



AGENDA

Planning and Zoning

Online Meeting

August 10, 2020 at 7:00 PM

Call Meeting to Order

Approve Agenda

Approve Minutes

- [1.](#) P & Z Commission Meeting, June 8, 2020

Meeting Procedures

Public Hearings

- [2.](#) VACA 20-002: Recommending the Approval of an Application to Vacate Right-of-Way
- [3.](#) VACA 20-003: Recommending the Approval of an Application to Vacate a Portion of West Carnahan Street
- [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)

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

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.**



PLANNING AND ZONING COMMISSION

Republic City Council Chambers
204 N. Main, Republic, MO (Virtual Meeting)
Monday, June 08, 2020
7:00 p.m.

Meeting Minutes

The regular meeting of the Planning and Zoning Commission was held virtually via Zoom and You Tube in Republic, Missouri, on Monday, June 08, 2020, at 7:00 p.m.

Commissioners in attendance included: Ransom Ellis; Chairman, Kevin Haun, Brandon Andrews, Cynthia Hyder, and Erik Pederson; Commissioner Randy Phelps was not present. Also, in attendance were officials from the City of Republic's Community Development Department including Karen Haynes, Principal Planner; Chris Tabor, Senior Planner; and Garrett Brickner, Assistant Community Development/Public Works Director.

Call Meeting to Order

The meeting was called to order by Chairman Ransom Ellis at 7:00 p.m.

Approve Agenda

Chairman Ellis presented the June 08, 2020 Planning and Zoning meeting agenda for approval. Brandon Andrews made a motion to approve the agenda. The motion was seconded by Kevin Haun. Motion was carried by the unanimous affirmative votes of Brandon Andrews, Ransom Ellis, Kevin Haun, Erik Pederson, and Cynthia Hyder.

Approve Minutes

Chairman Ellis presented the minutes from the May 11, 2020 Planning and Zoning meeting for approval. Brandon Andrews made a motion to approve the minutes. The motion was seconded by Kevin Haun. Motion was carried by the unanimous affirmative votes of Brandon Andrews, Ransom Ellis, Kevin Haun, Erik Pederson, and Cynthia Hyder.

Meeting Procedures

Chairman Ransom Ellis read a statement regarding the process and procedures to be followed during the meeting of the Planning and Zoning Commission.

Public Hearings

- A. REZN 20-004.** Public Hearing and Possible Vote to Recommend the Approval of an Application to Change the Zoning Classification of Approximately Point Four-Seven (0.47) Acres, Located at 127 East Mill, from Medium Density Single-Family Residential (R1-M) to Two-Family Residential (R-2).
 - A.** Staff Report by Karen Haynes.

- B. The applicant, April Swanson, spoke in favor of the Rezoning Application; several community members also spoke in favor of the Rezoning Request.
- C. Several community members spoke in opposition of the Rezoning Request.
- D. Motion was made by Brandon Andrews to approve REZN 20-004; motion was seconded by Erik Pederson. Motion was carried by the affirmative votes of Brandon Andrews, Ransom Ellis, Erik Pederson, and Cynthia Hyder; Kevin Haun voted against the recommendation.

B. REZN 20-005: Public Hearing and Possible Vote to Recommend the Approval of an Application to Change the Zoning Classification of Approximately Point Four-Seven (0.47) Acres, Located at 616 North Phelps, from Medium Density Single-Family Residential (R1-M) to High Density Single-Family Residential (R1-H).

- A. Staff Report by Karen Haynes.
- B. Applicant Steve Crawford spoke in favor of the Rezoning Application.
- C. Motion was made by Brandon Andrews to approve REZN 20-005; motion was seconded by Kevin Haun. Motion was carried by the unanimous affirmative votes of Brandon Andrews, Ransom Ellis, Kevin Haun, Cynthia Hyder, and Erik Pederson.

Other Business

Citizen Participation

Ransom Ellis opened the citizen participation. No one requested to speak, and the citizen participation was closed.

Community Development and SOAR Update

There were no updates provided for the June 08, 2020 Meeting.

Adjournment

Motion was made by Brandon Andrews and seconded by Kevin Haun to adjourn the meeting 8:01p.m. Motion was carried by the unanimous affirmative votes of Brandon Andrews, Ransom Ellis, Kevin Haun, Erik Pederson, and Cynthia Hyder.

Karen Haynes
Community Development Principal Planner

Ransom Ellis
Chairman

EXHIBIT A

Project/Issue Name: VACA 20-002. Recommending the Approval of An Application to Vacate Right-of-Way

Submitted By: City of Republic

Presented By: Community Development Department

Date: August 10, 2020

ISSUE IDENTIFICATION

The City of Republic is requesting a Right-of-Way Vacation of the improved and unimproved access road along the southern portion of the Heart of America (HOA) parcel, located at 1700 South Empire Avenue.

DISCUSSION AND ANALYSIS

The City of Republic is requesting a Right-of-Way Vacation of the improved and unimproved access road along the southern portion of the parcel located at 1700 South Empire Avenue; the Right-of-Way was dedicated to the City during development of the Heart of America parcel. The dedication included an access road leading from the western parking lot of the Heart of America building south to the north termination of West Carnahan Street; the access road serves as access for HOA trucks and a secondary means of access for emergency services. The unimproved portion of Right-of-Way along the southern portion of the HOA parcel extends to a State Highway MM; this area was dedicated for a possible future new public street and intersection with State Highway MM.

