



## Planning and Zoning Commission

Monday, February 10, 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, January 13, 2020
4. **Meeting Procedures**
5. **Public Hearings**
6. **Other Business**
  - c. **SUBD-PRE 20-001 Auburn Hills.** Possible Vote to Recommend the Approval of an Application for a Preliminary Plat for Auburn Hills, a Residential Subdivision Consisting of Approximately Thirty-Five Point Three (35.3) Acres Located at 2887 East Hines
7. **Citizen Participation**
8. **Community Development Department Update**
9. **Comprehensive Plan Update**
10. **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, January 13, 2020  
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, January 13, 2020, at 7:00 p.m.

Commissioners in attendance included: Ransom Ellis; Chairman, Cynthia Hyder, Erik Pedersen Kevin Haun, Brandon Andrews, Tony Mitchell, Randy Phelps, and Garry Wilson. Also, in attendance were officials from the City of Republic's Community Development Department including Karen Haynes, Principal Planner and Chris Tabor, Senior Planner.

#### **Call Meeting to Order**

The meeting was called to order by Chairman Ransom Ellis at 7:00 p.m. Motion was made by Brandon Andrews 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, Cynthia Hyder, Erik Pederson, and Randy Phelps.

#### **Approve Minute**

Chairman Ellis presented the minutes from the December 09, 2019 Planning and Zoning meeting for approval. Brandon Andrews 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, Ransom Ellis, Kevin Haun, Randy Phelps, and Tony Mitchell.

#### **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. VACA 19-003:** Public Hearing and Possible Vote To Recommend the Approval of an Application to Vacate a Portion of Anderson and Lee Street Right-of-Way and Drainage and Utility Easements
  - Staff Report and Presentation by Karen Haynes.
  - Citizens attending, Jerald Norton expressed their favor of VACA 19-003.

- Motion was made by Erik Pederson to approve VACA 19-003; motion was seconded by Randy Phelps. Motion was carried by the unanimous affirmative votes of Cynthia Hyder, Kevin Haun, Erik Pederson, Randy Phelps, Brandon Andrews, Tony Mitchell, and Ransom Ellis.
- 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)
- Staff Report and Presentation by Chris Tabor.
  - Citizen attending Jerald Norton, Olsson, expressed their favor of REZN 19-004.
  - Motion was made by Randy Phelps to approve REZN 19-004; motion was seconded by Brandon Andrews. Motion was carried by the unanimous affirmative votes of Ransom Ellis, Cynthia Hyder, Kevin Haun, Erik Pedersen, Randy Phelps, Brandon Andrews, and Tony Mitchell.

### **Other Business**

- C. 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) Located Southwest of the Termination of West Frisco Boulevard
- Staff Report and Presentation by Karen Haynes.
  - Motion was made by Tony Mitchell to approve SUBD 19-013; motion was seconded by Kevin Haun. Motion was carried by the unanimous affirmative votes of Tony Mitchell, Brandon Andrews, Randy Phelps, Erik Pederson, Kevin Haun, Cynthia Hyder, and Ransom Ellis.

### **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 the Community Development Department or SOAR.

### **Adjournment**

Motion was made by Cynthia Hyder and seconded by Randy Phelps to adjourn the meeting at 7:48 p.m. Motion was carried by the unanimous vote.

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Karen Haynes  
Community Development Principal Planner

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Ransom Ellis  
Chairman



**EXHIBIT A**

**Project/Issue Name:** **SUBD-PRE 20-001.** Possible Vote to Recommend the Approval of an Application for a Preliminary Plat for Auburn Hills, a Residential Subdivision Consisting of Approximately Thirty-Five Point Three (35.3) Acres Located at 2887 East Hines

**Submitted By:** Bussell Building, Inc.

**Presented By:** Community Development Department

**Date:** February 10, 2020

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**ISSUE IDENTIFICATION**

Bussell Building, Inc. has requested review and approval of a Preliminary Plat of approximately (35.3) acres, Auburn Hills, consisting of (120) residential lots, zoned High Density Single- Family Residential (R1-H), 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 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 (35.3) acres of land located at 2887 East Hines. The property is zoned High Density Single-Family Residential (R1-H), the property currently contains a single-family residential structure and several agricultural buildings (Exhibit).

