



**Planning and Zoning Commission**

Monday, January 13, 2020  
7:00 PM – City Hall  
213 North Main  
Republic, MO 65738

**MEETING AGENDA**

- 1. Call Meeting to Order**
- 2. Approve Agenda**
- 3. Approve Minutes**
  - A. P&Z Commission Meeting, December 09, 2019
- 4. Meeting Procedures**
- 5. Public Hearings**
  - a. **VACA 19-003:** Public Hearing and Possible Vote to Recommend the Approval of the An Application to Vacate a Portion of Anderson and Lee Street Right-of-Way and Drainage and Utility Easements
  - b. **REZN 19-004:** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately 1.5 Acres, Located At 790 US Hwy 60, From General Commercial (C-2) and Medium Density Single Family Residential (R1-M) To Local Commercial (C-1)
- 6. Other Business**
- 7. SUBD 19-013: SUBD 19-013 Westbury Gardens.** Possible Vote to Recommend the Approval of an Application for a Preliminary Plat for Westbury Gardens, a Residential Subdivision Consisting of Approximately Twenty-Three Point Seven (23.7) Acres Located Southwest of the Termination of West Frisco Boulevard
- 8. Citizen Participation**
- 9. Community Development Department Update**
- 10. Comprehensive Plan Update**
- 11. Adjournment**

Individuals addressing the Commission are asked to step to the podium 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 Clerks' Office at 732-3140 at least three days prior to the scheduled meeting.



## **PLANNING AND ZONING COMMISSION**

Republic City Council Chambers  
213 N. Main, Republic, MO  
Monday, December 09, 2019  
7:00 p.m.

### **Meeting Minutes**

The regular meeting of the Planning and Zoning Commission was held at 213 North Main Street in Republic, Missouri, on Monday, December 09, 2019, at 7:00 p.m.

Commissioners in attendance included: Ransom Ellis; Chairman, Cynthia Hyder, Erik Pedersen Kevin Haun, Brandon Andrews, Tony Mitchell and Garry Wilson. Randy Phelps was absent. Also, in attendance were officials from the City of Republic including Garrett Tyson; Community Development Director, Karen Haynes; Community Development Principal Planner and Scott Ison; City Attorney.

### **Call Meeting to Order**

The meeting was called to order by Chairman Ransom Ellis at 7:02 p.m. Motion was made by Cynthia Hyder to approve the Agenda; motion seconded by Erik Pedersen. Motion was carried by the unanimous affirmative votes of Ransom Ellis, Kevin Haun, Brandon Andrews, Tony Mitchell and Garry Wilson.

### **Approve Minutes**

Tony Mitchell presented the minutes from the November 12, 2019 Planning and Zoning meeting for approval. Tony Mitchell made a motion to approve the meeting minutes. The motion was seconded by Kevin Haun. Motion was carried by the unanimous affirmative votes of Cynthia Hyder, Erik Pedersen, Brandon Andrews and Garry Wilson

### **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 19-003:** Public Hearing and Possible Vote To Recommend the Approval of an Application to Change the Zoning Classification of Approximately 35.33 Acres, Located at 2887 East Hines, From Agricultural (AG) To High Density Single-Family Residential (R1-H)
- Citizens attending, Lyndel Link and Bussell Building, Inc. expressed their favor of REZN 19-003 and John McGill and Charles Smith expressed opposition of REZN 19-003. Motion was made by Tony Mitchell to approve REZN 19-003; motion seconded by Erik Pedersen. Motion was carried by the unanimous affirmative votes of Ransom Ellis, Cynthia Hyder, Kevin Haun, Brandon Andrews and Garry Wilson.
- B. ORD 19-002:** Public Hearing and Possible Vote to Recommend the Approval of Amendments of Chapter 410 Subdivision Regulations; Section 410.210 as the same relates to phasing of subdivisions and Section 410.395 as the same relates to the location of public utility easements.
- Motion was made by Tony Mitchell to approve ORD 19-002; motion seconded by Brandon Andrews. Motion was carried by the unanimous affirmative votes of Ransom Ellis, Cynthia Hyder, Kevin Haun, Erik Pedersen and Garry Wilson.

## Other Business

None

## Citizen Participation

Ransom Ellis opened the citizen participation at 7:40 p.m. No one came to the podium and the citizen participation was closed at 7:40 p.m.

## Community Development and SOAR Update

No update was given on Community Development or SOAR. Update to come in January.

## Adjournment

Motion was made by Tony Mitchell and seconded by Erik Pedersen to adjourn the meeting at 7:50 p.m. Motion was carried by the unanimous affirmative votes of Ransom Ellis, Cynthia Hyder, Gary Wilson, and Kevin Haun.

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Karen Haynes  
Community Development Principal Planner

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Ransom Ellis  
Chairman

**EXHIBIT A**

**Project/Issue Name:** Recommending the Approval of An Application to Vacate a Portion of Anderson and Lee Street Right-of-Way and Drainage and Utility Easements

**Submitted By:** D.L. Rogers Corporation

**Presented By:** Planning and Development Department

**Date:** January 13, 2020

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**ISSUE IDENTIFICATION**

D.L. Rogers Corporation (Sonic) has applied for a Right-of-Way (ROW) Vacation of a portion of Anderson Street, ROW Vacation for an area of overlap of Lee Street, and Vacations for a Drainage Easement and Utility Easement. The proposed replat multiple parcels into a combined parcel, dedicates ROW, and new Drainage and Utility Easements.

**DISCUSSION AND ANALYSIS**

D.L. Rogers Corporation (Sonic) is requesting the ROW Vacation a portion of Anderson Street, ROW Vacation of an area of overlap of Lee Street, and the Vacation of Drainage and Utility Easements, all of which require a Public Hearing.

The referenced proposal also includes the replat of multiple parcels into one combined parcel, the dedication of additional ROW along Lee Street, and the dedication of Drainage and Utility Easements, all of which require compliance with the City's Subdivision Regulations.