The City of Republic does not intend to develop a new public street in the unimproved Right-of-Way nor a new intersection with State Highway MM at this location. The improved Right-of-Way will continue to serve the needs of the HOA development and will continue to serve as a secondary means of emergency access; the ROW Vacation will return the ownership of the referenced property to Heart of America. The ROW Vacation legal description includes an exception regarding the water, wastewater, and stormwater systems present in the referenced ROW, these utility lines will remain public lines within Utility Easements.

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

Transportation: The proposal eliminates a future public street and intersection with State Highway MM. The City has identified the referenced street and intersection as a proposed future transportation improvement proposed to be removed from the City's Transportation Plan and Major Thoroughfare Plan, currently under revision.

EXHIBIT A

Land Use: The proposal has no development impact to the HOA or adjacent properties.

Municipal Utilities: The proposed Vacation has no impact on the City's water, wastewater, or stormwater systems currently in place in the referenced Right-of-Way; the water, wastewater, and stormwater systems in place will remain public, in Utility Easements.

Floodplain: The proposal is not anticipated to have any impact on areas of Floodplain.

Other Public Services: The proposal is not anticipated to have any impact on any other public services.

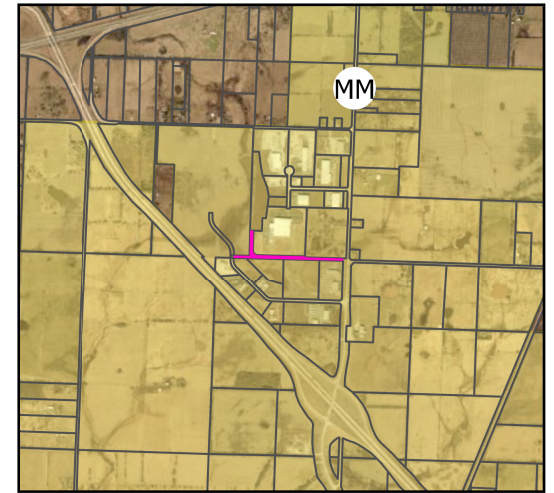
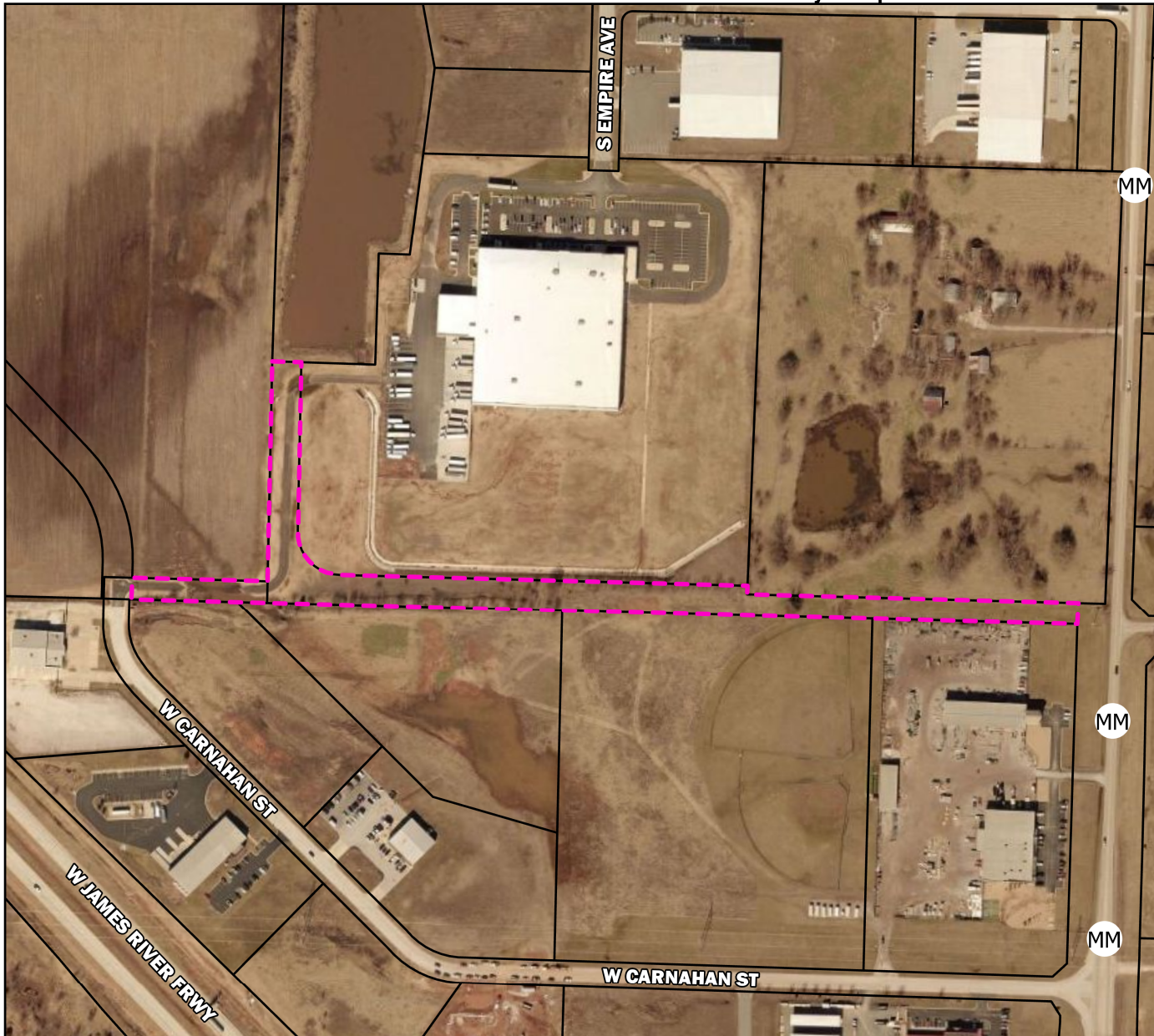
Emergency Services: The proposal has no impact on emergency services; emergency services may continue to utilize the proposed private access as needed.

