



REPUBLIC
M I S S O U R I

AGENDA

Planning and Zoning Commission Meeting
Municipal Court Building, 540 Civic Blvd
June 13, 2022 at 6:00 PM

Call Meeting to Order

Approve Agenda

Approve Minutes

- 1. Draft Minutes.** Review and Possible Vote on the Minutes taken from the Planning and Zoning Commission Meeting held on 4/11/2022.

Meeting Procedures

Public Hearings

- 2. PDD 22-004.** Public Hearing and Possible Vote to Recommend the Approval of an Application to Change the Zoning Classification of Approximately One Hundred Point Six-Four (100.64) Acres, Located at the 800-1500 Block of West State Highway 174, from Sandstone West Planned Development District (PDD) to Prairie Ridge Planned Development District (PDD)
- 3. SU 22-002.** Public Hearing and Possible Vote to Recommend the Approval of an Application for a Special Use Permit by KO Storage of Ozark for a Boat, Vehicle, or Self-Storage Facility at 909 N College Ave.

Other Business

- 4. SUBD-PRE 22-002:** Possible Vote to Recommend the Approval of a Preliminary Plat for Olde Savannah Phase 4, a Subdivision Consisting of Approximately 29.5 Acres Located at E Williamsburg Walk and South FR 89.

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 April 11, 2022 at 6:00 PM

Call Meeting to Order

PRESENT

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

Approve Agenda

Motion made by Commissioner Campbell, Seconded by Commissioner Doubrava.

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

Approve Minutes

- 1. Draft Minutes for March 7, 2022.** Possible Vote to Approve Minutes from March 7 meeting of the Planning and Zoning Commission.

Motion made by Commissioner Alexander, Seconded by Commissioner Hyder.

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

Meeting Procedures

Public Hearings

- 2. REZN 22-006.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Four Point Nine-Two (4.92) Acres, Located at 1022 North Republic Commons Drive, from General Commercial (C-2) to Multi-Family Residential (R-3)

Motion made by Commissioner Hyder, Seconded by Commissioner Doubrava.

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

Speakers in Support: Jared Davis

- 3. PDD 21-005.** Public Hearing and Possible Vote to Recommend the Approval of an Application to Change the Zoning Classification of Approximately Ninety-One Point Five-Five (91.55) Acres, Located at the 6500 Block of West US Highway 60, from Agricultural (AG) and Light Industrial (M-1) and to Wilson's Valley Planned Development District (PDD)

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

Speakers in Support: Ricky Haase, Stu Stinger
Speakers in Opposition: Todd Davis, Dean Arens

- 4. **SU 22-001.** Public Hearing and Possible Vote to Recommend the Approval of an Application for a Special Use Permit by Wilmoth Oil Company LLC for a Boat, Vehicle, or Self-Storage Facility at the Southwest Termination of West Civic Boulevard.

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

Speakers in Support: Ricky Haase
Speakers in Opposition: Jerry Parks, Gail Saunders

Other Business

Citizen Participation

Community Development Department Update

Adjournment

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

Karen Haynes, Planning Manager

Ransom Ellis, Chairman

**EXHIBIT A**

Project/Issue Name: **PDD 22-004.** Public Hearing and Possible Vote to Recommend the Approval of an Application to Change the Zoning Classification of Approximately One Hundred Point Six-Four (100.64) Acres, Located at the 800-1500 Block of West State Highway 174, from Sandstone West Planned Development District (PDD) to Prairie Ridge Planned Development District (PDD)

Submitted By: Republic Land Holdings, LLC

Presented By: Karen Haynes, Assistant BUILDS Administrator

Date: June 13, 2022

ISSUE IDENTIFICATION

Republic Land Holdings, LLC has applied to change the Zoning Classification of approximately (100.64) acres of property located at the 800-1500 Blocks of West State Highway 174 from the Sandstone West Planned Development District (PDD) to **Prairie Ridge Planned Development District (PDD)**.

DISCUSSION AND ANALYSIS

The property subject to this Rezoning Application is comprised of approximately **(100.64) acres** of land located between the 800 and 1500 Blocks of West State Highway 174. The property is currently utilized as farmland with several agricultural structures.

Applicant's Proposal

The Applicant is proposing the Rezoning of this property to a Planned Development District (PDD) to allow for a residential mixed-use development consisting of one area of Multi-Family Dwellings (15.90 acres) and three areas of Single-Family Residential Lots (84.74 acres), and Regional Detention. The Development Plan also contains new water, sanitary sewer, and stormwater systems to support the development, the required Secondary Arterial Street, and Local Streets to support the development.

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

- **Area A: Single-Family Residential**
 - Total Area: 84.74 acres
 - Total Lots: 291
 - Permitted Uses: Single-Family Residential
 - Setbacks:



EXHIBIT A

- Front: 20 Feet
- Rear: 25 Feet
- Interior Side Setback: 5 Feet
- Side Street Setback: 15 Feet
- Density: 7.26 Dwelling Units/Acre
- **Area B: Multi-Family Residential (R-3)**
 - Total Area: 15.90 acres
 - Total Dwelling Units: 300
 - Permitted Uses: Multi-Family Residential
 - Density: 19 Dwelling Units/Acre

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.
 - Prairie Ridge is a residential mixed-use development consisting of single-family and multi-family residential dwelling units.
- The proposed Development Plan shall involve the provision of all infrastructure deemed necessary to adequately serve the potential development.
 - The Prairie Ridge PDD Development Plan includes provisions for municipal water and sewer services, a plan for stormwater management, and the construction and dedication of a Secondary Arterial Street, identified in the City's Major Thoroughfare Plan.
- The proposed Development Plan shall involve design elements that promote the City of Republic's Comprehensive Plan and other adopted plans of the City.
 - The City of Republic's Comprehensive and Land Use Plans promote the expansion of commercial and residential development at locations supported by the City's water, sanitary sewer, and transportation networks; the Prairie Ridge Development can be adequately supported by the City's capacities for water, sewer, and transportation.



EXHIBIT A

- 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 Prairie Ridge Development Plan includes the construction of a Secondary Arterial City Street identified on the City’s Major Thoroughfare Plan. The street will connect the development from West State Highway 174 to the property to the north; the Secondary Arterial is a planned City Street with connections to US Highway 60 to the south of the development and South Farm Road 71 to the north of the development.

Consistency with the Comprehensive Plan

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

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

- **Goal:** Support market conditions to develop a greater variety of residential options
 - **Objective:** Support a variety of housing developments and styles to ensure a range of options are available
- **Goal:** Support new development that is well-connected to the existing community
 - **Objective:** Encourage development that improves and expands upon existing infrastructure
 - **Objective:** Promote development aligning with current adopted plans of the City
 - **Objective:** Support the development of vacant parcels as opportunities for densification that is harmonious with surrounding development

Compatibility with Surrounding Land Uses

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

- North: Greene County Agricultural, Sandstone West PDD
- South: Medium Density Single-Family Residential (R1-M)
- East: Medium Density Single-Family Residential (R1-M)
- West: Greene County Agricultural Residential and Agricultural



EXHIBIT A

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 in proximity to City of Republic sanitary sewer and water service, with existing points of connection to the east, in the Sandstone Subdivision, to the south, via a water main parallel to West State Highway 174, and an existing sanitary sewer Lift Station on the south side of West State Highway 174.

The majority of the development will be served by a new Lift Station, designed to serve the development, located in the northwestern portion of the development. The effluent will travel from the new Lift Station into an existing gravity sewer system in the Sandstone Subdivision to the east, which then flows directly to the Wastewater Treatment Facility. A small portion of Phase 4 will be served by gravity flow to (existing) Lift Station 2 on the south side of West State Highway 174, which is then pumped into an existing gravity sewer system flowing directly to the Wastewater Treatment Facility, while around six acres of Phase 1 will flow directly to the existing gravity sewer system in the Sandstone Subdivision to the east.