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 dedicates (6) feet of additional right-of-way along Lee Street. The proposal also formally vacates a small portion of Anderson Street informally vacated during the construction of the previous development and vacates a small triangular area of overlap of Lee Street and the referenced property.

**Land Use:** The proposal replats the existing individual parcels into one combined parcel.

**Municipal Utilities:** The Public Works Department installed a new section of water main along East Lee Street, made possible by the proposed right-of-way dedication.

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



**Planning and Zoning Commission**

**EXHIBIT A**

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

**STAFF RECOMMENDATION**

The Community Development Department recommends approval of the requested vacations.



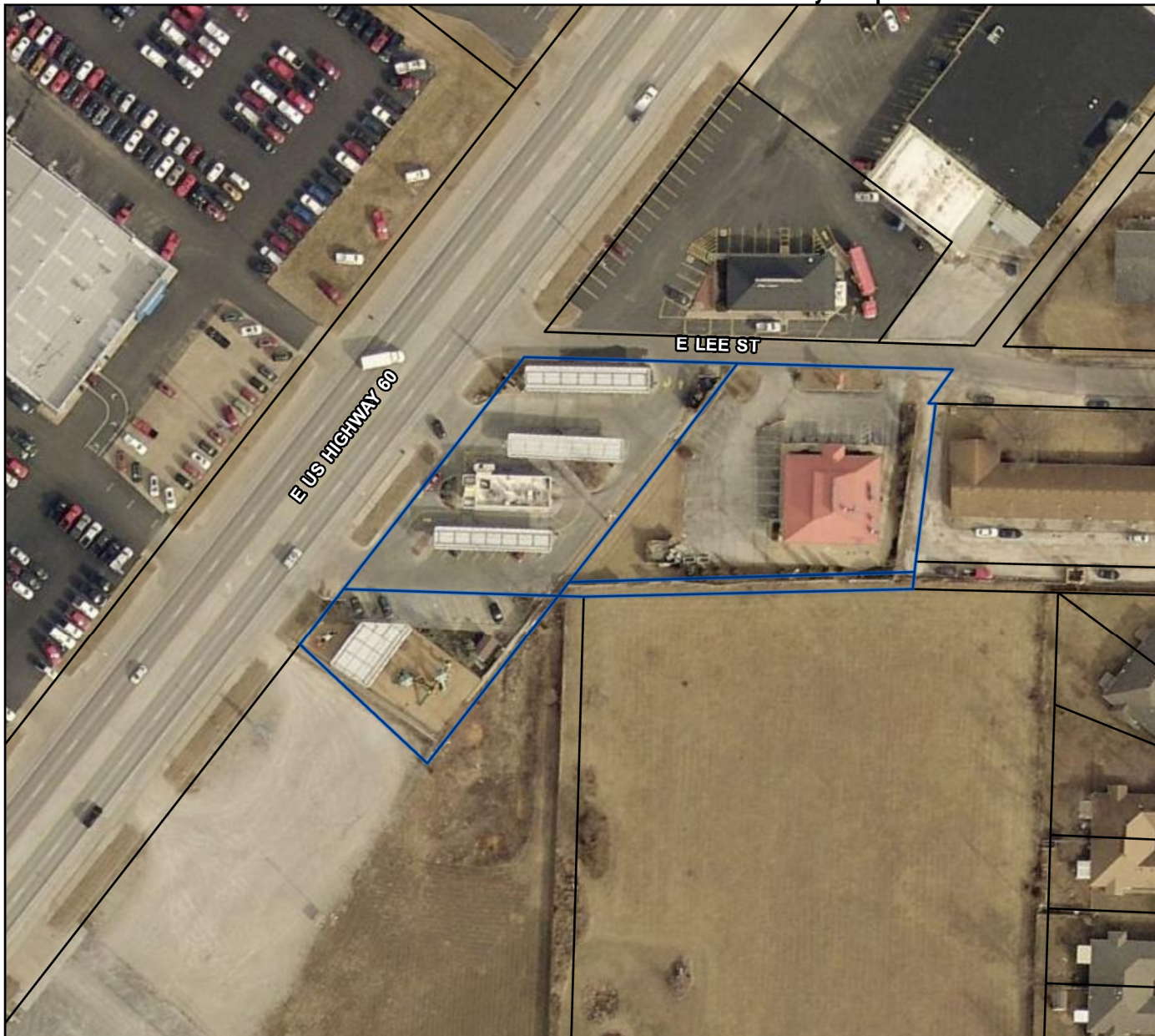









# Sonic Replat

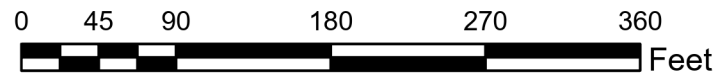
## Vicinity Map



### Legend

-  REZN 19-004
-  Parcels
-  City Limit Republic

Parcel Owner: D L Rogers Corp.  
Parcel Address: 790 E US Hwy 60  
Area: 1.5 Acres  
Existing Zoning: Local Commercial, General Commercial,  
and Single-Family Medium Density





**EXHIBIT B**

**Project/Issue Name:** REZN 19-004. Public Hearing and Possible Vote to Recommend The Approval Of An Application To Change the Zoning Classification Of Approximately 1.5 Acres, Located At 790 US Hwy 60, From General Commercial (C-2) and Medium Density Single Family Residential (R1-M) To Local Commercial (C-1)

**Submitted By:** D.L. Rogers Corporation

**Presented By:** Planning and Development Department

**Date:** January 13, 2019

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**ISSUE IDENTIFICATION**

D.L. Rogers Corporation has applied to change the Zoning Classification of **(1.5) acres** of property located at 790 US Hwy 60 from **General Commercial (C-2) and Medium Density Single-Family Residential (R1-M) to Local Commercial (C-1)**.