STAFF RECOMMENDATION

The Community Development Department recommends approval of the requested Right-of-Way Vacation.

VACA 20-002

Vicinity Map



Legend

- Parcels
- VACA 20-002

Party Requesting Vacation: City of Republic
Area: 3.88 Acres:

0 0.07 0.14 0.21 Miles



EXHIBIT "A"

GRANTOR(S): CITY OF REPUBLIC, MISSOURI
GRANTEE: CJP, L.L.C.

VACATING WITH RESERVES, PART OF THE PLATTED ROAD RIGHT OF WAY ON A PORTION OF THE RECORDED FINAL PLAT OF HEART OF AMERICA PARK. SAID PLAT BEING RECORDED IN BOOK 2017, PAGE 043809-17 AND IS RECORDED IN PLAT BOOK AAA, PAGE 495 IN THE GREENE COUNTY RECORDERS OFFICE. SAID PROPERTY BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, T29N, R23W IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI. VACATION OF SAID ROAD RIGHT OF WAY AND RESERVES ARE DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT ONE OF THE FINAL PLAT OF HEART OF AMERICA PARK, **THENCE** S02°22'34"W ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 990.88 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF PLATTED ROADWAY AND **POINT OF BEGINNING**; **THENCE** CONTINUING S02°22'34"W A DISTANCE OF 19.76' TO AN ANGLE POINT IN SAID NORTH LINE; **THENCE** S88°17'02"E ALONG SAID NORTH LINE A DISTANCE OF 804.08 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY "MM"; **THENCE** S02°19'46"W ALONG SAID WEST LINE A DISTANCE OF 49.93 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF PLATTED ROADWAY; **THENCE** N88°18'22"W ALONG SAID SOUTH LINE A DISTANCE OF 1274.36 FEET; **THENCE** CONTINUING ON SAID SOUTH LINE N88°17'37"W A DISTANCE OF 972.77 FEET; **THENCE** LEAVING SAID SOUTH LINE N01°21'27"E A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID PLATTED ROADWAY; **THENCE** S88°17'37"E A DISTANCE OF 305.60 FEET TO AN ANGLE POINT IN THE RIGHT OF WAY LINE; **THENCE** N02°24'30"E A DISTANCE OF 520.41 FEET TO AN ANGLE POINT IN THE RIGHT OF WAY LINE; **THENCE** S87°35'30"E A DISTANCE OF 70.00 FEET TO AN ANGLE POINT IN THE RIGHT OF WAY LINE; **THENCE** S02°24'30"W A DISTANCE OF 397.10 FEET TO A POINT OF CURVATURE; **THENCE** CONTINUING ON THE RIGHT OF WAY LINE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 160.75 FEET TO THE POINT OF TANGENCY. SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CHORD BEARING OF S42°56'33"E AND A CHORD LENGTH OF 144.00 FEET; **THENCE** CONTINUING ALONG THE PLATTED RIGHT OF WAY LINE S88°17'37"E A DISTANCE OF 494.76 FEET; **THENCE** S88°18'22"E A DISTANCE OF 471.06 FEET TO THE **POINT OF BEGINNING**. GRANTOR HOLDS IN RESERVE ANY PORTION THEREOF BEING PLATTED AS AN ACCESS EASEMENT, UTILITY EASEMENT, WATER EASEMENT OR SANITARY SEWER EASEMENT. GRANTOR ALSO HOLDS IN RESERVE FOR A WATERLINE EASEMENT THE FOLLOWING.

COMMENCING AT THE NORTHEAST CORNER OF ABOVE MENTIONED LOT 1; **THENCE** S02°22'34"W ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 1060.88 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF PLATTED ROADWAY; **THENCE** N88°18'22"W ALONG SAID SOUTH LINE A DISTANCE OF 470.24 FEET; **THENCE** CONTINUING ON SAID SOUTH LINE N88°17'37"W A DISTANCE OF 967.77 FEET TO THE **POINT OF BEGINNING**; **THENCE** CONTINUING ON SAID SOUTH LINE N88°17'37"W A DISTANCE OF 15.00 FEET; **THENCE** LEAVING SAID SOUTH LINE N01°21'27"E A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID PLATTED ROADWAY; **THENCE** S88°17'37"E ALONG SAID NORTH LINE A DISTANCE OF 305.60 FEET; **THENCE** LEAVING SAID NORTH LINE S02°24'30"W A DISTANCE OF 15.00 FEET; **THENCE** N88°17'37"W A DISTANCE OF 290.33 FEET; **THENCE** S01°21'27"W A DISTANCE OF 35.00 FEET TO THE **POINT OF BEGINNING**.

AREA VACATED IS ALSO SUBJECT TO ANY EXISTING AGREEMENTS, GRANTS OR EASEMENTS OF RECORD. BEARINGS AND DISTANCES DESCRIBED ABOVE ARE BASED IN ACCORDANCE TO THE ABOVE MENTIONED FINAL PLAT OF HEART OF AMERICA PARK.