The development will be served via a looped water system, connecting to existing water mains parallel to West State Highway 174 and to existing water mains serving the Sandstone Subdivision to the east. The exact location and size of the water mains required to serve the development will be determined during the infrastructure design process.

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

Transportation: The Development Plan includes the construction and dedication of a new Secondary Arterial within the development area, identified in the City's Major Thoroughfare and Transportation Plans, in addition to multiple Local Streets to serve Lots within the development.

The Applicant performed a Traffic Impact Study (TIS), reviewed by MODOT and the City of Republic, to analyze the impact of the traffic generated from the proposed development. The results of the TIS indicates the proposed full buildout of the development warrants several transportation improvements on West State Highway 174. These improvements are identified in Phases 3 and 4 of the development and include an eastbound left turn lane and westbound right turn lane in Phase 3 of the development and an eastbound left turn lane during Phase 4 of the development; additional improvements at the intersection of South Farm Road 67 and West State Highway 174 include a westbound left turn lane. The City's transportation improvements, required by the development, include a left turn lane from southbound Kansas onto eastbound West State Highway 174, three lane sections of Kansas for left turns

**EXHIBIT A**

at internal intersections, and the TIS required left turn lanes on West State Highway 174 into the development. The transportation improvements required to support the development are the responsibility of the Developer.

The City will be working with MODOT and the Applicant throughout the development process, including during construction of the required transportation improvements to support the development.

No parcel within the development will have direct access to State Highway 174 or the Secondary Arterial Street.

Stormwater: The Development Plan contains areas designated for stormwater retention/detention, designed to accommodate stormwater generated by the development. Additional stormwater areas and/or easements may be required through the engineering design process. The stormwater retention/detention areas, drainage easements, and all open space/common areas will be owned and maintained by the Developer and/or a Property Owners Association.

Floodplain: The subject parcel **does** contain a **Special Flood Hazard Area (SFHA/Floodplain)**.

Sinkholes: The subject parcel **does** contain identified sinkholes; development of the property will require adherence to the City's Sinkhole Ordinance.

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

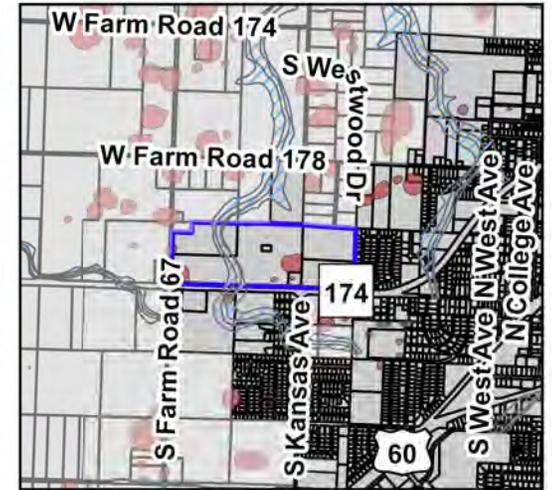
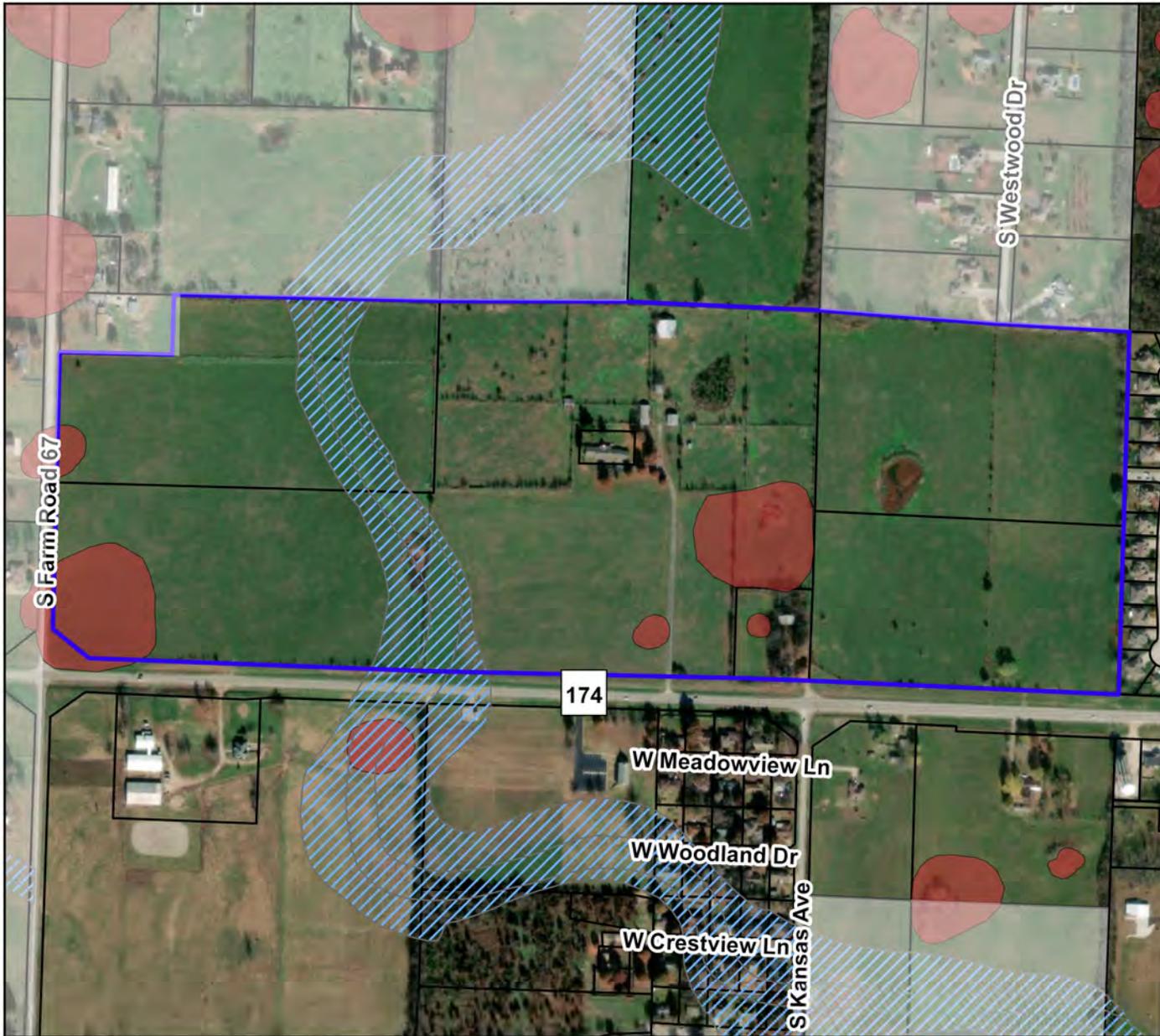
STAFF RECOMMENDATION

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 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.

PDD 22-004: Prairie Ridge

Item 2.

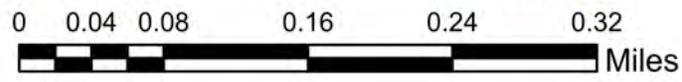
Vicinity Map



Legend

- Prairie Ridge PDD
- Parcels
- Sinkhole
- Floodplain

Owner: Republic Land Holdings LLC
Area: 100.64
Existing Zoning: Sandstone PDD
Requested Zoning: Prairie Ridge PDD



PDD 22-004: Prairie Ridge

Item 2.