**DISCUSSION AND ANALYSIS**

The property subject to this rezone application is comprised of four parcels of land, altogether covering approximately 1.5 acres. The property owner is in the process of combining the parcels and wishes to apply a single, uniform zoning district to the resulting property. The subject property is located with frontage on East U.S. Highway 60 and East Lee Street. The site currently contains one principal building, a commercial business. The business is Sonic Drive-In, which is presently constructing its new facility. Surrounding land uses include Local Commercial (C-1) to the north, General Commercial to the south, and Single-Family Medium Density Residential to the east.

The following paragraphs contain brief analyses of present site conditions and consistency with adopted plans of the City:

**Transportation:** The subject property has direct access to U.S. Highway 60 (primary arterial). Direct access is also provided from East Lee Street (local). Transportation facilities serving the site are adequate to support traffic for commercial business.

**Land Use:** The subject property is designated by the City's adopted Land Use Plan as being appropriate for neighborhood commercial, regional commercial, and high-density residential uses. The site's proximity to U.S. Highway 60 and other commercial uses facilitate suitability for a range of commercial business types, including the one presently located.

**EXHIBIT B**

**Municipal Utilities:** This site is currently served by City of Republic water and sanitary sewer services that are of an adequate capacity to support anticipated commercial uses.

**Other Public Services:** Throughout ongoing development the property owner has worked with the City to ensure that the site contains adequate provisions for emergency services including access for emergency vehicles and facilities for fire protection.

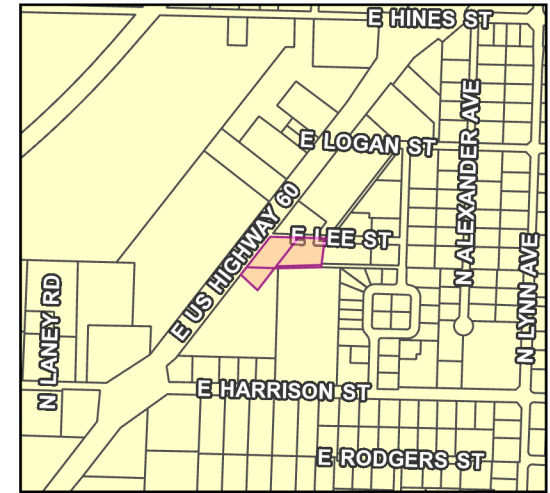
A list of permitted uses within the Local Commercial (C-1) district is also enclosed with this exhibit as a reference.

**RECOMMENDED ACTION**




The adopted Land Use Plan indicates Local Commercial (C-1) as an appropriate zoning district at this location. Staff recommends approval.

# REZN 19-004: Sonic Drive-In

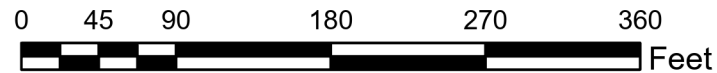
## Vicinity Map



### Legend

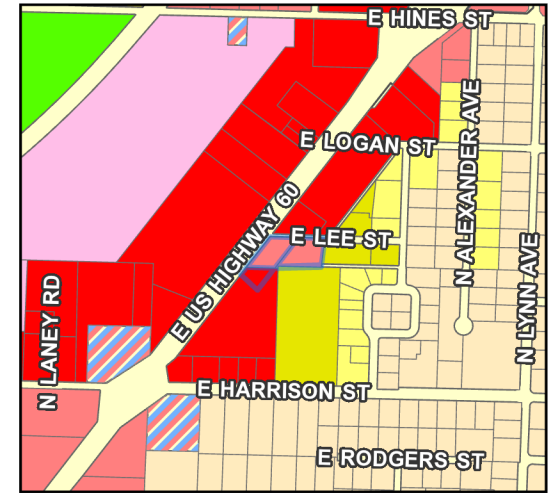
-  REZN 19-004
-  Parcels
-  City Limit Republic

Parcel Owner: D L Rogers Corp.  
Parcel Address: 790 E US Hwy 60  
Area: 1.5 Acres  
Requested Zoning: General Commercial  
Existing Zoning: Local Commercial, General Commercial,  
and Single-Family Medium Density



# REZN 19-004: Sonic Drive-In

## Future Land Use Map



### Legend

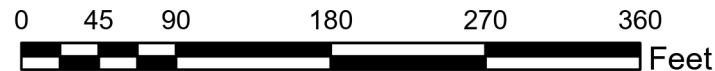
REZN 19-004

### Future Land Use

#### Zone Type

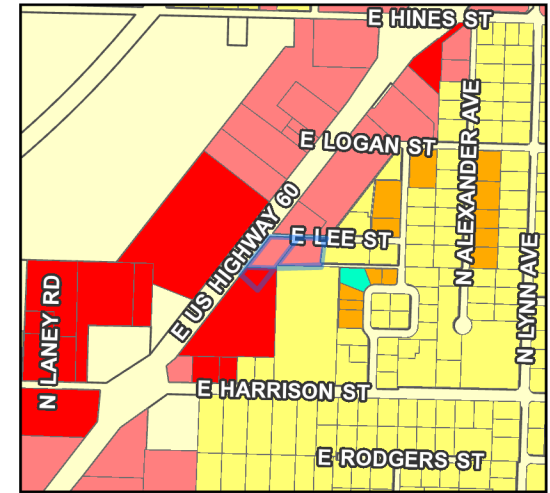
- Low Density Residential
- High Density Residential
- Med Density Residential
- Main Street District
- C-1
- C-2
- M-1
- M-2
- Park
- Planned Business Park
- Public Land Use
- School Land Use
- Parcels
- City Limit Republic

Parcel Owner: D L Rogers Corp.  
 Parcel Address: 790 E US Hwy 60  
 Area: 1.5 Acres  
 Requested Zoning: General Commercial  
 Existing Zoning: Local Commercial, General Commercial,  
 and Single-Family Medium Density