Randal S. Presley
7-7-2020

EXHIBIT "B"

1 inch = 250 feet

DRURY

DETENTION
AREA

CMT
2018/001201-18
LOT 5

EMPIRE

EK REAL ESTATE, LLC
AAA-427
REPLAT OF LOTS 2, 3 AND 4
BROOKLINE BUSINESS PARK PHASE ONE

BROOKLINE BUSINESS PARK PHASE ONE

POINT OF COMMENCEMENT
NE CORNER LOT 1

LINE ID	BEARING	DISTANCE
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L1	S02°22'34"W	19.76'
L2	S02°19'46"W	49.93'
L3	N01°21'27"E	50.00'
L4	S87°35'30"E	70.00'

HEART OF AMERICA PARK

AAA-495
2017/043809-17

LOT 1
OWNER: CJP, LLC

EKP, LLC
2006/068751-06

WEST 60 FEET OF
PLATTED ROAD
NOT VACATED

RESERVE EASEMENT FOR
UNPLATTED WATERLINE
SEE DETAIL A

NS02°24'30"E
520.41'

S02°24'30"W
397.10'

R=100.00'
ARC L=160.75'
CHD. L=144.00'
CHD. B=S42°56'33"W

POINT OF BEGINNING

S88°17'37"E
306.60'

VACATED ROAD

972.77'

S88°17'37"E
494.76'

JAMES RIVER BUSINESS CENTER

S88°18'22"E
471.06'

1274.36'

N88°18'22"W
804.08'

VACATED ROAD

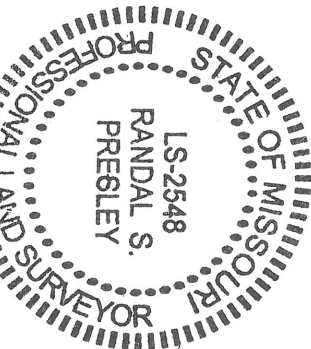
CARNAHAN

CARNAHAN WHITE, INC.
LOT 1,

STATE HIGHWAY "MM"

PLATTED EASEMENTS OR PORTIONS THEREOF RESERVED IN EXHIBIT "A" ARE NOT SHOWN ON THIS EXHIBIT.
SEE RECORDED PLAT OF HEART OF AMERICA PARK FOR EASEMENT TYPE AND COURSES.

THIS EXHIBIT WAS PRODUCED BY THE PUBLIC WORKS DEPT. OF THE CITY OF REPUBLIC, MO. AS A VISUAL AID
DEPICTING THE APPROXIMATE CONFIGURATION OF VACATION AND RESERVATIONS DESCRIBED IN EXHIBIT "A".
THIS IS NOT A BOUNDARY SURVEY.



Randall S. Presley
7-7-2020

DETAIL A
NOT TO SCALE

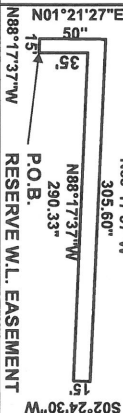


EXHIBIT B

Project/Issue Name: VACA 20-003. Recommending the Approval of An Application to Vacate a Portion of West Carnahan Street

Submitted By: Convoy of Hope

Presented By: Community Development Department

Date: August 10, 2020

ISSUE IDENTIFICATION

Convoy of Hope (COH) is requesting a Right-of-Way (ROW) Vacation of a portion of West Carnahan Street extending into the property owned by the organization.

DISCUSSION AND ANALYSIS

COH is requesting a Right-of-Way Vacation of approximately (1009) feet of Right-of-Way extending into the (97)-acre parcel owned by the organization; the Right-of-Way was dedicated to the City by the original developer in January 2019. COH is proposing utilizing the current ROW as a private road to serve future development on the subject parcel.

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

Transportation: The proposal eliminates approximately (1009) feet of ROW currently maintained by the City of Republic.

Land Use: The proposal is not anticipated to have any adverse development impacts on the COH or adjacent properties.

Municipal Utilities: The proposed Vacation is not anticipated to have any impact on the City's water, wastewater, or stormwater systems in place within the referenced Right-of-Way. The water, wastewater, and stormwater systems in place will remain public in a Utility Easement, dedicated to the City, through a dedication document, by Convoy of Hope.

Floodplain: The proposal is not anticipated to have any impact on areas of Floodplain.

Other Public Services: The proposal is not anticipated to have any impact on any other public services.

Emergency Services: The proposal is not anticipated to have any impact on emergency services.