Zoning Map



Legend

Prairie Ridge PDD

Parcels

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

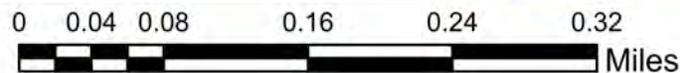
R1-H Single Family High Density

R1-Z Zero Lot Line Residential

R-2 Two-family Residential

R-3 Multi-family Residential

Owner: Republic Land Holdings LLC
 Area: 100.64
 Existing Zoning: Sandstone PDD
 Requested Zoning: Prairie Ridge PDD



5/5/2022
EXHIBIT #1

**Requirements and Standards Applicable to
Planned Development District No. _____**

**Prepared by:
Olsson Inc, Ricky Haase, PE**

A. INTENT

The intent of the Planned Development District (PDD) is to create a mixed-use development made up of single family and multifamily. The proposed development plan provides a diverse mixture or variations of land uses and densities as required by section 405.220 of the City's Zoning Regulations.

The second requirement of these regulations requires that the design involve the provision of all infrastructure deemed necessary to adequately serve the potential development. See the attached exhibit for the proposed infrastructure improvements.

The third requirement of the Zoning Regulations requires the development to promote the City's Comprehensive Plan. This proposed PDD aligns with the City's Objectives 1B and 1C of the Land Use Plan by providing the community with a variety of housing options and by creating multiple new options consistent with those identified as in demand in the City's Housing Market Study completed in 2021.

The proposed PDD meets the intent of the fourth requirement of the Zoning Regulations in multiple ways. This development will connect to the City's utility system that are already present at the perimeter of the development. This ensures the project will have little burden to the City as it relates to utility maintenance upon completion of the project. The proposed roadway network associated with the PDD conforms to the Major Thoroughfare Plan by providing a secondary arterial street through the heart of the development. This secondary arterial extends from the southern boundary to the northern boundary as an extension of Kansas Avenue. Also, the PDD takes into account the proposed primary arterial along the southern boundary of the development. This improved roadway network will lessen congestion in the streets. It will also provide easier access for fire, police, and ambulance services to the eastern limits of the city.

These amenities for the single family areas will include a swimming pool with bath house and restrooms, an indoor gym with equipment, a sports court, open park space, and play areas as seen in the attached exhibit central to the development. The R-3 area will have a swimming pool with pool house, open park space, and play areas.

To ensure a clean, safe, and vibrant neighborhood, Covenants, Conditions, and Restrictions (CCRs) will be developed and recorded. These CCRs will not only establish a Neighborhood Association. They will also layout requirements for building standards the new homes must adhere to.

The average lot size of the single-family residential lots on this project will be 55 feet by 110 feet. Multiple builders have reached out to the developer specifically requesting this lot size.

In an attempt to keep housing affordable in the Republic community, the developer's best opportunity is a reduction of lot cost by increasing the number of lots. Our current floor plans accommodate the width of the lots while accounting for the setbacks. With these floor plans, there is an opportunity to have a smaller width lot without sacrificing great curb appeal. The reduction in lot width also allows us to have additional green space for the community while maintaining appropriate densities to make the project financially viable. The developer's market research shows that community space is favored over large side yards. Today's buyer enjoys a sense of community that can be shared in common areas. Most developers are purely concerned with maximum density, while this project development group prefers to use some of the width savings for the enjoyment of the community, something not offered by our competitors in other current new construction entry level communities. This developer believes what we are proposing is the type of communities that most Republic homeowners desire.

B. DEFINITIONS

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

C. INTENSITY OF DEVELOPMENT

Development shall adhere to the following standards.

1. The area densities shall not exceed the following. Refer to Exhibit #2 for Area Locations:
 - a. Area A (Single Family) – 291 lots. 127 lots in phase 1. 95 lots in phase 2. 69 lots in phase 3. 7.26 dwelling units per acre.
 - b. Area B (Multifamily) – 300 multifamily units. Approximately 19 units per acre.

D. USES PERMITTED

1. Area A – Shall adhere to “Area A” Single-Family Residential District as defined in this PDD
2. Area B – Shall adhere to “R-3” Multi-Family Residential District
3. In all areas A and B, not-for-profit neighborhood facilities, including indoor and outdoor recreation facilities, operated by a neighborhood or community organization or a property owners' association, shall be a Permitted use.

E. BULK, AREA AND HEIGHT REQUIREMENTS

Development shall adhere to the following standards.

Area A (Single Family Residential):

1. Minimum lot size = 6,000 square feet or approximately 7.26 dwelling units per acre.
2. Minimum Yard Requirements
 - a. Front Yard = 20-ft
 - b. Rear Yard = 25-ft
 - c. Side Street Setback = 15-ft

- d. Interior Side Yard Setback = 5-ft

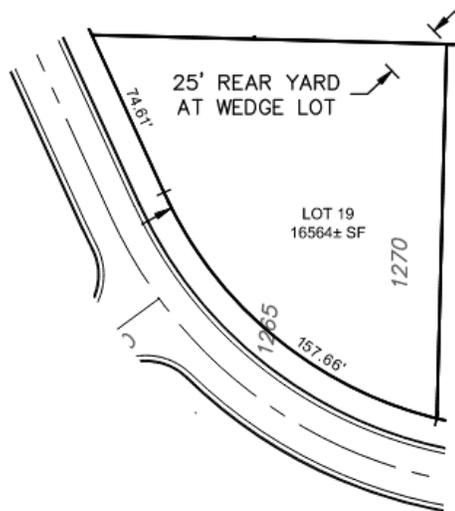
Area B (R-3):

Shall adhere to Article 405-V except:

1. Coordinating note #5, per section 405.540 does not apply.

For both Area A and B:

1. On a curve or cul-de-sac, the lot width shall be measured along the cord at the front yard setback.
2. On wedge shaped lots Rear Yards shall be measured from the rear point of the lot as shown below.



F. Public Facilities

Public utilities, roads and stormwater shall be designed in accordance with the City of Republic Design Standards. Water will be connected to the existing public system along Hwy 174 and to the existing Sandstone Subdivision to the east. Electric will be provided by the local utility provider. Sanitary Sewer will connect to the existing public main at the eastern limit of the development. A new lift station will be designed and constructed in phase 1 of this development. The lift station will be placed in the existing floodplain that passes through the development. The force main will be routed to the east boundary of the development and discharge to the existing Sandstone Subdivision sewer system. The new lift station will be sized to handle this Prairie Ridge development flows only. Also, 100 gpm of flow from the apartment buildings will be sent to the existing lift station #2 on the south side of Hwy 174 due to the lack of capacity of the gravity system in the Sandstone Subdivision to the east. Stormwater detention will be provided internally to the PDD where feasible.

G. ACCESS TO PUBLIC THOROUGHFARES

Access to the public street system shall conform to those shown on the attached Development Plan as well as the PDD specific traffic study completed by CJW. Turn lanes are warranted on State Highway 174 at the time of Phase 3 of the development as well as Phase 4 per the traffic study. Internal public streets shall be designed in accordance with the City of Republic design standards and will have 50-foot dedicated right of way widths. It is understood that the city secondary arterial through the center of the property will have an 80 foot right of way.

H. OFF-STREET PARKING

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

I. SIGNS

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

J. LANDSCAPING & SCREENING

1. Landscaping and screening within Areas A and B shall comply with the City of Republic Article 405-X and Article 405-XI in effect at the time of development.
2. No buffer will be required between the proposed Area A and the existing R1-M of the existing Sandstone Subdivision at the east boundary of the proposed development.
3. No buffer will be required between this proposed development and the existing agriculture (A-1) nor agriculture-residence (A-R) Greene County parcels adjacent to this development to the north.