# REZN 19-004: Sonic Drive-In

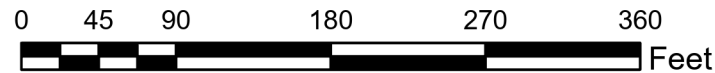
## Vicinity Map



### Legend

- REZN 19-004
- 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
- Parcels
- City Limit Republic

Parcel Owner: D L Rogers Corp.  
 Parcel Address: 790 E US Hwy 60  
 Area: 1.5 Acres  
 Requested Zoning: General Commercial  
 Existing Zoning: Local Commercial, General Commercial,  
 and Single-Family Medium Density



**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.*

Section  
405.150

Section  
405.150

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 C**

**Project/Issue Name:** **SUBD 19-013 Westbury Gardens.** Possible Vote to Recommend the Approval of an Application for a Preliminary Plat for Westbury Gardens, a Residential Subdivision Consisting of Approximately Twenty-Three Point Seven (23.7) Acres Located Southwest of the Termination of West Frisco Boulevard

**Submitted By:** Dennis McMan

**Presented By:** Community Development Department

**Date:** January 13, 2020

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**ISSUE IDENTIFICATION**

Dennis McMan has requested review and approval of a Preliminary Plat of approximately (23.7) acres, Westbury Gardens, consisting of (96) residential lots, zoned Medium Density Single- Family Residential (R1-M), Zero Lot Line Residential, streets, and infrastructure (Exhibit).

**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 also reviewed by the City Planner and the City Engineer in conformance with the requirements of Chapter 410 of Republic's Municipal Code, the Comprehensive Plan, and all applicable City adopted codes and regulations.

**DISCUSSION AND ANALYSIS**

The property subject to this Preliminary Plat Application is comprised of approximately **(23.7) acres** of land located southwest of the termination of West Frisco Boulevard. The property is zoned Medium Density Single Family Residential (R1-M), and Zero Lot Line Residential (R1-Z); the property is currently vacant (Exhibit).

**EXHIBIT C**

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

**Consistency with the Comprehensive Plan**

The referenced Preliminary Plat contains (30) Medium Density Single Family Residential (R1-M) lots with a minimum lot size of (9,000) square feet totaling 7.72 acres and (66) Zero Lot Line Residential lots with a minimum lot size of (5,000) square feet totaling 9.70 acres, the remainder acreage consists of streets, open space, and detention area. The Preliminary Plat of Westbury Gardens contains lots ranging in size from (5,061) square feet to (14,629) square feet.

**Transportation Plan**

The Preliminary Plat proposes (3) new Local Street connections to the Lakeside Estates and Indian Trails Subdivisions; West Melody Lane, West Christine Lane, and West Navajo Street will extend into the Westbury Gardens Subdivision. The new public streets, internal to the subdivision, will include approximately (4,500) feet of street and sidewalk, which will be dedicated to the City during the Final Platting Process.

The Transportation Plan requires the extension of the existing West Frisco Boulevard, from its termination to the boundary of the property. The Applicant has partnered with the adjacent property owner, Modern Tractor & Supply Co., to construct West Frisco Boulevard to the proposed northwestern entrance to the proposed subdivision and to construct a public street intersecting with US Highway 60 at the existing ingress and egress access location. The new public street will require the construction of a right-hand turn lane on US Highway 60 traveling east; the turn lane will be reviewed and approved by MODOT and is required for the development of Westbury Gardens. The remainder of the extension of West Frisco Boulevard, to the western boundary of the Modern Tractor & Supply Co., will be constructed during the development of Modern Tractor's property in the future.

**Water and Wastewater Master Plan**

City of Republic water and sanitary sewer service is available at the referenced property. The Preliminary Plat proposes connection to the (10) inch water main located at the termination of West Frisco Boulevard, connecting to existing (6) inch water mains located at the termination of West Navajo Street, West Christine Street, and West Melody Street, creating a looped water main system capable of providing 1500 gpm fire flow to the subdivision.

The development will connect to the gravity sanitary sewer main(s) located in the Lakeside Estates and Indian Trails Subdivisions, flowing to the Woodland Park Lift Station, Lift Station #2, and then to the Wastewater Treatment Plant; the Lift Stations and Wastewater Treatment Plant have sufficient capacity

**EXHIBIT C**

to serve the proposed subdivision, as the capacity was allocated during a previous approval for development at this location.

Development of the proposed subdivision requires the City to recapture costs associated with the construction of the Woodland Park Lift Station and force main, which will serve the proposed subdivision, in compliance with a Sewer Cost Share and Reimbursement Agreement with the developers of Woodland Park Estates, executed on August 17, 2011; these fees will be collected as an additional Connection Fee.

**Zoning Code**

The Preliminary Plat of Westbury Gardens has been platted for the construction of (96) single-family and zero lot line 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 contains a Stormwater Detention Area in the southeast portion of the development, designed to control the release of stormwater attributable from the development. The Plat contains a conceptual layout of the Detention Area, which includes Common Area; the area will be designed to mitigate existing conditions to reduce the amount of post-development flows to less than pre-development flows. The Stormwater Detention Areas outflow will flow onto property located in unincorporated Greene County; the post-development flow onto this property will be required to meet the requirements of Greene County's Stormwater Regulations. The Preliminary Plat has been reviewed by Greene County's Stormwater Engineers; the Stormwater Report and Engineering Plans will be reviewed at the time of Infrastructure Construction Plan submittal. The County will require the stormwater outfall location to align with the existing downstream channel; the outflow will be required to meet the pre-existing velocity and spread of flow. 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, approved, 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.** The construction of the