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



EXHIBIT A

**Consistency with the Comprehensive Plan**

The referenced Preliminary Plat contains (120) High Density Single-Family Residential (R1-H) lots with a minimum lot size of (7,000) consisting of a total lot area of (26.35) acres; the remainder acreage consists of streets, open space, and detention area. The Preliminary Plat of Auburn Hills contains lots with an average size of (9,391) square feet.

**Transportation Plan**

The Preliminary Plat proposes (3) new Local Street connections to East Hines and connection to Bradford Street in the Liberty Place Subdivision. The new public streets, internal to the subdivision, will include approximately (6,226) feet of street and sidewalk, which will be dedicated to the City during the Final Platting Process.

A Traffic Impact Study (TIS) was completed by the Applicant and reviewed by the City during Rezoning; the report indicated no major improvements were needed to the City's existing transportation system to accommodate the increase in traffic generated by the development.

**Water and Wastewater Master Plan**

City of Republic water and sanitary sewer service is available at the referenced property. The site is in proximity to an (8) inch water main on the east side of the property and a (10) inch water main on the south side of the property; development of the property requires connecting these water mains to form a looped water main system. The municipal water system currently has the capacity to serve a potential development at this location. An (8) inch gravity sanitary sewer line is in proximity to the site, flowing to the Shuyler Creek Lift Station, before being pumped to the Treatment Facility, all having capacity to serve the site.

**Zoning Code**

The Preliminary Plat of Auburn Hills has been platted for the construction of (120) single-family residential lots and associated infrastructure, including public streets and sidewalks, public water and sanitary sewer mains, and stormwater detention.

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

**Sinkholes:** The subject parcel contains one identified sinkhole, located at the northeast corner of the property. A Sinkhole Analysis was completed by the Applicant during Rezoning and reviewed by the City; development of the property requires compliance with Section compliance with Section 410.700 Sinkholes and Karst Features of the Republic Municipal Code,



**EXHIBIT A**

requiring a (30) foot setback from the sinkhole rim for all development; the Preliminary Plat meets the requirements of the referenced code section.

**Stormwater:** The Preliminary Plat contains a Stormwater Detention Area in the mid-southern portion of the development adjacent to East Hines, designed to control the release of stormwater attributable from the development. The Plat contains a conceptual layout of the Detention Area; the area will be designed to mitigate existing conditions to reduce the amount of post-development flows to less than pre-development flows. The Stormwater Detention Area's outflow will flow onto adjacent right-of-way; a Stormwater Report will be reviewed by the TRT during Infrastructure Design review. The Stormwater Detention Area and all open space/common area will be maintained by a Homeowner's Association.

