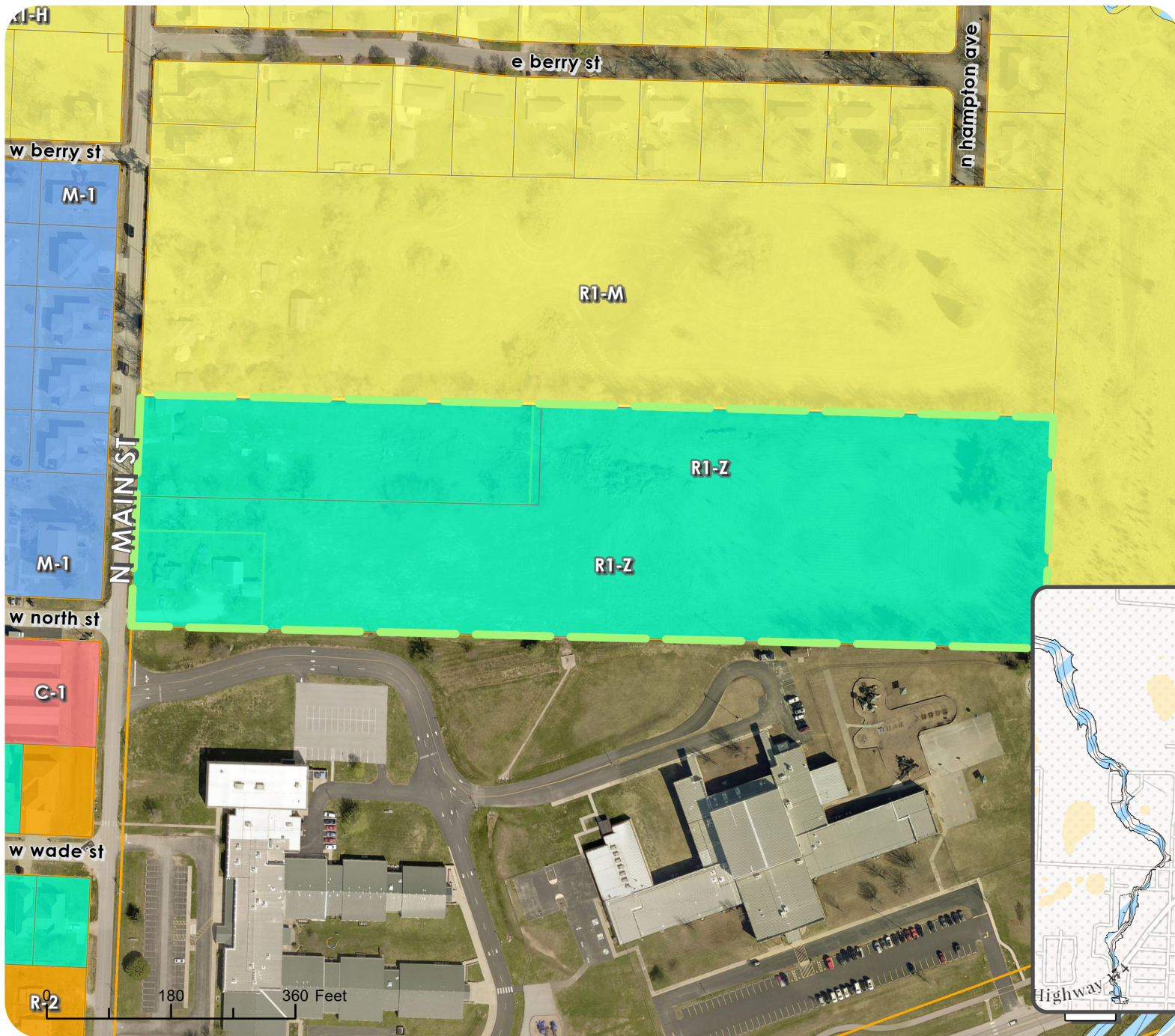


PDD 22-005

Parcels Greene County  
 Parcels Christian County

Floodplain





**Owner**  
 Republic MO Property LLC  
 & Trout, Robert Mark

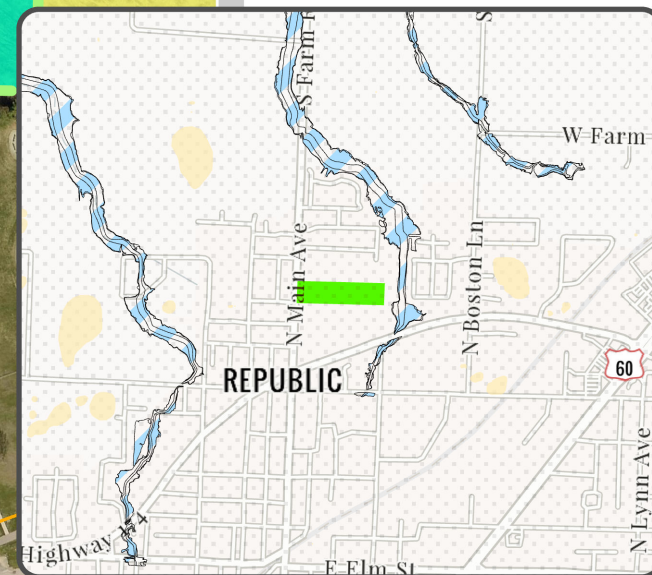
**Address**  
 904 N MAIN ST

**PIN**  
 881717301169,  
 881717301007, 881717301168

**Zoning**  
 R1-Z, Requesting PDD

**Acreage**  
 10.2

**Ward**  
 2

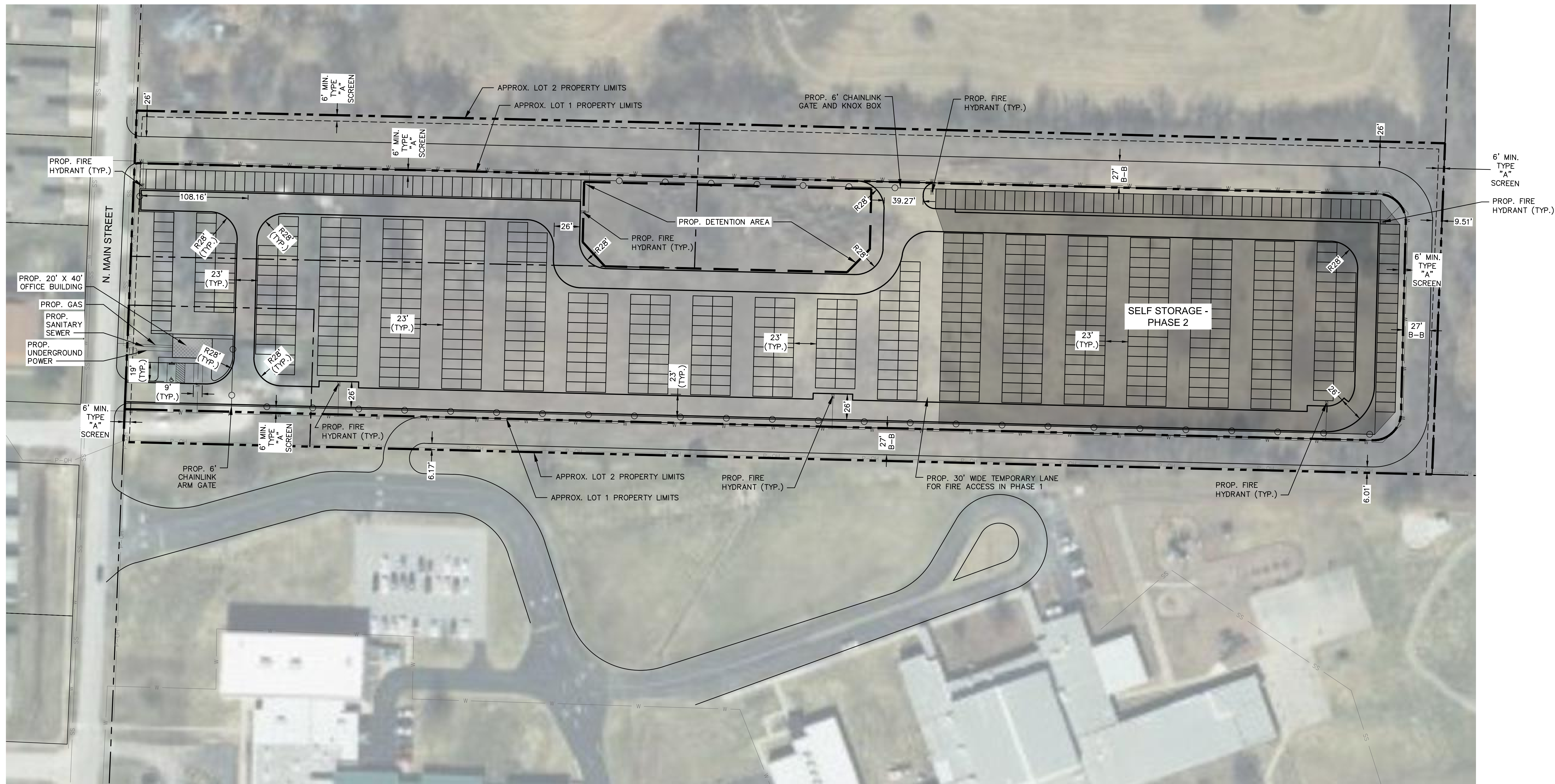


PDD 22-005

 Floodplain  
 Parcels Greene County

 Parcels Christian County



**CITY REQUIREMENTS:**

- 405.570.A.6 - 3 SPACES PLUS 1 PER EMPLOYEE. 1 LOADING SPACE PER 10,000 SF
- 405.770 - 10% REQUIRED LANDSCAPED AREA