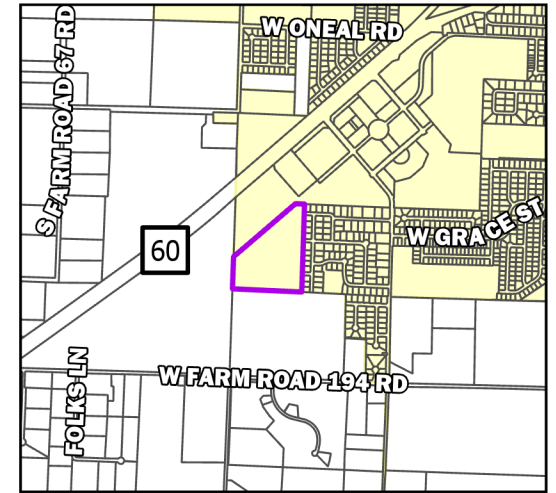
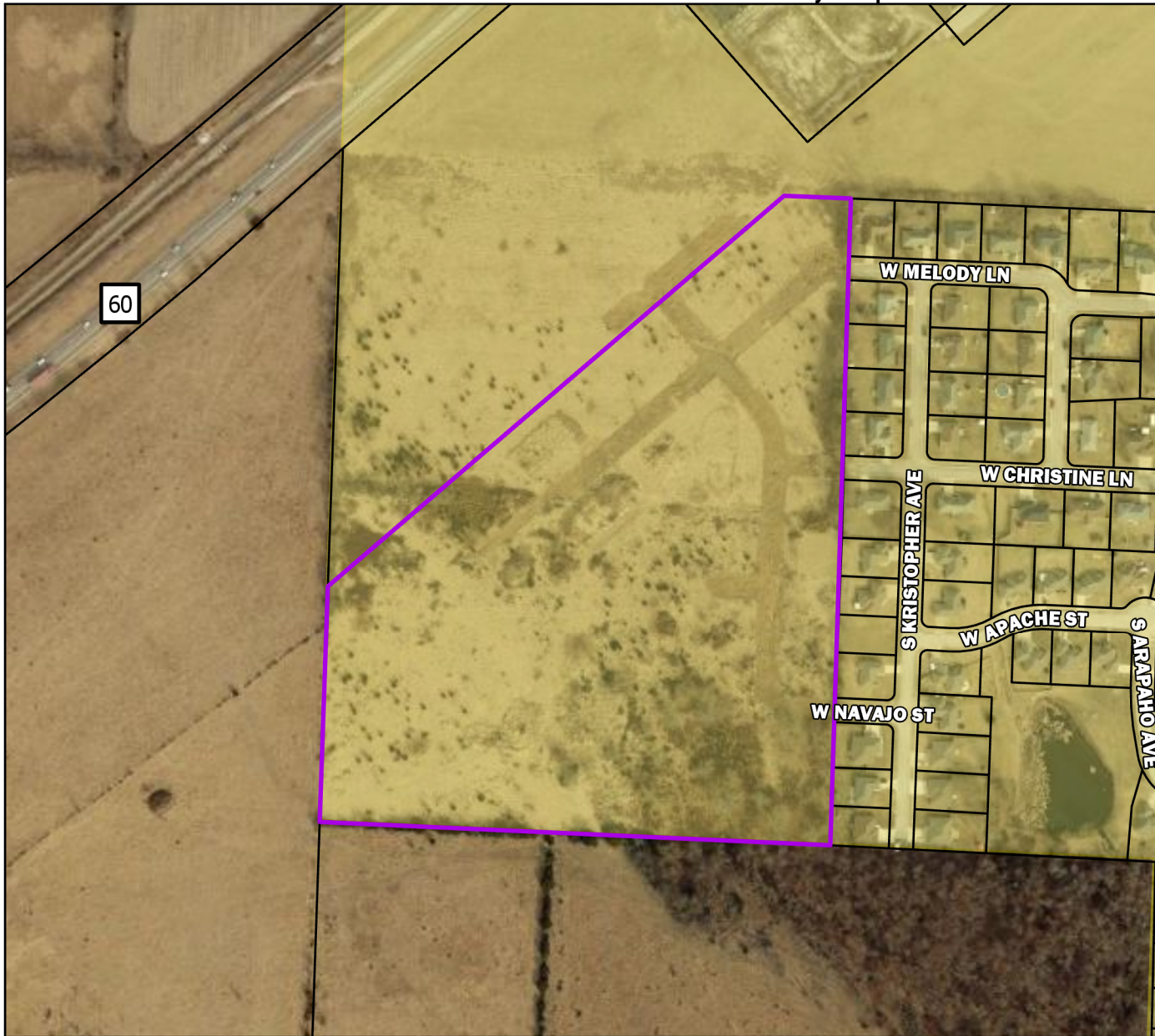
**Planning and Zoning Commission**

**EXHIBIT C**




subdivision will require review and approval from MODOT and the Greene County Stormwater Department, in addition to the City, during engineering review.

# SUBD 19-013: Westbury Gardens

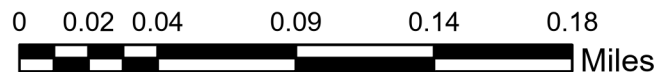
Vicinity Map



## Legend

-  SUBD 19-013
-  Parcels
-  City Limits

Parcel Owner: Dennis McMan  
Parcel Address: 700 Block of West Christine Lane  
Area: 23.64 Acres  
PIN: 881730200093