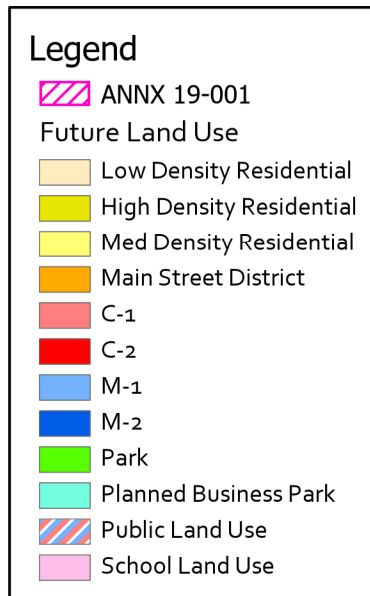
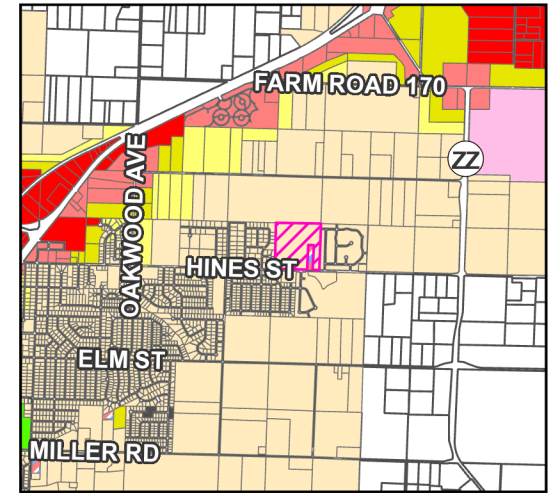
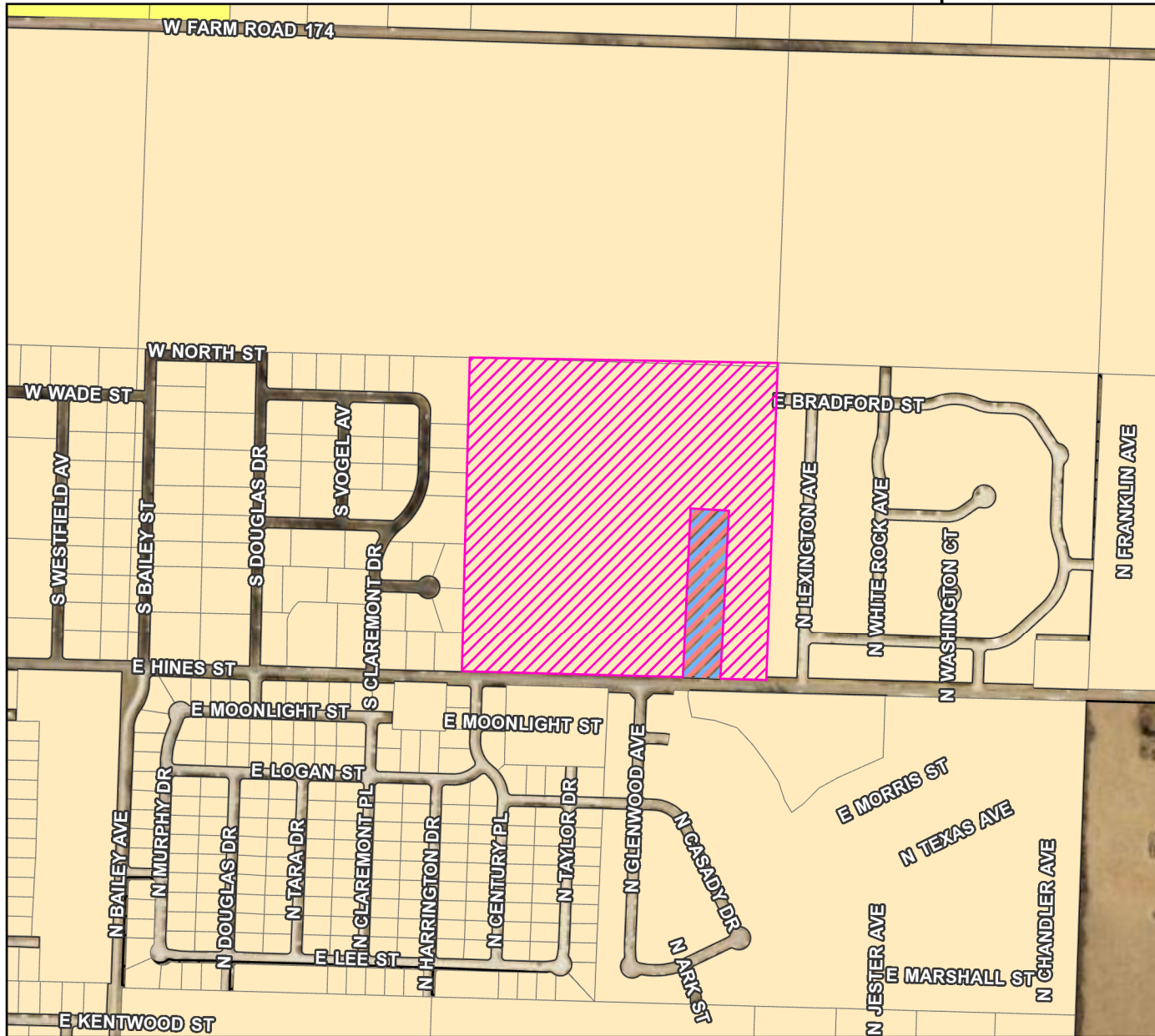
**Infrastructure Design:** The design of the streets, sidewalks, water and sanitary sewer systems, and stormwater detention will be reviewed and permitted during the Infrastructure Permitting Process.

