



## AGENDA

**Planning and Zoning Commission Meeting**  
**City Council Chambers, 540 Civic Boulevard**  
**November 08, 2021 at 6:00 PM**

**Call Meeting to Order**

**Meeting Procedures**

**Approve Agenda**

**Approve Minutes**

- 1. Draft Minutes.** Review and Possible Vote on the Minutes taken from the Planning and Zoning Commission Meeting held on 10/12/2021.

**Public Hearings**

- 2. REZN 21-013.** Public Hearing and Possible Vote to Recommend Rezone Application by MMRS to Amend the Zoning Map for 3 Acres at 602 North Oakwood Avenue from Agricultural (AG) to Multi-Family Residential (R-3)

**Other Business**

- 3. SUBD-PRE 21-002.** Possible Vote to Recommend the Approval of an Application for a Preliminary Plat for Josan Properties, a Commercial Subdivision Consisting of Approximately Five Point Seven (5.7) Acres Located at 3030 East US Highway 60

**Citizen Participation**

**Community Development Department Update**

**Comprehensive Plan Update**

**Adjournment**

Individuals addressing the 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 732-3101 at least three days prior to the scheduled meeting. **All meetings are tape recorded for public viewing.**



## MINUTES

**Planning and Zoning Commission Meeting  
City Council Chambers, 540 Civic Boulevard  
October 12, 2021 at 6:00 PM**

### Call Meeting to Order

### Call Meeting to Order

#### PRESENT

Commissioner Brandon Andrews  
Commissioner Kevin Haun  
Commissioner Ransom Ellis  
Commissioner Cynthia Hyder  
Commissioner Brian Doubrava  
Commissioner Darran Campbell  
Council Liaison Garry Wilson

### Approve Agenda

Motion made by Commissioner Andrews, Seconded by Commissioner Haun.

Voting Yea: Commissioner Andrews, Commissioner Haun, Commissioner Ellis, Commissioner Hyder, Commissioner Doubrava, Commissioner Campbell

### Approve Minutes

1. Vote to Approve Minutes from September 13, 2021 Planning and Zoning Commission Meeting

Motion made by Commissioner Hyder, Seconded by Commissioner Andrews.

Voting Yea: Commissioner Andrews, Commissioner Haun, Commissioner Ellis, Commissioner Hyder, Commissioner Doubrava, Commissioner Campbell

### Meeting Procedures

#### Public Hearings

2. **ORD 21-006.** The BUILDS Staff is proposing an amendment to Chapter 405 - Article V "Height and Area Requirements, Exceptions, and Modifications" that will clarify the ordinance and alter a number regulations, therein.

Motion made by Commissioner Hyder, Seconded by Commissioner Doubrava.

Voting Yea: Commissioner Andrews, Commissioner Haun, Commissioner Ellis, Commissioner Hyder, Commissioner Doubrava, Commissioner Campbell

### Other Business

3. **SUBD-PRE 21-003.** Possible Vote to Recommend the Approval of an Application for a Preliminary Plat for Emerald Valley Phase 2, a Residential Subdivision Consisting of 145 Lots on Approximately Forty-Eight (48) Acres Located in the 1300 Block of North Main Street.

Attendees in Support: Dave Bodeen



Motion made by Commissioner Andrews, Seconded by Commissioner Campbell.

Voting Yea: Commissioner Andrews, Commissioner Haun, Commissioner Ellis, Commissioner Hyder, Commissioner Doubrava, Commissioner Campbell

### **Citizen Participation**

### **Community Development Department Update**

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Karen Haynes, Planning Manager

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Ransom Ellis, Chairman

**EXHIBIT A**

**Project/Issue Name:** **REZN 21-013.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Three (3) Acres, Located at the 602 North Oakwood Avenue, From Agricultural (AG) to Multi-Family Residential (R-3)

**Submitted By:** MMRS, LLC

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

**Date:** November 8, 2021

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**ISSUE IDENTIFICATION**

MMRS, LLC has applied to change the Zoning Classification of approximately **3 acres** of property located at 602 North Oakwood Avenue from Agricultural (AG) to **Multi-Family (R-3)**.