K. MAINTENANCE OF COMMON AREAS AND FACILITIES

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

L. PHASING

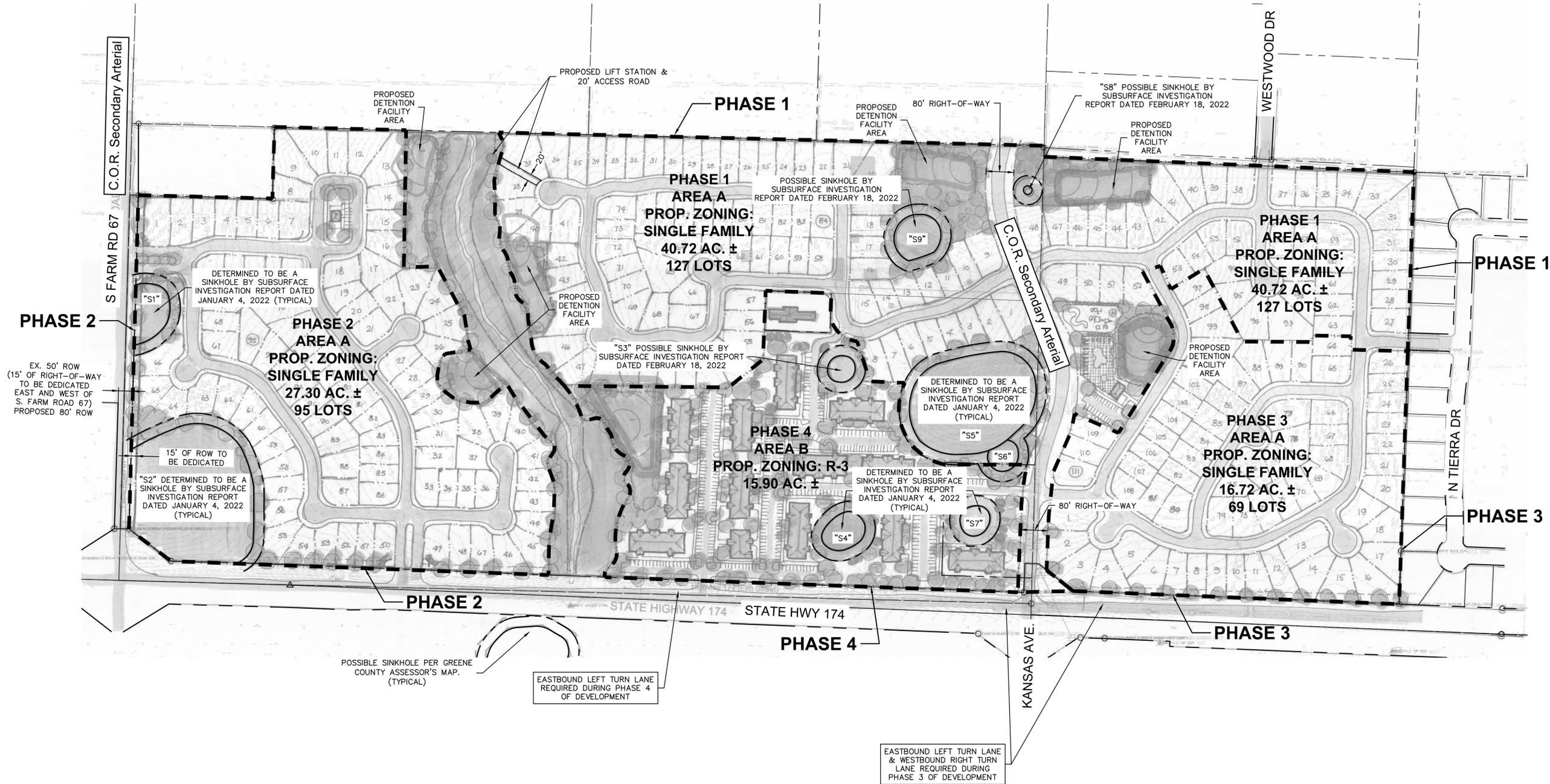
Development may be phased provided that all public improvements directly related to each phase are completed at the time of its development and that improvements serving the District as a whole and the adjoining area are completed in a sequence assuring full utility of the District as a whole and all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

- Phase 1: 127 Single Family Lots (Area A)
- Phase 2: 95 Single Family Lots (Area A)
- Phase 3: 69 Single Family Lots (Area A)
- Phase 4: 300 Dwelling Units (R-3)

The construction and final platting of the first phase shall be completed within two (2) years of the date of approval of the development plan. If the first phase has been constructed and a final plat issued, subsequent phases may be submitted covering portions of the approved development plan; provided, however, that all phases of the development plan and final platting must be completed within eight (8) years of the date of approval of the development plan. If the development plan and final platting have not been completed within the timeline set in this Section, then the development plan shall be resubmitted to the City for extension and approval in accordance with the provisions of Section 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.

DWG: \\osad.eserveonline.com\lts-mst\projects\2021\02001-02500\021-02062\0-Design\Exhibits\2022\04.19-CONCEPT\04.19-CONCEPT_C.dwg
 DATE: May 05, 2022 1:17pm
 USER: kschwalm
 REF: V_XTOP_02102062
 V_XBNDY_02102062



LEGEND

--- PHASING BOUNDARY
 C.O.R. = CITY OF REPUBLIC
 "S#" = SINKHOLE #

PHASING CALCULATIONS:

USE PERMITTED	ZONING	USE AREA	TOTAL AREA
PHASE 1: AREA A=SINGLE FAMILY		40.72 AC.	=40.72 AC.
PHASE 2: AREA A=SINGLE FAMILY		27.30 AC.	=27.30 AC.
PHASE 3: AREA A=SINGLE FAMILY		16.72 AC.	=16.72 AC.
PHASE 4: AREA B=MULTI-FAMILY	R-3	15.90 AC.	=15.90 AC.

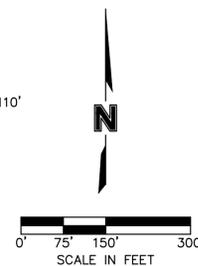
SINKHOLE NOTE:
 A THIRTY (30) FOOT WIDE BUFFER SHALL BE PROVIDED AROUND ALL SINKHOLES

PHASING SUMMARY:
 PHASE 1: 127 SINGLE FAMILY LOTS
 PHASE 2: 95 SINGLE FAMILY LOTS
 PHASE 3: 69 SINGLE FAMILY LOTS
 PHASE 4: 300 MULTI-FAMILY UNITS

SINGLE FAMILY DENSITY REGULATIONS:
 AREA A (SINGLE FAMILY): 291 TOTAL UNITS; MIN. LOT SIZE 55' X 110'
 7.2 DWELLING UNITS PER ACRE

SETBACK REQUIREMENTS PER LOT:
 FRONT YARD = 20 FEET
 REAR YARD = 25 FEET
 SIDE YARD (STREET) = 15 FEET
 SIDE YARD (INTERIOR) = 5 FEET

MULTI-FAMILY DENSITY REGULATIONS:
 AREA B (MULTI-FAMILY): 19 DWELLING UNITS PER ACRE



PRAIRIE RIDGE - REZONING EXHIBIT
 PRAIRIE RIDGE
 STATE HWY 174 & S FARM ROAD 67
 REPUBLIC, MO

drawn by: CRW
 checked by: RGH
 approved by: RGH
 QA/QC by: RGH
 project no.: 021-02062
 drawing no.:
 date: 04.11.2022

REV. NO.	DATE	REVISIONS DESCRIPTION

2022

REVISIONS



EXHIBIT B

Project/Issue Name: SU 22-002. Public Hearing and Possible Vote to Recommend the Approval of An Application for a Special Use Permit to KO Storage of Ozark for Boat, Vehicle, and Self-Storage Facilities at 909 N College Ave.

Submitted By: KO Storage of Ozark

Presented By: Chris Tabor, Principal Planner

Date: June 11, 2022

ISSUE IDENTIFICATION

KO Storage of Ozark LLC has applied for a Special Use Permit to operate a boat, vehicle, and self-storage facility on the property located at 909 North College Avenue.

DISCUSSION AND ANALYSIS

The subject property of this application is comprised of approximately 3.23 acres of land and is zoned General Commercial (C-2). The lot is currently occupied by one storage facility building (10,890 SF) with a section of vehicle storage outside in the northwest corner.