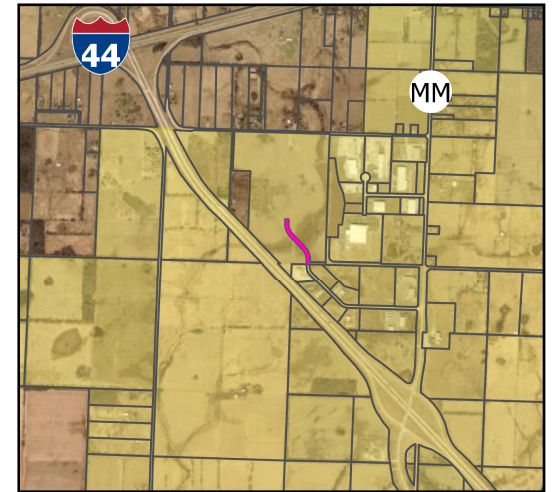
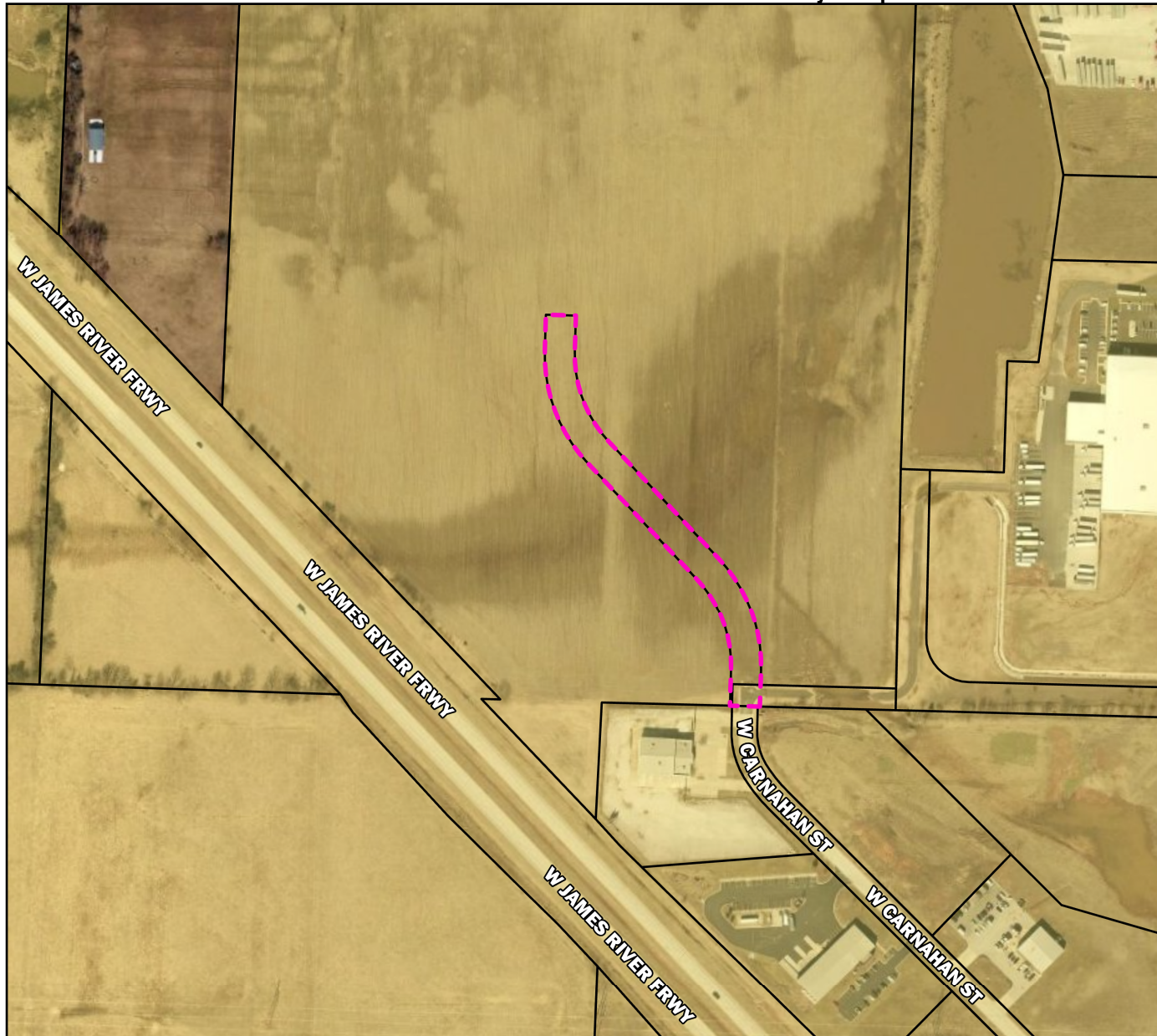
EXHIBIT B

STAFF RECOMMENDATION

The Community Development Department recommends approval of the requested Right-of-Way Vacation.

VACA 20-003

Vicinity Map



Legend

 VACA 20-003

 Parcels

 City Limits

Party Requesting Vacation: Convoy of Hope
Area: 0.7 Acres:

0 0.07 0.14 0.21 Miles





EXHIBIT C

Project/Issue Name: REZN 20-006. Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Point Nine One (0.91) Acres, Located at 317 South Main Street, from Local Commercial (C-1) to General Commercial (C-2)

Submitted By: Rite Development, Inc.

Presented By: Community Development Department

Date: August 10, 2020

ISSUE IDENTIFICATION

Rite Development, Inc. has applied to change the Zoning Classification of **(0.91) acres** of property located at 317 North Main Street from **Local Commercial (C-1) to General Commercial (C-2)**.

DISCUSSION AND ANALYSIS

The property subject to this Rezoning Application is comprised of approximately **(0.91) acres** of land located at 317 South Main Street; the property is identified as Lot 2 of the Main Street Commercial Development Minor Subdivision. The property is currently vacant. The Applicant has expressed interest in building a self-storage office building to accompany planned self-storage units on Lot 1 of the Main Street Commercial Development Minor Subdivision.

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

Consistency with the Comprehensive Plan

The City's Comprehensive Plan generally encourages the expansion of 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 Plan more particularly describes appropriate future land uses through the depiction of a **"Future Land Use Map" (FLUM)**. In this case, the FLUM depicts the subject property as having a **Main Street District FLUM** designation. The City's Adopted 2005 Land Use Plan has identified the **"Main Street District"** Future Land Use Map designation as a Mixed-Use area described as, **"Downtown Republic; mix of office, retail commercial, multi-family and loft residential."**



EXHIBIT C

The Main Street District was introduced in the Land Use Plan to accommodate future recommendations from a Main Street Development Plan aimed to guide development in the areas surrounding Main Street. This plan's goal was to create new regulations for new development and redevelopment by creating a new zoning district, Main Street District (MSD); although the Main Street District was codified as a new zoning district, the area identified in the FLUM does not contain any MSD zoning.