**DISCUSSION AND ANALYSIS**

The property subject to this Rezoning Application is currently vacant. The applicant intends to utilize the property for apartments.

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

**Consistency with the Comprehensive Plan**

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

- **Goal 1:** Support market conditions to develop a greater variety of residential and commercial options.
  - **Objective 1B:** Promote a variety of housing developments and styles to ensure a range of options are available.

The general trend in the vicinity of the subject property, along this area of US Highway 60, is residential of varying intensities.

**Compatibility with Surrounding Land Uses**

**EXHIBIT A**

The subject property is directly adjacent to Multi-Family Residential (R-3) to the North and East. Across Oakwood Ave to the West are Medium-Density Single-Family lots in the Windmill Place subdivision. The property across Hines St to the South is not annexed into the City and has a County zoning of Agriculture (A-1).

The land use permitted in the Multi-Family Residential Zoning District includes all intensities of residential use.

**Capacity to Serve Potential Development and Land Use****Municipal Water and Sewer Service:**

Development on the parcel will require connection to City Water and Sewer services.

Water service will be provided through a looped connection from the 8" water main running along the west side of N Williams Ave to the parcel's northern property line to the 8" water main in Oakwood Heights 1<sup>st</sup> Addition to the east.

The development will connect to the sanitary sewer mains present in Oakwood Heights 1<sup>st</sup> Addition; the sanitary system flows to the Schuyler 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.

**Transportation:**

A Traffic Impact Study (TIS) was not required for this rezone due to the recent improvements made by the City in the area. Impacted roadways have previously been built out to support the trips generated by the change in land use.

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

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

**STAFF RECOMMENDATION**

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



# REZN 21-013: MMRS

Item 2.

## Vicinity Map



## Legend

- MMRS\_Property
- Sinkhole
- Parcels
- Floodplain

Parcel Owner: MMRS, LLC  
Parcel Address: 602 North Oakwood Avenue  
Area: 3 Acres  
Existing Zoning: Agricultural (AG)  
Requested Zoning: Multi-Family Residential (R-3)  
Sinkholes: None  
Floodplain: None