# PRELIMINARY PLAT OF WESTBURY GARDENS

A SUBDIVISION IN THE CITY OF REPUBLIC  
GREENE COUNTY, MISSOURI

**OWNER**  
DENNIS L. MCMAN  
3386 S REDBIRD LANE  
ROGERSVILLE, MO 65742

**DEVELOPER**  
DON ROGERS  
4926 E LUELLA  
SPRINGFIELD, MO 65809  
PHONE: (417) 597-2542

**OWNER**  
MODERN TRACTOR &  
SUPPLY CO., INC.  
520 S UNION AVENUE  
SPRINGFIELD, MO 65802

Curve #	Length	Radius	Δ Delta	Chord Direction	Chord Length
C1	128.57	50.00	147°19'45"	S70°59'46"W	95.96
C2	13.62	15.00	52°01'12"	S61°20'58"E	13.16
C3	28.86	50.00	33°04'01"	N51°52'22"W	28.46
C4	30.47	50.00	34°55'02"	N85°51'53"W	30.00
C5	30.47	50.00	34°55'02"	S59°13'06"W	30.00
C6	38.77	50.00	44°25'42"	S19°32'44"W	37.81
C7	13.62	15.00	52°01'12"	N23°20'30"E	13.16
C8	11.33	15.00	43°17'20"	S70°59'46"W	11.07
C9	23.56	15.00	90°00'00"	S04°21'06"W	21.21
C10	23.56	15.00	90°00'00"	N85°38'54"W	21.21
C11	23.56	15.00	90°00'00"	N85°38'54"W	21.21
C12	23.56	15.00	90°00'00"	N04°21'06"E	21.21
C13	21.72	225.00	5°31'49"	S46°35'11"W	21.71
C14	41.00	225.00	10°26'24"	S38°36'05"W	40.94
C15	41.00	225.00	10°26'24"	S28°09'41"W	40.94
C16	41.00	225.00	10°26'24"	S17°43'17"W	40.94
C17	41.00	225.00	10°26'27"	S07°16'52"W	40.94
C18	23.68	15.00	90°28'00"	N47°17'38"E	21.30
C19	23.44	15.00	89°32'00"	S42°42'22"E	21.13
C20	23.44	15.00	89°32'00"	N42°42'22"W	21.13
C21	23.68	15.00	90°28'00"	S47°17'38"E	21.30
C22	18.40	125.00	8°25'55"	N36°25'57"W	18.38
C23	29.57	175.00	9°40'49"	N35°48'30"W	29.53
C24	41.73	175.00	13°39'42"	N24°08'14"W	41.63
C25	41.61	175.00	13°37'24"	N10°29'41"W	41.51
C26	21.93	15.00	83°46'58"	S45°34'28"E	20.03
C27	23.71	15.00	90°33'54"	S47°15'07"W	21.32
C28	23.56	15.00	89°59'34"	N47°04'44"E	21.21
C29	23.56	15.00	90°00'26"	N42°55'16"W	21.21
C30	24.28	175.00	7°56'55"	S41°30'36"W	24.26
C31	23.56	15.00	89°59'24"	N47°31'56"E	21.21
C32	23.56	15.00	90°00'36"	S42°28'04"E	21.22
C33	31.23	175.00	10°13'26"	N87°24'55"E	31.19
C34	24.72	125.00	11°19'54"	N41°17'59"E	24.68
C35	15.89	175.00	5°12'14"	N38°14'09"E	15.89
C36	9.19	125.00	4°12'51"	N89°22'27"W	9.19
C37	22.55	15.00	86°09'00"	N45°09'26"E	20.49
C38	23.39	15.00	89°20'58"	S42°35'32"E	21.09
C39	23.56	15.00	90°00'00"	S04°21'06"W	21.21
C40	23.56	15.00	90°00'00"	N85°38'54"W	21.21
C41	23.75	15.00	90°44'04"	N03°59'04"E	21.35
C42	23.37	15.00	89°15'56"	S86°00'56"E	21.08
C43	8.20	175.00	2°41'08"	N89°16'03"W	8.20

Line #	Line Direction	Line Length
L1	S87°21'34"E	23.19
L2	S21°35'38"W	25.00
L3	S13°19'23"E	25.00
L4	S48°14'25"E	25.00
L5	S49°21'06"W	3.67
L6	S87°21'34"E	25.33
L7	N49°21'06"E	23.32
L8	N02°03'38"E	32.77
L9	S49°21'06"W	23.32
L10	N31°07'29"E	26.60
L11	N31°07'29"E	5.74
L12	N45°29'04"E	20.36
L13	N87°55'29"W	21.85
L14	N01°58'10"E	17.16
L15	S49°21'06"W	18.28
L16	S59°01'55"W	21.80