The 2005 Land Use Plan identifies Land Use Goals and Objectives relating to commercial development, as follows:

- **Goal:** Expand the opportunity for new commercial development in the City.
 - **Objective:** Increase the amount of land available for commercial development in the City.
 - **Policies:**
 - Proactive consideration of Rezoning Requests where there are opportunities to provide land for commercial development.
- **Goal:** Create a more diverse economic base while increasing the retail growth within the City
 - **Objective:** Diversity economy to absorb more retail, office, and light manufacturing development.
 - **Policies:**
 - Recognize the needs and concerns of existing businesses and assist in their growth and development.
- **Goal:** Redevelop and revitalize existing commercial centers and encourage infill development of vacant commercial land using the existing built-out infrastructure.
 - **Objective:** Promote revitalization of existing commercial areas.

The general trend of development in the vicinity of the subject property, along North Main Street, is that of a mixture of well-established residential and commercial development, including single-family residential, multi-family residential, manufacturing, and general commercial.

Compatibility with Surrounding Land Uses

The subject property is surrounded by Medium Density Single-Family Residential (R1-M) Zoning to the north, Multi-Family (R-3) and Local Commercial (C-1) to the east, Local Commercial (C-1) to the south, and General Commercial (C-2) to the west.

The land uses permitted in the General Commercial (C-2) Zoning District include self-storage, retail, and offices.

Capacity To Serve Potential Development and Land Use

Municipal Water and Sewer Service: The parcel can be served by six (6) inch water main along West Broad Street and a six (6) inch water main along Main Street; the parcel can be served by eight (8) inch sewer mains on West Broad and Main Street.



EXHIBIT C

The sanitary sewer will flow from the parcel to Lift Station #4, to the Shuyler Creek Lift Station, and finally to the Wastewater Treatment Facility. The City's water system, Lift Stations, and Wastewater Treatment Facility currently have capacity to serve new commercial development at this location.

Transportation: A Traffic Impact Study (TIS) was not required for the Rezoning Application due to no expected increase in traffic volumes for a single parcel to transition from Local Commercial (C-1) to General Commercial (C-2) Zoning.

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

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

STAFF RECOMMENDATION

Staff considers the **proposed Zoning Map Amendment (Rezoning)** to be generally consistent with the **goals and objectives of the Comprehensive Plan**, consistent with the **trend of development in the vicinity of the site , compatible with surrounding land uses, and able to be adequately served by municipal facilities**. Based upon this analysis (performed without the benefit of evidence and testimony of a public hearing), **Staff recommends the approval of this application.**

REZN 20-006: 317 South Main Street

Vicinity Map



Legend

-  Republic City Limits
-  Parcels

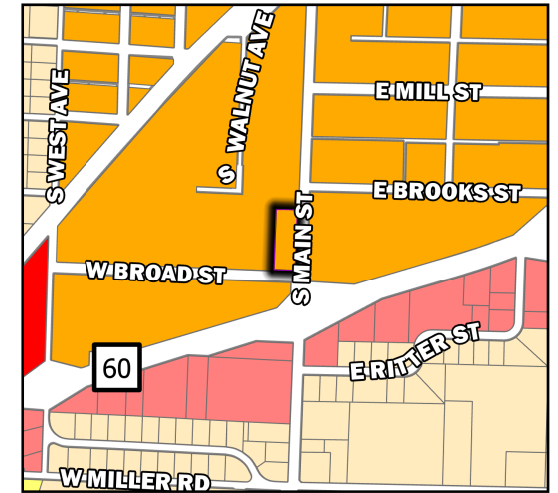
Parcel Owner: Rite Development Inc
Parcel Address: 317 South Main Avenue
Area: Acres: 0.91
Existing Zoning: Local Commercial (C-1)
Requested Zoning: General Commercial (C-2)
Future Land Use Designation: Main Street District

0 0.1 0.3 0.4 0.6 Miles



REZN 20-006: 317 South Main Street

Future Land Use Map



Legend

- 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

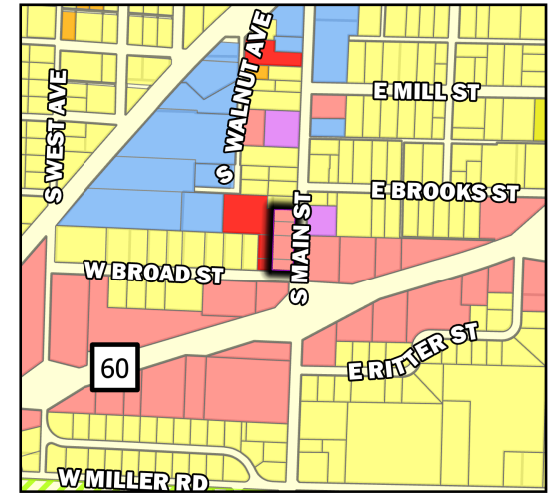
Parcel Owner: Rite Development Inc
Parcel Address: 317 South Main Avenue
Area: Acres: 0.91
Existing Zoning: Local Commercial (C-1)
Requested Zoning: General Commercial (C-2)
Future Land Use Designation: Main Street District

0 0.1 0.3 0.4 0.6 Miles



REZN 20-006: 317 South Main Street

Zoning Map



Legend

- 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: Rite Development Inc
Parcel Address: 317 South Main Avenue
Area: Acres: 0.91
Existing Zoning: Local Commercial (C-1)
Requested Zoning: General Commercial (C-2)
Future Land Use Designation: Main Street District