- 405.600 - 9X19' SPACES. 12' ONE-WAY (30' SPINE TO SPINE), 23' TWO-WAY (91' SPINE TO SPINE)
- 405.810 - SCREEN - TYPE A SCREEN - 6' OPAQUE SCREEN W/LARGE TREES 40' O/C, OR SMALL TREES 30' O/C W/ 6' EVERGREEN SHRUBS 4' O/C

**PROVIDED:**

5 SPACES (INCLUDING 1 ADA)

SETBACK REQUIREMENTS MET

**LOT 1 - SELF STORAGE IMPERVIOUS AREA:**

7.37 AC TOTAL  
6.22 AC IMPERVIOUS (84.40%)  
1.15 AC LANDSCAPED AREA (15.60%)

**LOT 2 - PERIMETER ROAD IMPERVIOUS AREA:**

2.86 AC TOTAL  
1.63 AC IMPERVIOUS (56.99%)  
1.23 AC LANDSCAPED AREA (43.01%)

**STORAGE UNITS (MAXIMUM):**

PHASE 1 - 10'X20' UNITS - 356

PHASE 2 - 10'X20' UNITS - 294

TOTAL - 10'X20' UNITS - 650

**BUILDING AREA (MAXIMUM):**

PHASE 1 - 10'X20' UNITS - 71,200 SF

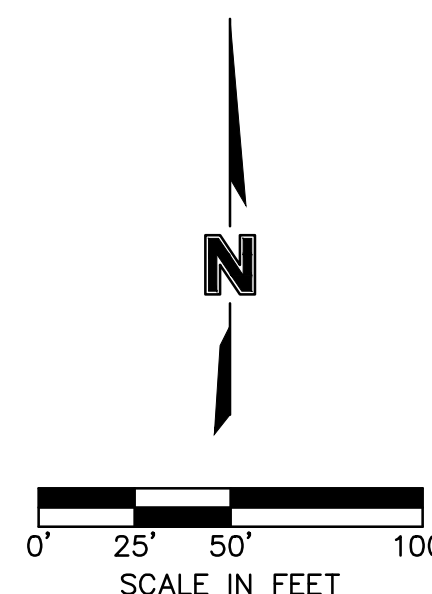
PHASE 2 - 10'X20' UNITS - 58,800 SF

OFFICE - 800 SF

TOTAL - 130,800 SF

**LEGEND**

---	EXIST. PROPERTY LINE
---	PROP. PROPERTY LINE
---	PROP. LANDSCAPE SCREEN
---	EXIST. SANITARY PIPE
---	EXIST. OVERHEAD POWER
---	EXIST. WATER PIPE
---	PROP. 6" WATER MAIN
---	PROP. 6' CHAINLINK FENCE
---	PROP. DETENTION AREA
---	LOT 1 - SELF STORAGE - PHASE 2



PROJECT NO: XX-XXXX  
DRAWN BY: TDD  
DATE: 08/05/2022

TRINITY - REPUBLIC SELF STORAGE

**olsson**

600 St. Louis Street  
Springfield, MO 65806  
TEL 417.880.8802

EXHIBIT  
18