**STAFF RECOMMENDATION**

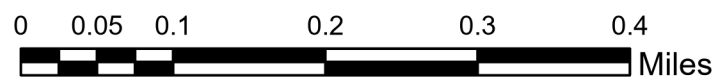
Staff considers the **proposed Preliminary Plat in general conformity with the requirements for Preliminary Plats and is recommending approval of the application.**

# SUBD-PRE 20-001: Auburn Hills

## Future Land Use Map

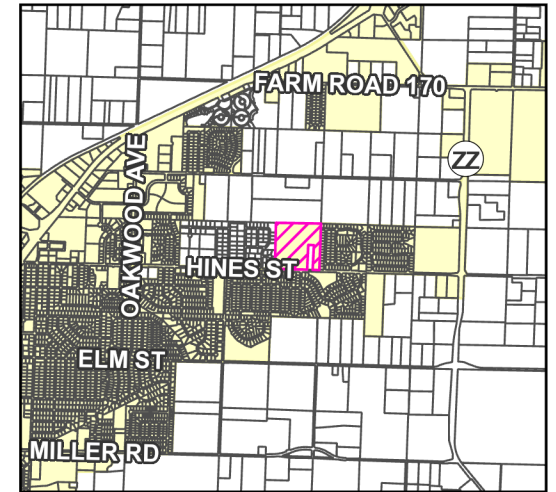


Applicant: Bussell Building, Inc  
 Parcel Address: 2887 E Hines St  
 Area: 35.5 Acres:  
 PIN: 881715301025  
 Zoning: R1-H (Single Family High Density Residential)  
 FLUM Designation: Low Density Residential