Monument #	Northing	Easting
1	141228.722	411259.855
2	141476.394	411548.327

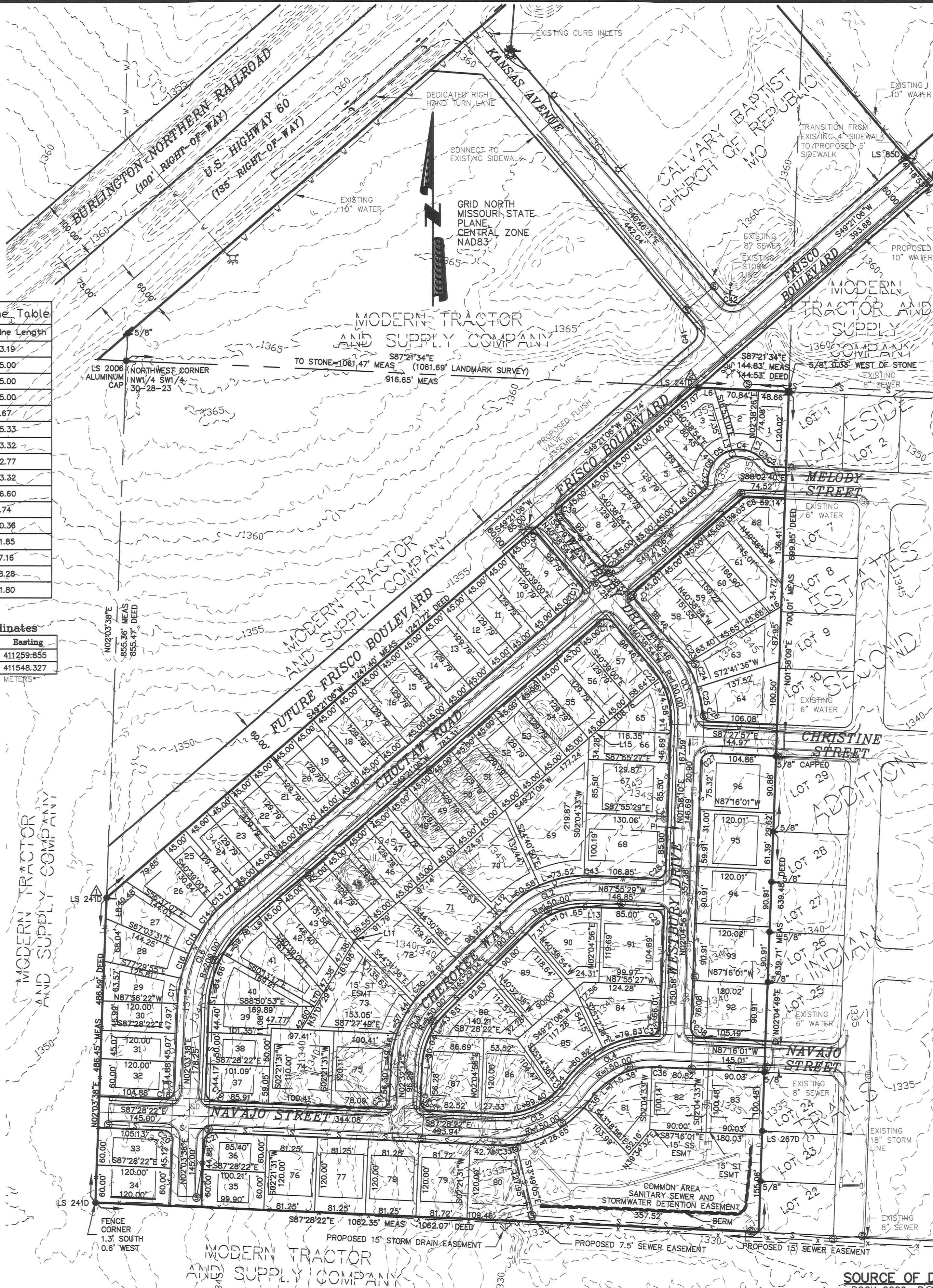
\*COORDINATES LISTED ARE METERS

Curve #	Length	Radius	Δ Delta	Chord Direction	Chord Length
CL1	111.57	150.00	42°37'04"	N19°20'22"W	109.02
CL2	121.97	150.00	46°35'27"	S69°46'47"W	118.64
CL3	112.44	150.00	42°56'50"	S24°00'39"W	109.82
CL4	149.49	150.00	57°05'57"	S64°11'00"W	143.38
CL5	148.95	150.00	56°53'36"	N64°04'50"E	142.90
CL6	165.08	200.00	47°17'28"	S25°42'22"W	160.43

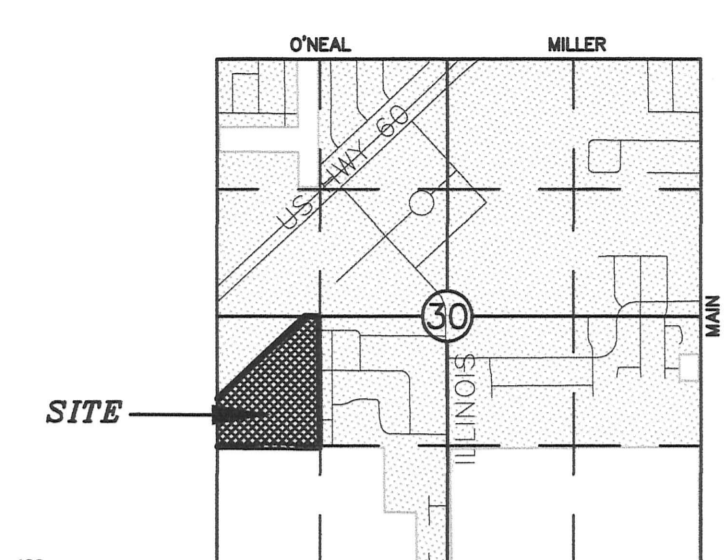
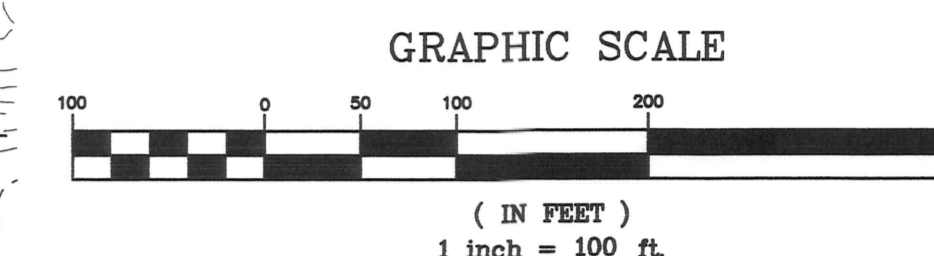
**BENCHMARKS**  
CITY BENCHMARK REPUBLIC (AKA HD1308)  
N6S BRASS DISK STAMPED "REPUBLIC 1959, RESET 1991"  
IN TOP OF 12" CONCRETE POST, FLUSH WITH GROUND,  
1.15 MILES SOUTHWEST OF REPUBLIC ON US HIGHWAY 60  
ELEV. 1363.84

**CAUTION:**  
INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

THE AREA SHOWN HEREON IS NOT LOCATED IN A STORM SEWER DISTRICT AS OF THE DATE OF RECORDING AND MAY BE SUBJECT TO FUTURE ASSESSMENT COST IF INCLUDED IN FUTURE STORM WATER BENEFIT DISTRICT DEEMED NECESSARY RESULTING FROM PROBLEMS CREATED BY SURFACE WATER RUN-OFF. THIS IS DUE TO THE FACT THAT THE SURFACE WATER RUN-OFF IS PRESENTLY BEING ACCOMMODATED BY STREET AND OPEN DRAINAGE FACILITIES. MAINTENANCE OF ANY AREA REFERRED TO AS DRAINAGE EASEMENT OR DRAINAGE DETENTION IS THE RESPONSIBILITY OF THE PROPERTY OWNER.