The property is surrounded by:

- General Commercial (C-2) to the North
- Light Manufacturing (M-1) to the East across College Ave
- Single-Family Medium Density Residential (R1-M) to the South
- Light Manufacturing (M-1) and the Wastewater Treatment Plant to the West across West Ave

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 33,690 SF in total. At present, there is one building (10,356 SF) whose operation predates the amendment of the Special Use Ordinance's inclusion of "Boat, vehicle, and self-storage facilities..." Therefore, the existing operation is of legal nonconforming status. This Application, were it to be approved, would bring the existing use into conformity while allowing for a future new commercial 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,



EXHIBIT B

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.

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. A new hydrant will be placed on the site to ensure the Fire Department can provide adequate coverage. The hydrant will be served by a fire service line connecting to the 4-inch main along West Ave. The Fire Department will be able to access the hydrant by a new gate installed on the west side of the property.

The City's Water system has the capacity to serve the site improvement.

Stormwater: A stormwater report was not required for this project.

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 configuration 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 subject parcel will have public access on College Ave and emergency access on West Ave. Due to the low traffic impact of storage facilities no Traffic Impact Study (TIS) was required for this project.

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

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

If the Special Use Permit is granted the Applicant will be eligible to submit an Application for a New Commercial Building Permit. The New Commercial Building Permit Application would then go through the review process to ensure conformance with the City's adopted codes – including, but not limited to, the City's Zoning Regulations, relevant Building Codes, and the Fire Code. This process includes meeting City regulations as they pertain to parking, screening or buffering, lighting, stormwater, etc.

STAFF RECOMMENDATION



EXHIBIT B

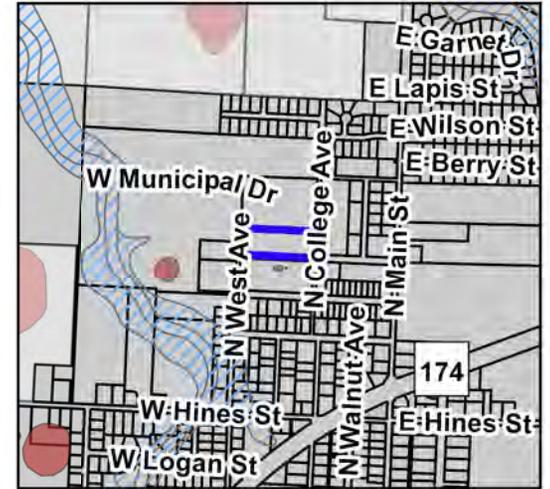
Staff considers the **proposed Special Use Permit** request for a Storage Facility in a General Commercial (C-2) Zoning District, located at 909 North College Avenue, to be **generally consistent with the City's Special Use Permit Ordinance** and **able to be adequately served by the City's transportation 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.**

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.

SU 22-002: KO Storage

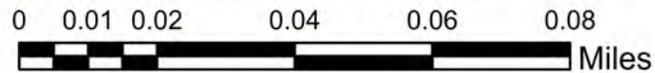
Vicinity Map

Item 3.



- Legend**
- Parcels
 - Sinkhole
 - Floodplain
 - SU 22-002

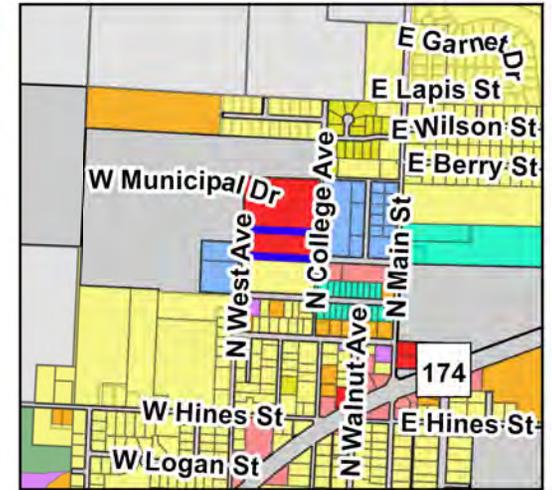
Parcel Owner: KO Storage of Ozark LLC
Parcel Address: 909 N College Ave
Area: 3.23 Acres
Zoning: C-2
Requested Use: Self Storage Facilities



SU 22-002: KO Storage

Zoning Map

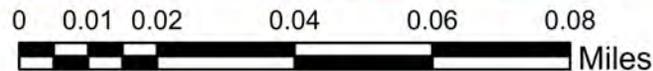
Item 3.

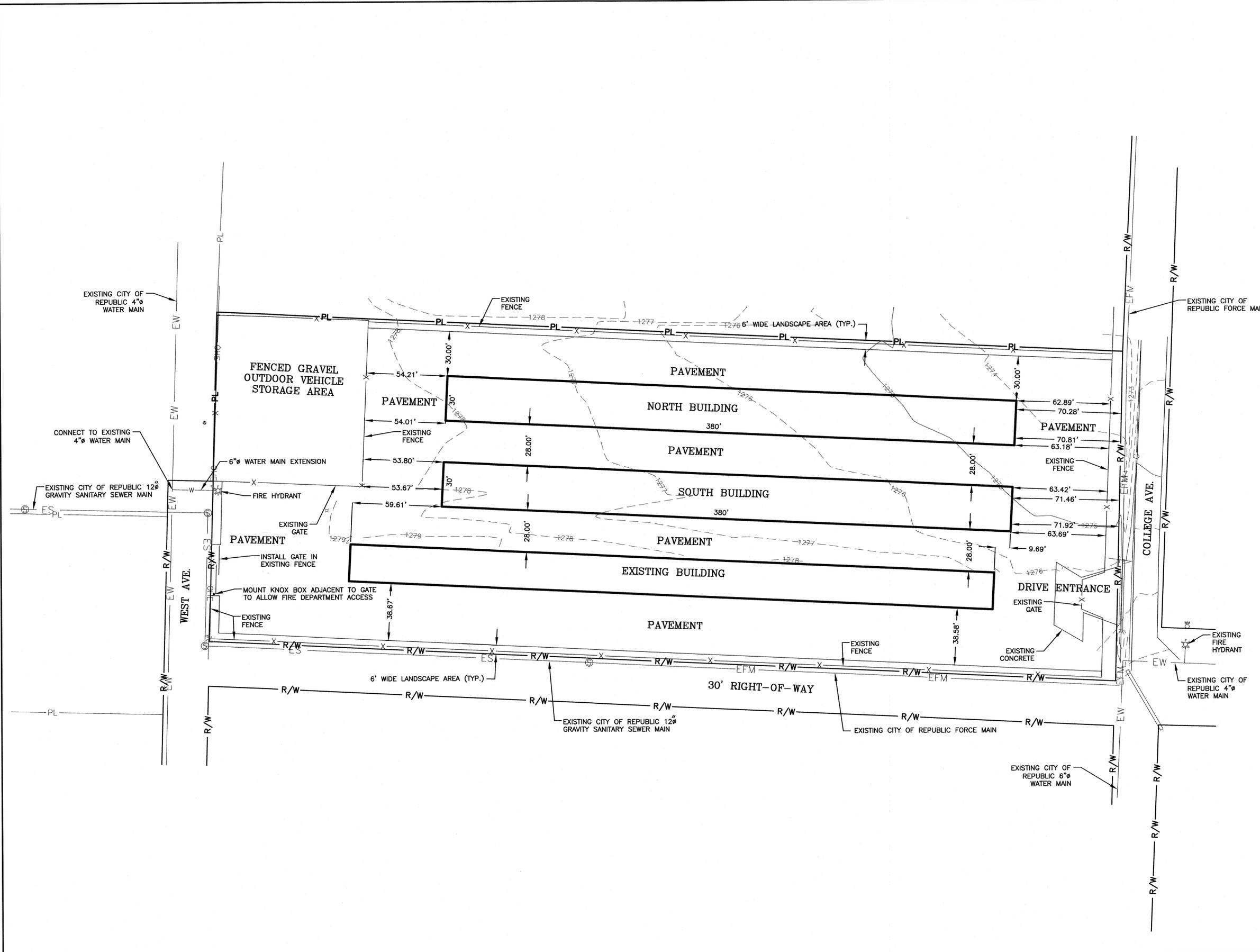
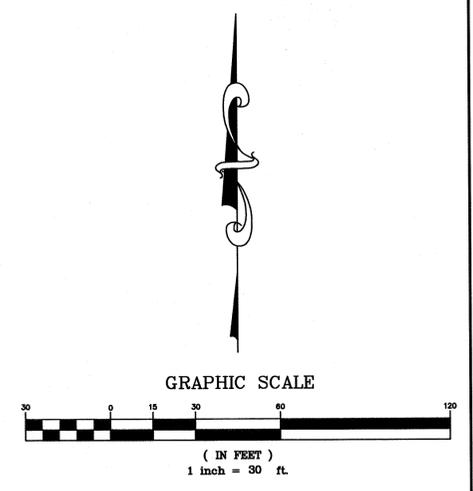