0 0.01 0.03 0.06 0.09 0.12 Miles

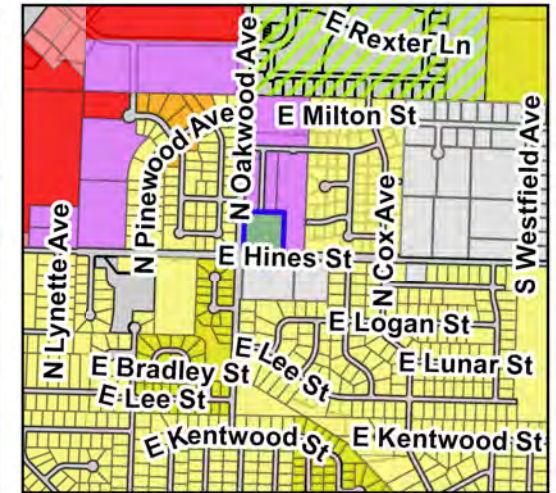
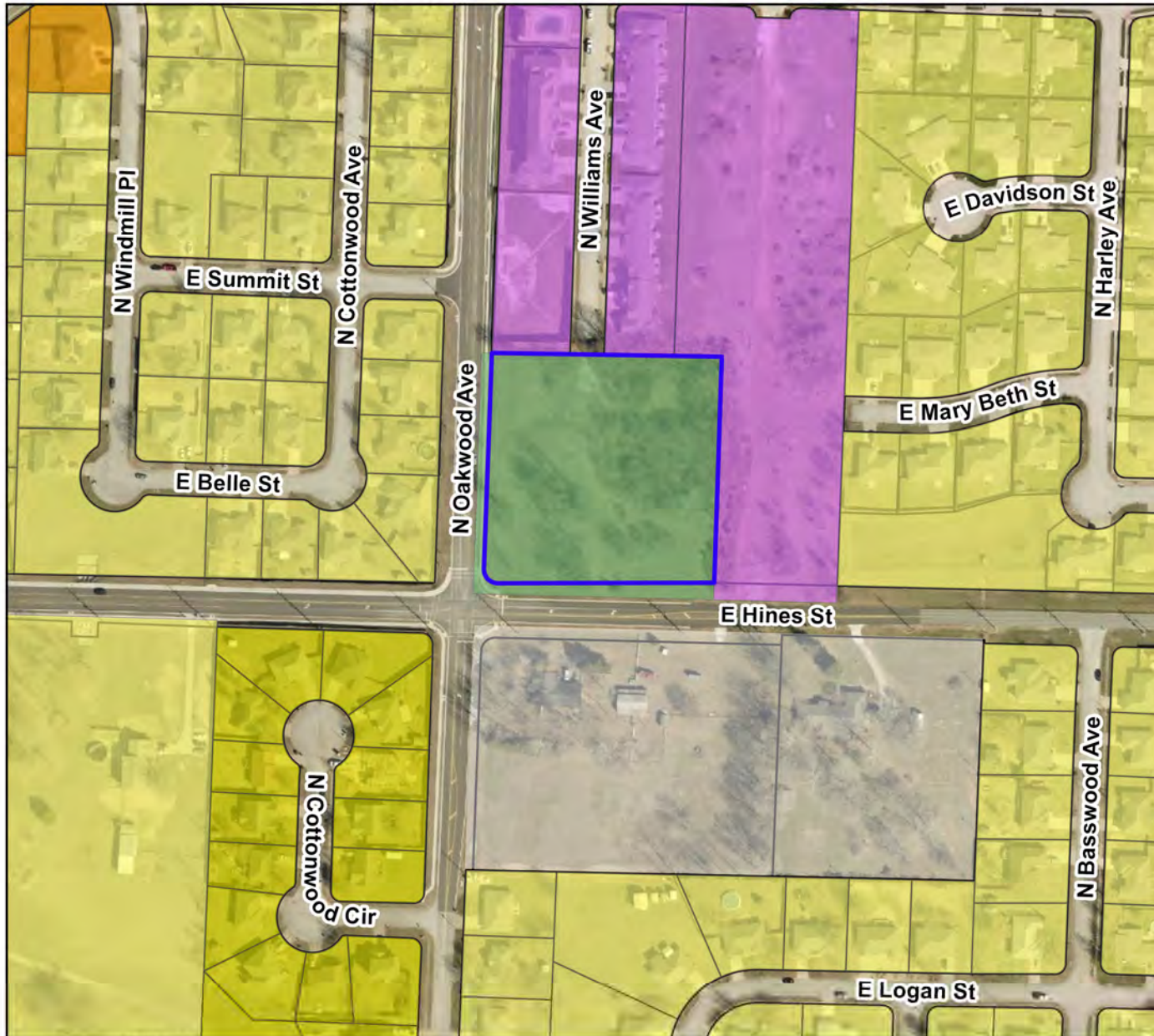




# REZN 21-013: MMRS

Item 2.

## Vicinity Map



### Legend

MMRS\_Property

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

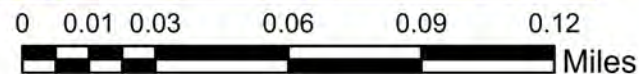
R1-H Single Family High Density

R1-Z Zero Lot Line Residential

R-2 Two-family Residential

R-3 Multi-family Residential

Parcel Owner: MMRS, LLC  
 Parcel Address: 602 North Oakwood Avenue  
 Area: 3 Acres  
 Existing Zoning: Agricultural (AG)  
 Requested Zoning: Multi-Family Residential (R-3)  
 Sinkholes: None  
 Floodplain: None



**EXHIBIT B**

**Project/Issue Name:** **SUBD-PRE 21-002.** Possible Vote to Recommend the Approval of an Application for a Preliminary Plat for Josan Properties, a Commercial Subdivision Consisting of Approximately Five Point Seven (5.7) Acres Located at 3030 East US Highway 60

**Submitted By:** Josan Properties Arkansas, LLC

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

**Date:** November 08, 2021

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**ISSUE IDENTIFICATION**

Josan Properties Arkansas, LLC has requested review and approval of a Preliminary Plat of approximately Five Point Seven (5.7) acres, Josan Properties, consisting of two (2) General Commercial (C-2) zoned lots 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 five point seven (5.7) acres of land located at 3030 East US Highway 60. The property is zoned General Commercial (C-2), appropriate for a commercial subdivision.