- LEGEND**
- = EXISTING IRON PIN EXCEPT AS NOTED
  - = 5/8" IRON PIN SET CAPPED "LS-267"
  - = PERMANENT MONUMENT/STONE SET
  - = EXISTING PERMANENT MONUMENT/STONE
  - ⊕ = BENCHMARK
  - ⊕ = TELEPHONE RISER
  - ⊕ = FIRE HYDRANT
  - ⊕ = WATER VALVE
  - ⊕ = SEWER MANHOLE
  - ⊕ = STORM DRAIN LINE
  - ⊕ = SANITARY SEWER LINE
  - ⊕ = WATER LINE
  - ⊕ = R-12 ZONING
- ▲ = Revision 1 November 8, 2019  
▲ = Revision 2 November 25, 2019  
▲ = Revision 3 December 18, 2019



**UTILITIES**

SANITARY SEWER AND WATER  
CITY OF REPUBLIC  
221 N MAIN STREET  
REPUBLIC, MISSOURI 65738  
(417) 732-3400

ELECTRIC  
ELECTRIC DISTRICT  
AURORA, MISSOURI 65605  
(417) 732-2108

NATURAL GAS  
SPIRE ENERGY  
207 PINE STREET  
MONETT, MISSOURI 65708

TELEPHONE  
SBC  
1010 PINE  
ST. LOUIS MISSOURI 63101  
(800) 464-7928

CABLE TELEVISION  
CABLE AMERICA  
655 N HILLSIDE AVENUE  
REPUBLIC, MISSOURI 65738  
(417) 732-7242

**DEVELOPMENT NOTES**

Total Area	1,032,128 sq. ft. (23.7 acres)
Total No. of Lots	96
Density	4 LOTS/ACRE
Current Zoning	R-1Z (LOTS 1-66) R-1M (LOTS 67-96)
Proposed Land Use	SINGLE FAMILY HOME SITES
Smallest Lot	Lot 38 5,061 sq.ft. (0.12 acres)
Largest Lot	Lot 73 14,629 sq.ft. (0.34 acres)
Street Classification	Local (50' Right-of-Way)
Street Classification	Collector (60' Right-of-Way)
10' Utility Easement	Inside Front Property Line of Each Lot
Sidewalks	5 ft.
Required Front Yards	TELEPHONE Front Yard 25 ft. Side Yard 6 ft. Side Yard-Corner Lots 15 ft. Side Yard R-1Z 10 ft. Rear Yard 25 ft.
Frisco Boulevard	No direct access from adjacent lots
R-1Z Tree Requirements	(1) Tree for each platted lot a minimum height of (6) feet at the time of planting.
Common Area and Detention Easement	To be maintained by Homeowners Association
Drainage Easements	To be maintained by property owner on individual lots

GENERAL NOTE: Compliance with Greene County Stormwater Regulations required per Section 410.650.F General Provisions, Coordination With Other Jurisdictions

**PROPERTY DESCRIPTION**

A TRACT OF LAND BEING A PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION THIRTY (30), TOWNSHIP TWENTY-EIGHT (28) NORTH, RANGE TWENTY-THREE (23) WEST, GREENE COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING 1/2" IRON PIN AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4); THENCE SOUTH 01°21'52" WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) 855.47 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°21'52" WEST, ALONG SAID WEST LINE 486.59 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4); THENCE SOUTH 88°10'46" EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) 1062.07 FEET TO AN EXISTING 3/4" IRON PIN AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND THE SOUTHWEST CORNER OF INDIAN TRAILS SUBDIVISION; THENCE NORTH 01°25'55" EAST, ALONG THE WEST LINE OF SAID SUBDIVISION, 639.48 FEET TO AN EXISTING IRON PIN AT THE NORTHWEST CORNER OF SAID INDIAN TRAILS SUBDIVISION, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LAKESIDE ESTATES, SECOND ADDITION SUBDIVISION; THENCE NORTH 01°17'01" EAST, ALONG THE WEST LINE OF SAID SUBDIVISION, 699.85 FEET TO AN EXISTING IRON PIN AT THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 86°01'21" WEST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), 144.53 FEET; THENCE SOUTH 48°41'07" WEST, 1,247.72 FEET TO THE POINT OF BEGINNING, EXCEPT ANY PART TAKEN OR USED FOR ROADS.

**SURVEYORS DECLARATION**

KNOW ALL MEN BY THESE PRESENTS: THAT I, RICK WILSON, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY WILSON SURVEYING CO., INC. DATED NOVEMBER 8, 2019 AND SIGNED BY RICK WILSON P.L.S. NO. 1970 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF RICK WILSON P.L.S. NO. 1970 IN ACCORDANCE WITH MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS PROMULGATED BY THE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS AND THE DEPARTMENT OF AGRICULTURE, AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI.

Rick Wilson  
WILSON SURVEYING CO., INC. L.S. 267D  
BY RICK WILSON, P.L.S. 1970

**SOURCE OF DESCRIPTION**  
BOOK 2006 PAGE 063430-06

PREPARED BY  
**WILSON SURVEYING CO., INC.**

**AREA**  
23.69 ACRES  
1,032,118 SQ. FT.

**RESOURCE MATERIALS USED FOR BOUNDARY DETERMINATION**  
SURVEY BY SIMMONS ENGINEERING DATED JUNE 21, 2008

INDIAN TRAILS FINAL PLAT  
LAKESIDE ESTATES SECOND ADDITION FINAL PLAT  
DEEDS AS SHOWN

SURVEYING/ ENGINEERING/ LAND PLANNING  
1835 S. STEWART AVENUE, SUITE 124  
Springfield, Missouri 65804  
TELE: (417)522-7870 FAX: (417)522-7874  
EMAIL: RICK.WILSON@WILSONSURVEYING.COM  
DRAWING NO.: WD-105-479  
JOB NO.: 19032  
DRAWN BY: RHW  
DATE: DECEMBER 18, 2019