0 0.1 0.3 0.4 0.6 Miles



Section 405.150. "C-1" Local Commercial District Regulations. [Ord. No. 03-56 §1, 8-25-2003; Ord. No. 04-19 §1, 3-8-2004]

- A. *Purpose.* The intent of the "C-1" Commercial District is to permit retail and service related business with a compatible location adjacent to similar uses.
- B. *Uses Permitted.*
1. Automobile parts and accessory stores when entirely enclosed within the building.
 2. Accessory building or use.
 3. Bar or tavern, provided that the premises of which is located not less than five hundred from the boundary of any R district, a church or similar place of worship or a public school.
 4. Bowling alley; dance halls; video game arcades; billiard parlors; roller-skating; ice-skating; or movie theaters, excluding drive-in theaters.
 5. Churches or other places of worship, including parish houses, Sunday schools and temporary outdoor revivals, on a minimum of two (2) acres of land, to provide sufficient land area for off-street parking, bufferyards and proper site design to lessen impact on adjoining residential neighborhoods. The requirements of Article VI and X regarding parking, loading, landscaping, and open space shall be required. Overnight shelters shall not be permitted.
 6. Convenience store, filling stations.
 7. Day-care center.
 8. General retail businesses including pawn shops and second-hand stores; pet stores; print shops and photocopying establishments; restaurants including drive-in, pick-up, and drive-up facilities; doughnut shops; package liquor; book; tobacco; furniture; appliance; drug; grocery; flower; jewelry; clothing.
 9. Government buildings and associated uses.
 10. Motel, Hotel, Inn or related place of lodging.
 11. Off-street parking lot.

12. Office or office buildings including health clinics, medical doctors and dental offices; hospitals; banks; financial institutions including automatic teller machines and drive-thru facilities; accountants; real-estate; engineering; architecture and other professional service offices.
 13. Personal service establishments including beauty parlors; barbershops; custom tailoring; dry cleaning and laundry pick-up; shoe repair; self-service laundromats; express or mailing offices; hearing aid and eye glass shops.
 14. Private schools and studios for art, dance, drama, music or photography and private and publicly funded schools, preschools and daycare facilities.
 15. Residential uses provided such uses are located above the first floor or behind non-residential uses so as to create a continuous non-residential facade, on the first-floor level along all street frontages.
 16. Temporary or seasonal tents or trailers pertaining to the sale of Christmas trees, pumpkins, plants, flowers, fruits and vegetables. The sale of merchandise from traveling vendors under tents or other temporary facilities are not permitted except by issuance of a special use permit.

Temporary facilities shall not be permitted beyond a three (3) month period per year, unless permitted as a permanent structure.
 17. Temporary, portable food and drink carts or stands, etc. not to include the use of tables or dining areas for the public. Temporary facilities shall not be permitted beyond a three (3) month period per year and shall further be subject to the issuance of a building permit for such uses.
 18. Undertaking establishments.
 19. Veterinarian, dog grooming, boarding or similar place of animal care, provided that only treatment be given to animals kept within the building or office. No outside cages, kennels, fences, equipment, materials, etc. associated with livestock or other large animals shall be stored on the premises.
- C. *Height And Area Regulations.* The height and area regulations set forth in Article V shall be observed.
- D. *Design Standards.*

1. *Parking and loading requirements.* Off-street parking and loading spaces shall be provided in accordance with the requirements for specific uses set forth in Article VI.
2. *Landscaping and open space regulations.* Landscaping and open space regulations shall be provided in accordance with the requirements for specific uses set forth in Article X.
3. *Screening and bufferyard requirements.* Screening and bufferyard requirements shall be provided in accordance with the requirements for specific uses set forth in Article XI.
4. *Sign regulations.* Sign regulations shall be provided in accordance with the requirements for specific uses set forth in Chapter 415.
5. *Additional district provisions.* Additional provisions relating to exterior lighting, accessory buildings, stormwater regulations and access are provided in Article VII.

Section 405.160. "C-2" General Commercial District Regulations. [CC 1999 §§26-27 — 26-30; Ord. No. 04-19 §1, 3-8-2004]

- A. *Purpose.* The intent of the "C-2" Commercial District is to permit less restrictive commercial and service related business with a compatible location adjacent to similar uses, which are separated from residential uses restricted.
- B. *Uses Permitted.*
 1. Any use permitted in the "C-1" Commercial District, without restriction as to number of employees or location.
 2. Automotive sales and service including body work; painting; frame alignment; restoration or reconstruction, excluding the storage of wrecked or scrap vehicles; parts and other partially dismantled cars and trucks.
 3. Automotive, moving and equipment rental.
 4. Boat and marine sales and service.
 5. Lumberyard, building and construction material sales, hardware and home improvement stores.
 6. Camper trailers, recreation vehicles sales, rental and service.
 7. Campgrounds and recreational vehicle parks.