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



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

The referenced Preliminary Plat contains two (2) commercial lots and associated easements to support the development of the subdivision.

**Transportation Plan**

The Preliminary Plat proposes utilizing the existing westernmost commercial entrance to the property to serve both lots; a new thirty-five (35) foot wide Cross-Access Easement between the two lots will be provided for access. The existing easternmost commercial entrance will be removed, as required by the Traffic Impact Study, MODOT, and the City of Republic for compliance with the safety standards and the adopted plans of these organizations. The entrance will be reconstructed to function as a right-in, right-out (RIRO); additional upgrades required by the TIS and MODOT may include channelizers or barriers in the US Highway 60 median to prevent left-hand turns into and out of the subject parcel.

MODOT and the BUILDS Department will review the Infrastructure and Building Plans for the development of the subject parcels; particulars regarding the construction of required improvements and the removal of existing improvements will be specified during these processes.

**Water and Wastewater Master Plan**

The referenced parcel currently has access to municipal water and sewer. Municipal water runs parallel to US Highway 60 at the front of the property; the need for an additional water main internal to the property and/or water main looping will be dependent upon proposed building construction and will be evaluated at the time of plan submittal. An existing sanitary sewer line is located on the southern portion of the property; the Preliminary Plat proposes an additional sanitary sewer main parallel to US Highway 60, which is proposed to provide service to any buildings with direct frontage on US Highway 60. The sanitary sewer system flows to the McElhaney Lift Station and then on 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 Josan Properties has been platted for the construction of two (2) commercial lots and associated infrastructure, including public water and sanitary sewer mains and stormwater detention.

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

**EXHIBIT B**

**Sinkholes:** The subject parcel **does** contain a very small portion of an identified sinkhole at the southwest corner of the subject property; the Preliminary Plat has been designed to incorporate the required thirty (30) foot sinkhole buffer.

**Stormwater:** The Preliminary Plat contains a Stormwater Detention Area near the eastern property line; the area will be designed to discharge post-development flow to less than or equal to pre-development flow from the property. 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 Property Owner's Association with such language included in the Final Plat.

**Infrastructure Design:** The design of the roadway entrances, 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 21-002: Josan Properties

Item 3.

## Vicinity Map



## Legend

-  Josan Properties
-  Parcels
-  Sinkhole
-  Floodplain

Parcel Owner: Josan Properties Arkansas LLC  
Parcel Address: 3030 US Hwy 60  
Area: 5.4 Acres  
Zoning: General Commercial (C-2)  
Sinkholes: None (Buffer Present)  
Floodplain: None