Legend

- SU 22-002
- Parcels
- 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: KO Storage of Ozark LLC
 Parcel Address: 909 N College Ave
 Area: 3.23 Acres
 Zoning: C-2
 Requested Use: Self Storage Facilities





LEGEND

- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- SLOPE INDICATOR
- SURFACE DRAINAGE
- FIRE DEPARTMENT CONNECTION
- SEWER MANHOLE
- EXISTING SEWER MANHOLE
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- EXISTING TELEPHONE
- RIGHT-OF-WAY
- PROPERTY LINE
- EXISTING FENCE
- SETBACK
- EXISTING FORCE MAIN
- WATER SERVICE
- SANITARY SEWER SERVICE
- WATER MAIN
- SEWER MAIN



WAYNE DIEBOLD, P.E.
E-22744

W.O.# 15753

ROZELL ENGINEERING CO.
ENGINEERING SECTION INC., P.C.

2404 STATE HWY. 248 SUITE 4
BRANSON, MISSOURI 65616
(417) 334-4141 FAX 334-4181

DATE	REVISION

DWN. BY: **MW**
 CKD. BY: **EH**
 APPD. BY: **WD**
 DATE: 5-11-22

SITE PLAN

KO STORAGE OF REPUBLIC REPUBLIC, MISSOURI

SHEET NO.
1 OF 1





EXHIBIT C

Project/Issue Name: **SUBD-PRE 22-002.** Possible Vote to Recommend the Approval of an Application for a Preliminary Plat for Olde Savannah Phase 4, a Residential Subdivision Consisting of Approximately Twenty-Nine Point Five (29.5) Acres Located at the intersection of E Williamsburg Way and S FR 89

Submitted By: Olde Savannah, LLC

Presented By: Chris Tabor, Principal Planner, BUILDS Department

Date: June 13, 2022

ISSUE IDENTIFICATION

Olde Savannah LLC has requested review and approval of a Preliminary Plat of approximately Twenty-Nine Point Five (29.5) acres, Olde Savannah Phase 4, consisting of one hundred and one (101) residential lots zoned Single-Family High Density 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 property subject to this Preliminary Plat Application is comprised of approximately Twenty- Nine Point Five (29.5) acres of land located at the intersection of West Williamsburg Walk and South Farm Road 89. The property is zoned appropriately for the proposed plat, Single-Family High Density Residential (R1-H).

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



EXHIBIT C

Consistency with the Comprehensive Plan

The referenced Preliminary Plat contains one hundred and one (101) lots, each with a minimum lot size of 7,000 SF. The Preliminary Plat also consists of streets, open space, and detention area.

Transportation Plan

The Preliminary Plat proposes three (3) new Local Street connections: the first is a connection to South Farm Road 89 from East Charlton Street, the second is a connection to East Williamsburg Walk by South Montgomery Avenue, and the third is a connection to Williamsburg Walk by South Appomattox Avenue. New public streets will be dedicated to the City during the Final Platting Process.

The Applicant submitted a Traffic Impact Study (TIS). The TIS took into account full buildout of Phases 2, 3, and 4 of Olde Savannah in its analyses. It was determined that no traffic improvements were merited by the increased trips generated by the subdivision.

Water and Wastewater Master Plan

The referenced parcel is not currently connected to municipal utilities, development of the property will require connection to the City's water and sanitary sewer systems.

The development will be served through a looped water main system with connections coming across Williamsburg Walk along Montgomery Ave (8") and Appomattox Ave (10").

The development will require the construction of a new lift station along the southern property line – behind Lot 15. The sanitary sewer system will flow to the newly constructed lift station and then to the Shuyler Creek Lift Station before traveling to the Wastewater Treatment Facility. The water and sewer system currently have the capacity to serve the potential development.

Zoning Code

The Preliminary Plat of Olde Savannah has been platted for the construction of 101 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 contains one (1) identified sinkhole contained on a single common area, which is located between Lots 91 and 92. This common area will be maintained by the Homeowner's Association. A Sinkhole Analysis will be completed by the Applicant and reviewed by the City during the Infrastructure Permitting process; development of the property requires compliance with Section 410.700 Sinkholes and Karst Features of the Republic Municipal Code, requiring a thirty (30) foot setback from the sinkhole rim for all development.



EXHIBIT C

Stormwater: The Preliminary Plat contains two Stormwater Detention Areas – one is located on the north side of Charlton Street, between lots 86 and 79; the second is located in the southern portion of the phase along Charlton Street (between Lots 15 and 16). The Stormwater Detention Areas are designed to control the release of stormwater attributable from the 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 first Stormwater Detention Area collects outflow from surrounding lots and conveys into the second Stormwater Detention Area, which detains stormwater from the remainder of the Olde Savannah Phase 4. The stormwater exits the property to the south. 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, and stormwater detention will be reviewed and permitted during the Infrastructure Permitting process.