8. Churches or other places of worship, including parish houses, Sunday schools and temporary outdoor revivals, on a minimum of two (2) acres of land, to provide sufficient land area for off-street parking, bufferyards and proper site design to lessen impact on adjoining residential neighborhoods. The requirements of Article VI and X regarding parking, loading, landscaping, and open space shall be required. Overnight shelters shall not be permitted.
9. Commercial amusement centers including drive-in theaters; baseball, softball and soccer fields or complexes; miniature golf; archery ranges; batting cages; driving ranges; but not including go-cart or other motorized vehicle tracks.
10. Recycling collection centers.
11. Landscaping, plant nurseries, lawn and garden equipment sales and service.
12. Boat, vehicle or self-storage facilities.
13. Swimming pool sales and displays.
14. Truck stops including fueling; sales; and service of commercial freight hauling vehicles.
15. Commercial contracting offices including plumbing; electrical; heating and air conditioning; general carpentry; cabinetry; siding and soffit; guttering; roofing; concrete finishing and forming; general masonry; except uses which require the outside storage of materials associated with manufacturing related uses.
16. Radio; cable; television; or other broadcasting studios.
17. Rental and service of commercial moving vehicles; including trailers, towing equipment, construction and landscaping equipment.
18. Car wash, quick lube or place of express auto service.
19. General automotive repair establishments, excluding auto-body and painting establishments.
20. Hardware and home improvement stores, excluding the outside storage of lumber, block and associated aggregate products.

21. Farm equipment and supplies, implement sales and service, livestock and animal feed.
22. Pre-manufactured storage buildings and accessory structures display and sales.

C. *Height And Area Regulations.* The height and area regulations set forth in Article V shall be observed.

D. *Design Standards.*

1. *Parking and loading requirements.* Off-street parking and loading spaces shall be provided in accordance with the requirements for specific uses set forth in Article VI.
2. *Landscaping and open space regulations.* Landscaping and open space regulations shall be provided in accordance with the requirements for specific uses set forth in Article X.
3. *Screening and bufferyard requirements.* Screening and bufferyard requirements shall be provided in accordance with the requirements for specific uses set forth in Article XI.
4. *Sign regulations.* Sign regulations shall be provided in accordance with the requirements for specific uses set forth in Chapter 415.
5. *Additional district provisions.* Additional provisions relating to exterior lighting, accessory buildings, stormwater regulations and access are provided in Article VII.



EXHIBIT D

Project/Issue Name: **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 Point Three (4.30) Acres Located in the 2000 Block of East Hines Street

Submitted By: Little Apple Investment Property, LLC

Presented By: Community Development Department

Date: August 10, 2020

ISSUE IDENTIFICATION

Little Apple Investment Property, LLC has requested review and approval of a Preliminary Plat of approximately (4.30) acres, Oakwood Heights 1st Addition, consisting of (3) residential lots, zoned Multi-Family Residential (R-3), 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 (4.3) acres of land located at the 2000 Block of East Hines Street. The property is zoned Multi-Family Residential (R-3), the property contains no structures.

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



EXHIBIT D

Consistency with the Comprehensive Plan

The referenced Preliminary Plat contains (3) Multi-Family Residential (R-3) lots with a minimum required lot size of (2,500) square feet and consists of streets, open space, and detention areas. The Preliminary Plat of Oakwood Heights 1st Addition contains lots with an average size of (42,277) square feet.

Transportation Plan

The Preliminary Plat proposes (1) new Local Street connection to East Haley Street and (1) new street connection to East Hines Street, as well as an area of ROW for a future street connection to the approximately (2.7) acre parcel to the west. The new public streets, internal to the subdivision, will include approximately (955) feet of street and sidewalk, which will be dedicated to the City during the Final Platting Process.

Water and Wastewater Master Plan

The referenced parcel contains sections of water, sanitary sewer, and stormwater pipes installed by a developer during construction of the townhomes to the west; these utility pipes were never tested and accepted, nor dedicated during Final Platting. Subsequent development will require testing of these systems and the construction of additional utility pipes to serve the development, as needed. The development will be served through the existing active and non-active (6) inch water mains, creating a looped water main system from East Mary Beth Street to Hines Street to East Haley Street.

The development will utilize the existing sanitary sewer mains; the sanitary system flows to the Shuyler Creek Lift Station before travelling through a force main 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 (3) multi-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 indicates utilizing the existing Stormwater Detention Areas in the Oakwood Heights Subdivision to the west and the New Vista Subdivision to the east, both areas were originally sized to accommodate Multi-Family Residential development of the subject parcel. The Stormwater Detention Area and all open space/common area will be maintained by a Homeowner's Association.



EXHIBIT D

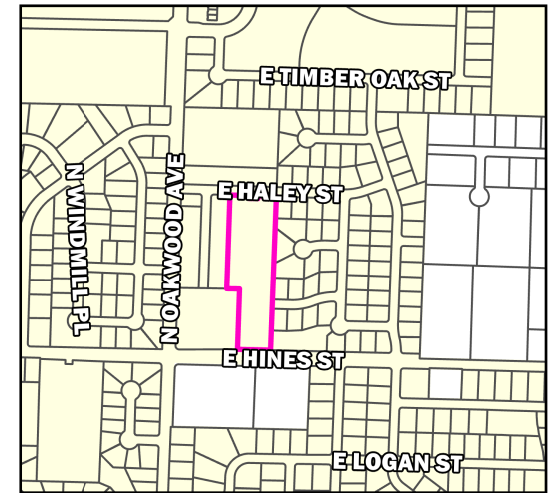
Infrastructure Design: The design of the streets, sidewalks, water and sanitary sewer systems, and stormwater detention will be reviewed and permitted during the Infrastructure Permitting Process.

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 20-002 Preliminary Plat

Vicinity Map



Legend

-  SUBD-PRE 20-002
-  Parcels
-  City Limits

Parcel Owner: Little Apple Investment Property, LLC
Parcel Address: N Oakwood Ave
Area: 4.19 Acres:
Existing Zoning: Multi-Family Residential (R-3)

0 175 350 700 Feet

City of Springfield GIS