0 0.01 0.03 0.05 0.08 0.1 Miles

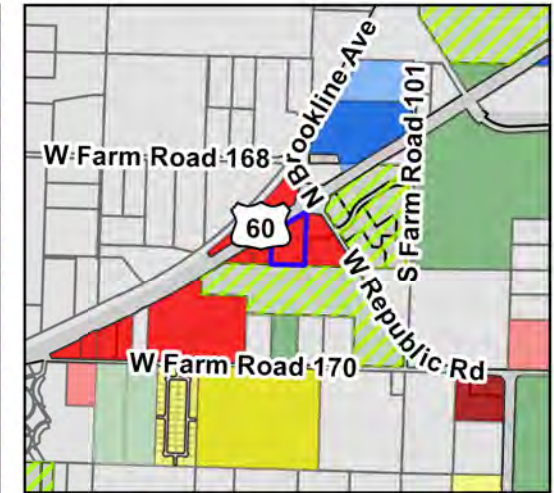
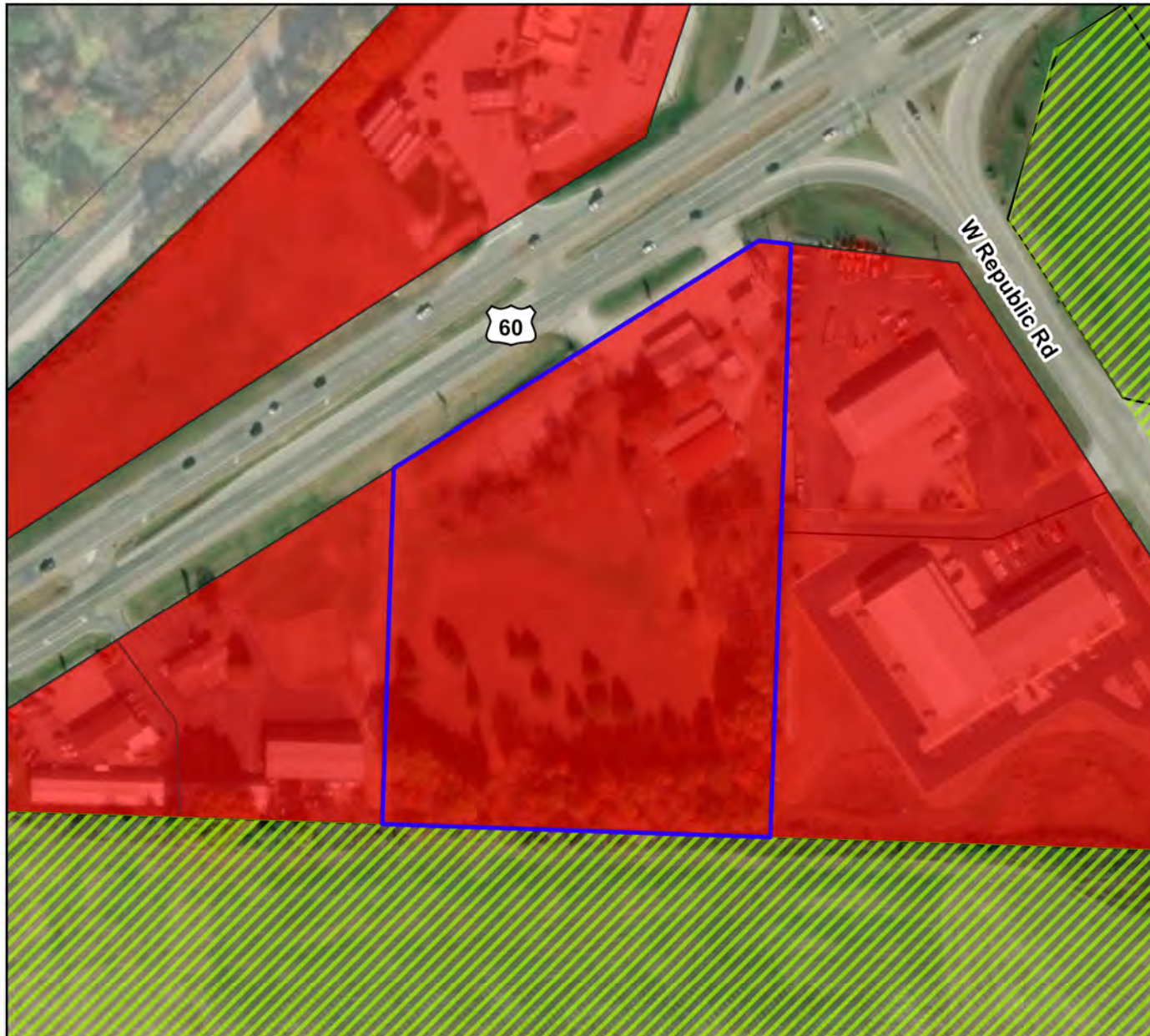




# SUBD-PRE 21-002: Josan Properties

Item 3.