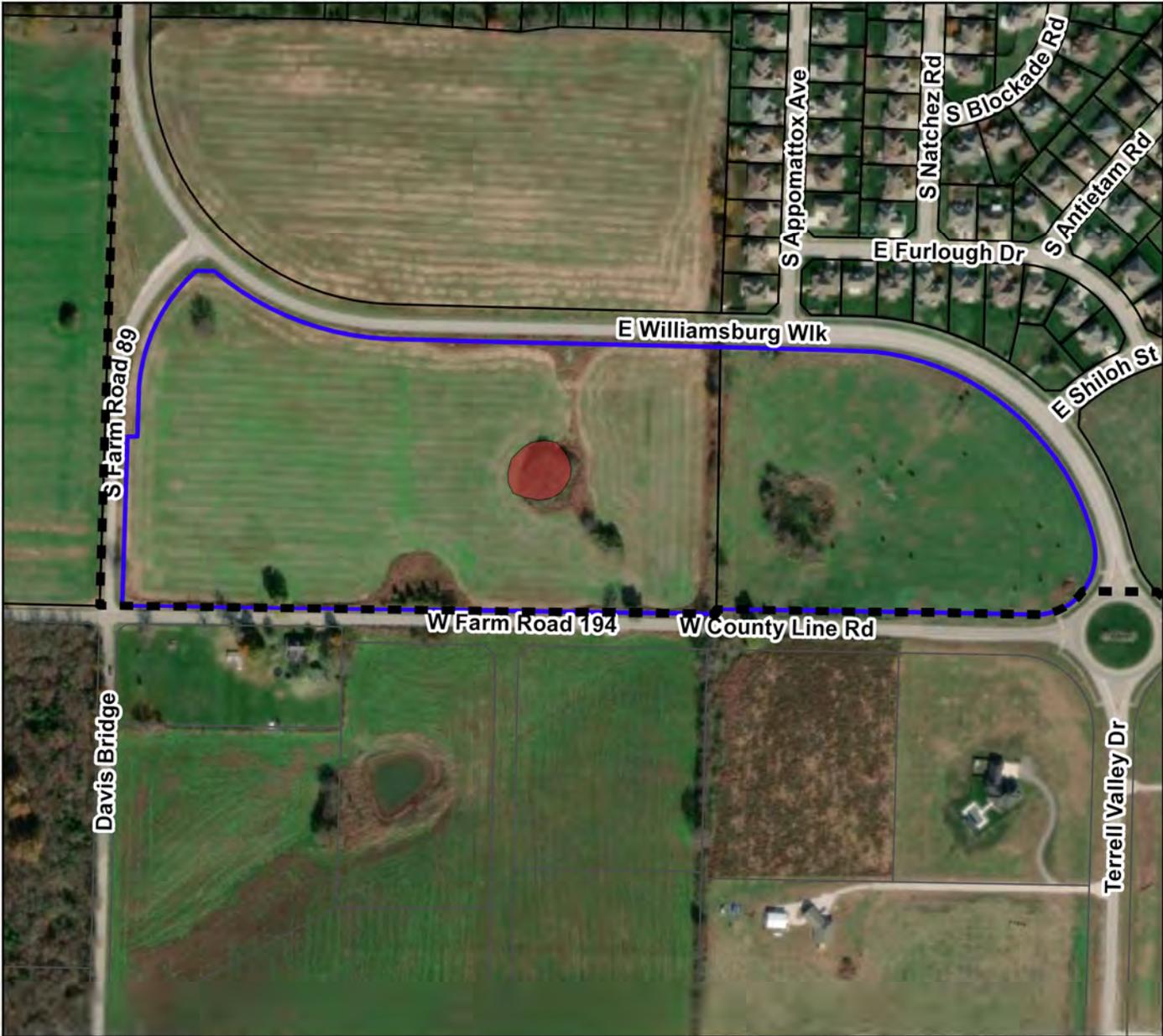
STAFF RECOMMENDATION

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

SUBD-PRE 22-002: Olde Savannah Phase 4

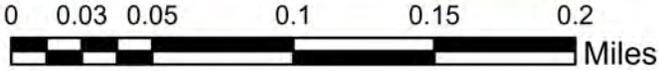
Item 4.

Vicinity Map



- Legend**
- Olde Savannah Ph 4
 - Parcels
 - Sinkhole
 - Floodplain

Parcel Owner: Olde Savannah Phase 4
Area: 29.5 Acres
Zoning: High Density Single-Family Residential (R1-H)
Lots: 101



SUBD-PRE 22-002: Olde Savannah Phase 4

Item 4.

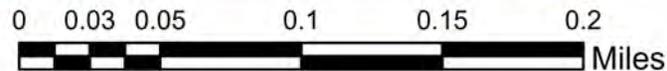
Zoning Map



Legend

- Olde Savannah Ph 4
- Parcels
- 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
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 Area: 29.5 Acres
 Zoning: High Density Single-Family Residential (R1-H)
 Lots: 101

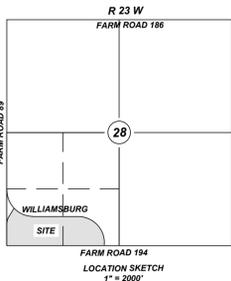


PRELIMINARY PLAT OLDE SAVANNAH PHASE 4 PART OF THE SW 1/4 OF SECTION 28, TOWNSHIP 28, RANGE 23 GREENE COUNTY, MISSOURI

PROPERTY DESCRIPTION:

A TRACT OF LAND BEING A PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 28 NORTH, RANGE 23 WEST, GREENE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 02°06'33" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 400.25 FEET TO A POINT ON THE EXISTING ROAD RIGHT OF WAY; THENCE SOUTH 87°53'30" EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 40.00 FEET; THENCE NORTH 02°07'02" EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 100.00 FEET; THENCE NORTHEASTERLY A DISTANCE OF 280.36 FEET, ALONG SAID RIGHT OF WAY AND ALONG A 360.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING AND DISTANCE OF NORTH 24°25'09" EAST, 273.33 FEET; THENCE NORTH 46°43'48" EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 26.30 FEET TO THE SOUTHERLY RIGHT OF WAY OF WILLIAMSBURG WALK; THENCE NORTH 89°22'44" EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 36.78 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 441.85 FEET, ALONG SAID RIGHT OF WAY AND ALONG A 640.00 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING AND DISTANCE OF SOUTH 68°52'12" EAST, 433.13 FEET; THENCE SOUTH 88°38'54" EAST, ALONG SAID RIGHT OF WAY AND ALONG A 640.00 FOOT RADIUS CURVE TO THE LEFT HAVING A CHORD BEARING AND DISTANCE OF SOUTH 68°52'12" EAST, 433.13 FEET; THENCE SOUTH 88°38'54" EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 732.29 FEET TO THE QUARTER SECTION LINE; THENCE SOUTH 89°14'29" EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 304.44 FEET; THENCE SOUTHEASTERLY A DISTANCE OF 714.19 FEET, ALONG SAID RIGHT OF WAY AND ALONG A 560.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING AND DISTANCE OF SOUTH 52°05'53" EAST, 666.76 FEET; THENCE SOUTHWESTERLY A DISTANCE OF 260.83 FEET, ALONG SAID RIGHT OF WAY AND ALONG A 140.00 FOOT RADIUS CURVE TO THE RIGHT HAVING A CHORD BEARING AND DISTANCE OF SOUTH 37°48'38" WEST, 224.71 FEET TO THE APPARENT NORTH RIGHT OF WAY OF FARM ROAD 194, ALSO KNOWN AS COUNTY LINE ROAD; THENCE NORTH 89°02'44" WEST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 714.29 FEET TO THE QUARTER SECTION LINE; THENCE SOUTH 02°08'59" WEST, ALONG THE SAID QUARTER SECTION LINE, A DISTANCE OF 40.11 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28; THENCE NORTH 88°50'45" WEST, ALONG THE SOUTH LINE OF SAID SECTION 28, THE GREENE/CHRISTIAN COUNTY LINE, A DISTANCE OF 1340.77 FEET TO THE POINT OF BEGINNING; EXCEPTING ANY PART THEREOF TAKEN, USED OR DEEDED FOR PUBLIC ROADS.
CONTAINING 1,286,304 SQUARE FEET OR 29.5 ACRES



SITE BENCHMARKS:

T.B.M. #1 - IRON PIN MARKED 2122 LOCATED ALONG SOUTH RIGHT OF WAY OF WILLIAMSBURG WALK AT THE NORTHWEST CORNER OF LOT 48 AND THE NORTHEAST CORNER OF LOT 49

N 461835.1690
E 1360199.5622
ELEV 1307.09

T.B.M. #2 - IRON PIN MARKED 2122 LOCATED ALONG SOUTH RIGHT OF WAY OF WILLIAMSBURG WALK AT FR 89 CONNECTOR

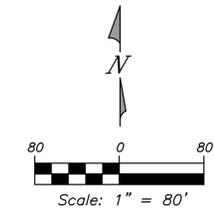
N 461990.789
E 1359758.7259
ELEV 1309.46

GENERAL NOTES:

1. THE SURVEY SHOWN HEREON WAS PERFORMED TO MEET OR EXCEED THE ACCURACY REQUIREMENTS FOR URBAN CLASS PROPERTY
2. THIS SURVEY IS IN COMPLIANCE WITH THE MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS
3. THE PROPERTY CLOSING WAS MAY 04, 2021 AND THE BOOK AND PAGE IS UNKNOWN AT THIS TIME. THE BOOK AND PAGE PRIOR TO CLOSING— BOOK 2779 PAGE 996 AND BOOK 2020 PAGE 38366-20