## Zoning Map



### Legend

Josan Properties

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

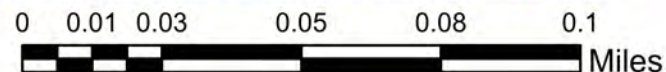
R1-H Single Family High Density

R1-Z Zero Lot Line Residential

R-2 Two-family Residential

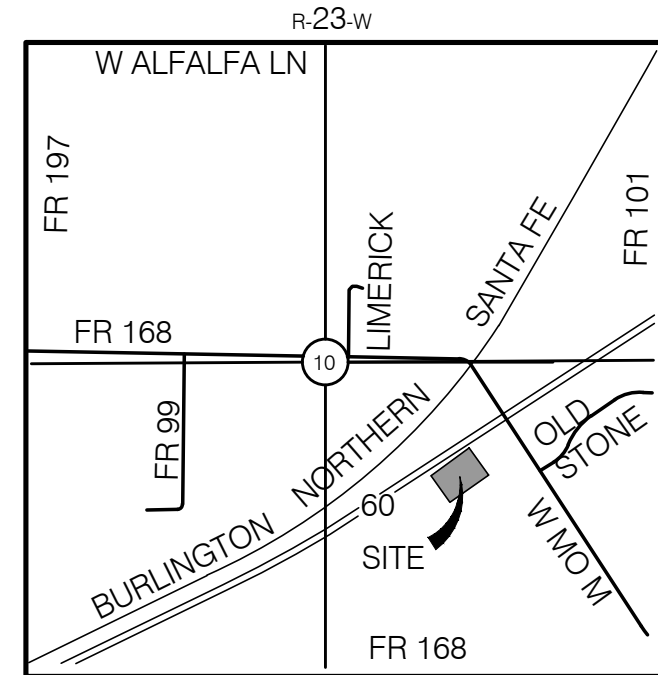
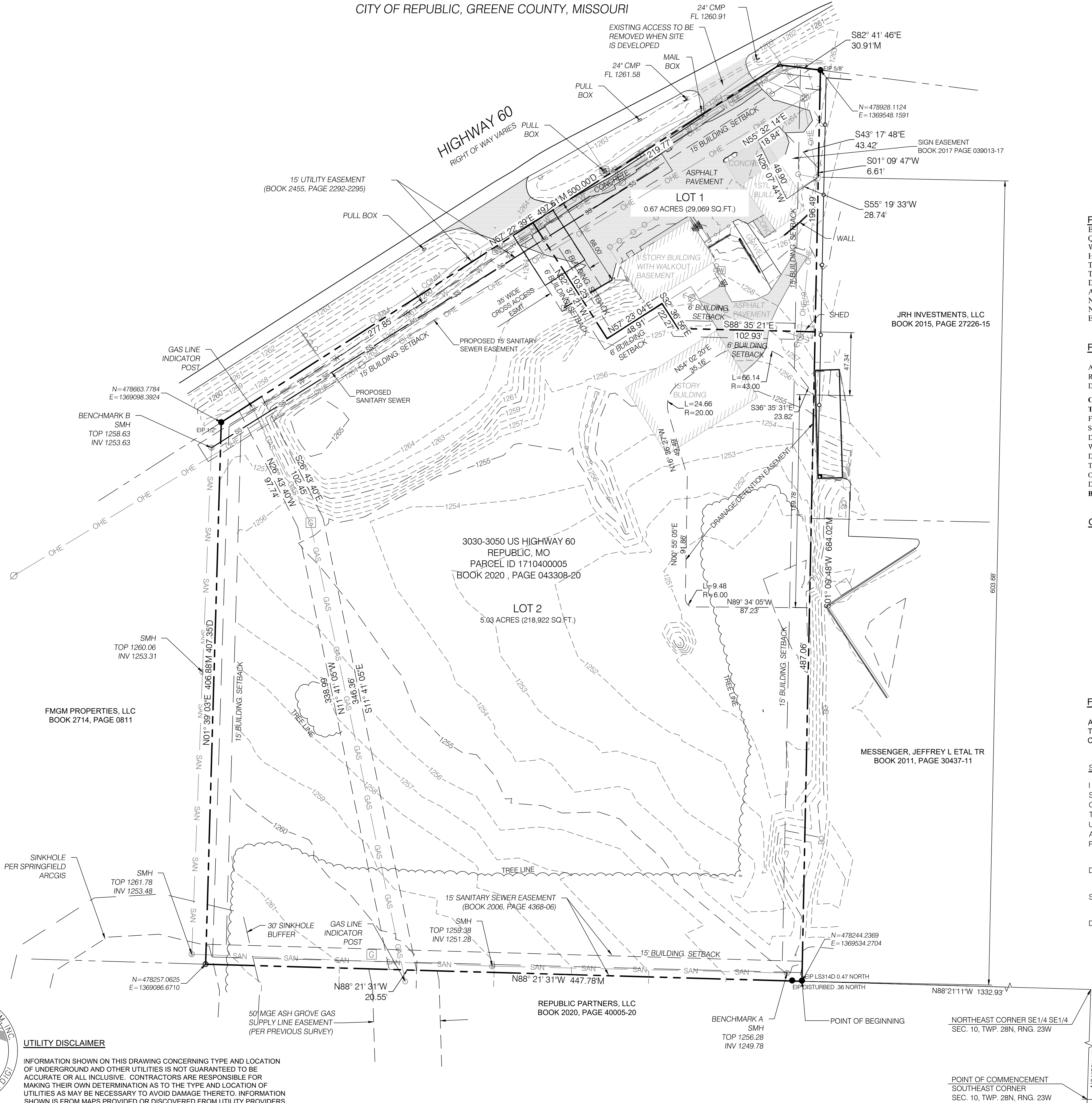
R-3 Multi-family Residential