Line #	Length	Direction
L1	19.80	N11° 20' 29.72"E
L2	4.26	S1° 09' 27.78"W
L3	16.86	N7° 37' 49.31"E
L4	29.85	S46° 39' 30.43"W
L5	30.21	S45° 47' 03.72"W
L6	70.07	N8° 44' 58.31"E
L7	29.85	S43° 38' 54.12"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	88.09	250.00	20.19	N78° 44' 53"W	87.63
C2	354.21	1015.00	19.99	S78° 39' 04"E	352.41
C3	96.47	150.00	36.85	N70° 13' 25"W	94.82
C4	95.67	150.00	36.54	S70° 04' 13"E	94.06
C5	43.79	150.00	16.73	N83° 17' 40"E	43.64
C6	267.11	765.00	20.01	S78° 38' 44"E	265.76
C7	462.16	435.00	60.87	N58° 11' 47"W	440.73
C8	75.71	150.00	28.92	N13° 18' 04"W	74.90
C9	25.35	150.00	9.68	S6° 30' 00"W	25.32
C10	14.47	150.00	5.53	S4° 52' 02"W	14.46



GRID NORTH MISSOURI STATE PLAN
COORDINATE SYSTEM 1983: CENTRAL ZONE
STATION: GR-86
N: 466387.5646
E: 1365363.6860
ELEV: 1204.40

OWNER/DEVELOPER

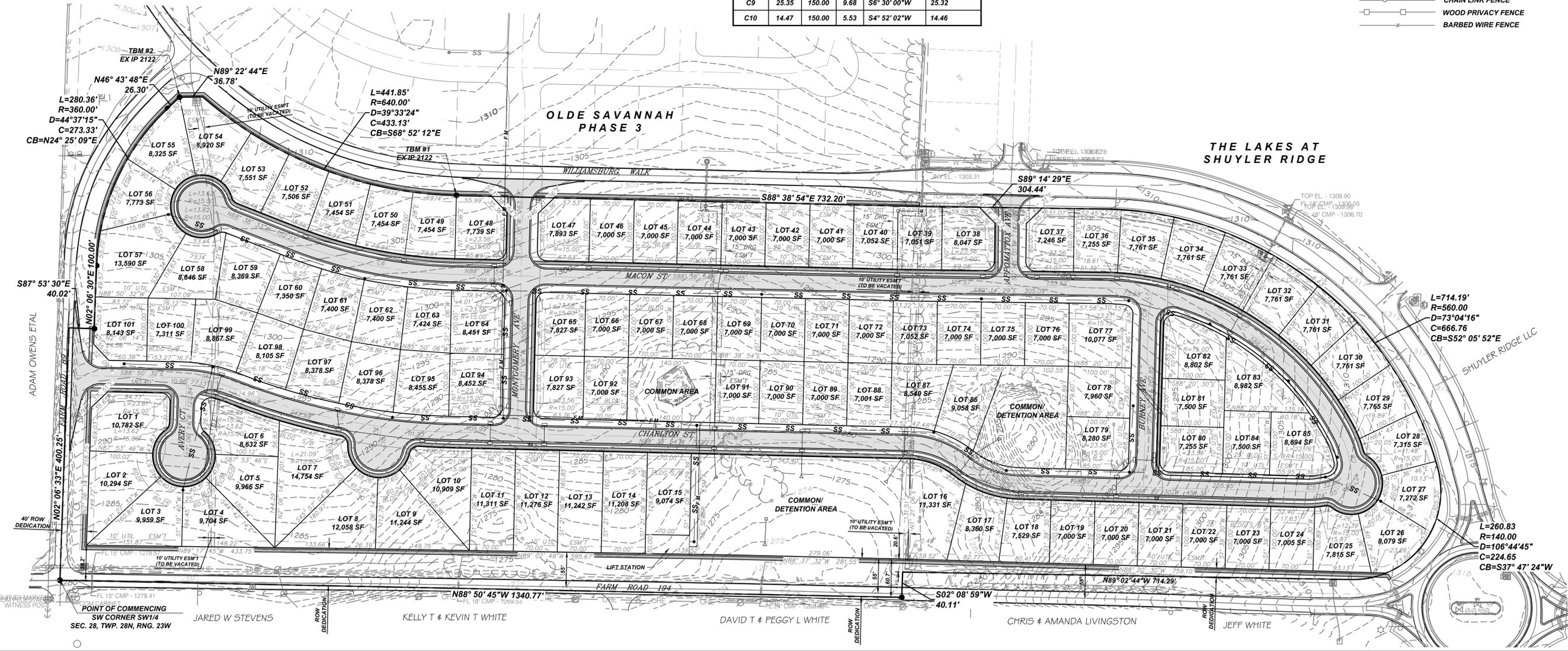
OLDE SAVANNAH LLC
3800 S FREMONT AVE
SPRINGFIELD MO 65804

LEGEND

- IRON PIN SET CAPPED
- "LC 200708003"
- EXISTING IRON PIN
- EXISTING RIGHT-OF-WAY MARKER
- MEASURED
- PLATTED
- DEEDED
- ELECTRIC TRANSFORMER
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- WATER MANHOLE
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- GAS METER
- POWER POLE
- ELECTRIC METER
- GUY ANCHOR
- PULL BOX
- 2 PED
- WATER METER
- GAS METER
- AIR CONDITIONER
- SIGN
- LIGHT POLE
- POST
- MAIL BOX
- TREE DECIDUOUS
- TREE EVERGREEN
- WATER LINE
- GAS LINE
- SANITARY SEWER
- OVERHEAD ELECTRIC LINE
- UGM
- UNDERGROUND ELECTRIC LINE
- COMM
- UNDERGROUND COMMUNICATION LINE
- FO
- FIBER-OPTIC CABLE
- CHAIN LINK FENCE
- WOOD PRIVACY FENCE
- BARBED WIRE FENCE

GENERAL NOTES:

1. TOTAL AREA - 29.5 ACRES
2. TOTAL NUMBER OF LOTS - 101
3. 5' SIDEWALK TO BE LOCATED ON ONE SIDE OF STREET.
4. NO DIRECT ACCESS SHALL BE ALLOWED FROM ANY RESIDENTIAL LOTS TO FARM ROAD 89, FARM ROAD 194, OR WILLIAMSBURG WALK
5. NO PORTION OF THIS SITE LIES WITHIN THE 100-YEAR FLOOD PLAIN, ACCORDING TO FEMA FLOOD INSURANCE MAP, PANEL NUMBER 290782 0120 B, EFFECTIVE DATE JUNE 15, 1983.
6. HORIZONTAL AND VERTICAL DATUM BASED ON THE MISSOURI GEOGRAPHIC REFERENCE SYSTEM MONUMENT "GR-86"
7. ALL STREETS SHALL BE 50' RIGHT-OF-WAY.
8. DETENTION BASINS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
9. ALL LOTS ADJACENT TO DETENTION BASINS SHALL HAVE A MINIMUM FINISH FLOOR AT LEAST 1' ABOVE THE TOP OF BERM ELEVATION FOR THE RESPECTIVE DETENTION BASINS.
10. ALL CURVED LOT LINES ARE CONCENTRIC WITH CENTERLINE OF ADJACENT STREETS.
11. BUILDING SETBACKS - FRONT YARD - 25' REAR YARD - 25' SIDE YARD - 6' SIDE YARD W/ STREET FRONTAGE - 15'
12. ALL SIDEWALKS AND SIDEWALK RAMPS WILL BE DESIGNED TO MEET CITY OF REPUBLIC STANDARDS.



OLDE SAVANNAH PHASE 4
PRELIMINARY PLAT
REPUBLIC, MISSOURI

No.	Description
SURVEY BY	CJW
DATE	05/19/22
DWG	21151 PP
DESIGN	CJW
DRAWN	CJW
CHECKED	CJW
SCALE HOR.	1"=80'
SCALE VERT.	N/A

PRELIMINARY PLAT
SHEET NO. 01
CJW NO. 21151 OF 01