Parcel Owner: Josan Properties Arkansas LLC  
Parcel Address: 3030 US Hwy 60  
Area: 5.4 Acres  
Zoning: General Commercial (C-2)  
Sinkholes: None (Buffer Present)  
Floodplain: None





**PRELIMINARY PLAT OF  
JOSAN PROPERTIES**  
A PROPOSED SUBDIVISION BEING A PART OF  
THE SOUTHEAST QUARTER (SE¼) SECTION 10, TOWNSHIP 28 NORTH, RANGE 23 WEST,  
CITY OF REPUBLIC, GREENE COUNTY, MISSOURI



**VICINITY MAP**  
NTS

**OWNER/DEVELOPER:**

JOSAN PROPERTIES ARKANSAS LLC  
PO BOX 66  
SELIGMAN, MISSOURI 65745

**DEVELOPMENT DATA:**

TOTAL ACREAGE: 247,990 SQ. FT. 5.7 ACRES

TOTAL LOTS: 2

CURRENT ZONING: GENERAL COMMERCIAL (C2)

SOURCE OF TITLE: BOOK 2020 PAGE 43308-20

**BUILDING SETBACKS:**

FRONT 15'  
SIDE 15'  
SIDE 6' (INTERIOR LOTS)  
REAR 15'

6 FOOT UTILITY EASEMENT EACH SIDE OF THE LINE  
DIVIDING LOT 1 AND LOT 2

**BENCHMARKS:**

A: CENTER OF EXISTING MANHOLE  
ELEVATION = 1256.28

B: CENTER OF EXISTING MANHOLE  
ELEVATION = 1258.63

**PRELIMINARY PLAT OF  
REPUBLIC COFFEE SHOP**

**3030 3050 US HIGHWAY 60  
CITY OF REPUBLIC, GREENE COUNTY, MO**

SURVEY BY CJW	DESIGN CJW	SCALES HOR. 1"=40'	SHEET 1
DATE 02/02/2021	DRAWN CJW	VERT. N/A	OF 1 SHEETS
DWG 20094-PRELIM	CHECKED CJW	FILE NO.	20094

No.: \_\_\_\_\_ Revision: \_\_\_\_\_ Date: \_\_\_\_\_

Prepared by:  
**CJW**  
CJW Transportation Consultants, L.L.C.  
Missouri Certificate of Authority #2007008003  
5051 S. National Suite 7A Springfield, MO 65810  
Tel: 417.889.3400 Fax: 417.889.3402  
www.GoCJW.com

STATE OF MISSOURI  
JAMES A. VAUGHAN  
NUMBER PLS-2555  
PROFESSIONAL LAND SURVEYOR