# SUBD-PRE 20-001: Auburn Hills

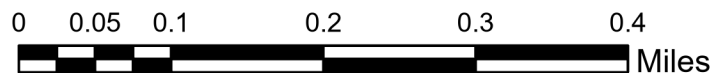
## Vicinity Map



**Legend**

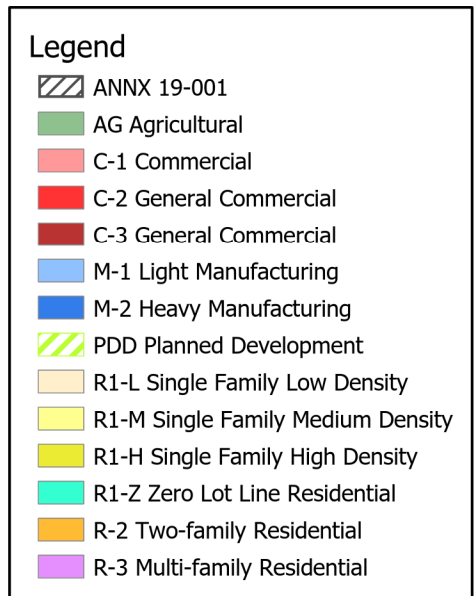
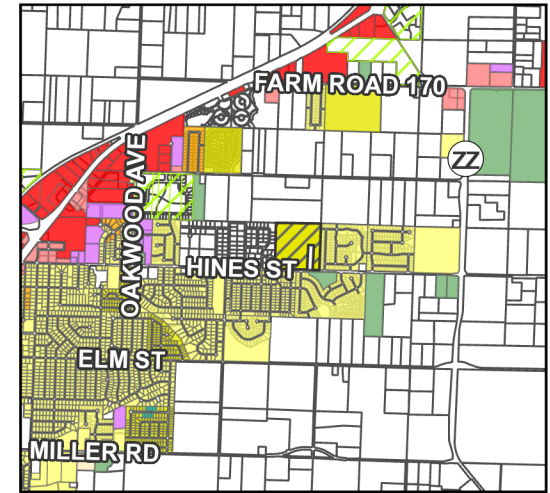
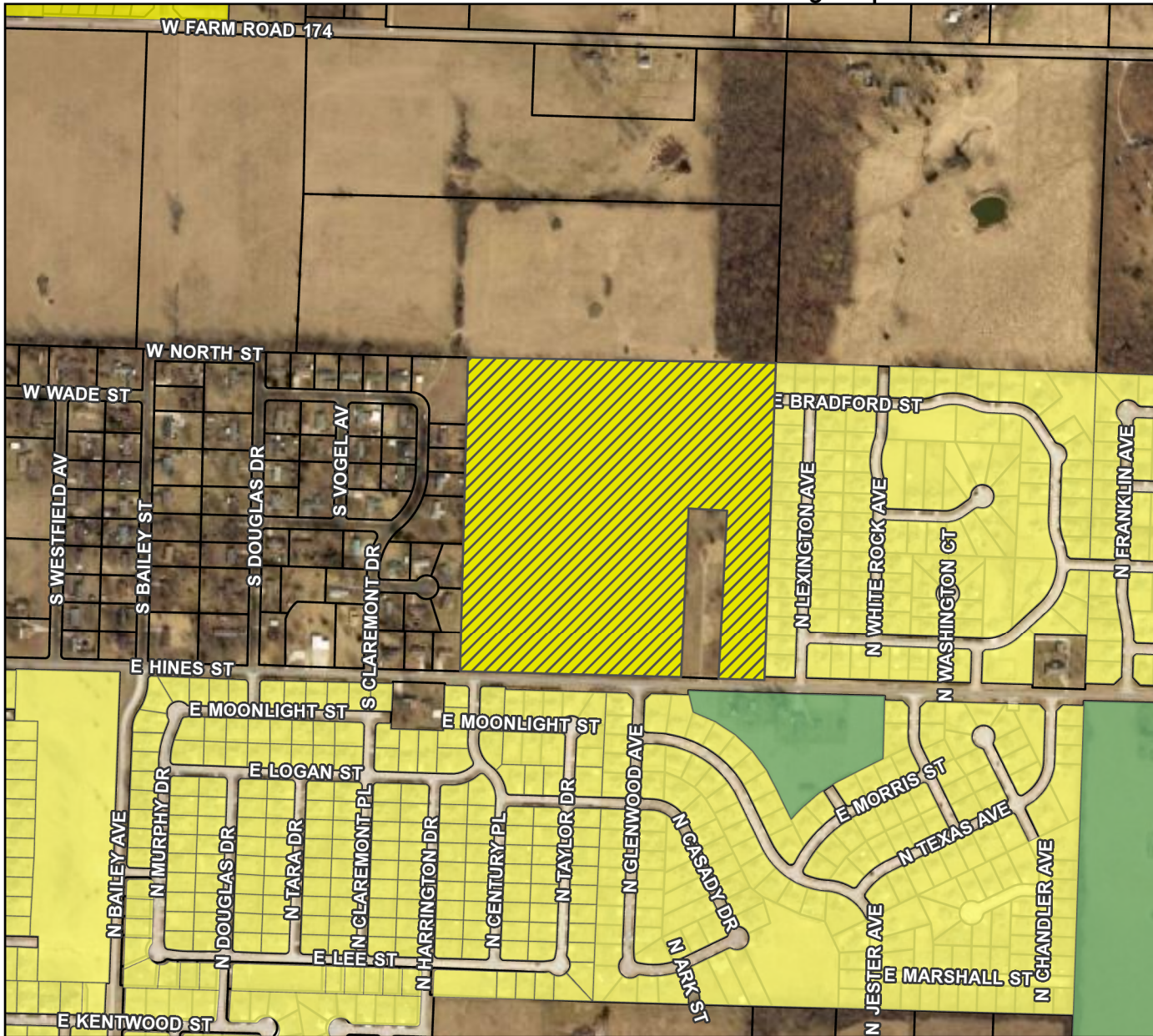
 ANNX 19-001

Applicant: Bussell Building, Inc  
Parcel Address: 2887 E Hines St  
Area: 35.5 Acres:  
PIN: 881715301025  
Zoning: R1-H (Single Family High Density Residential)  
FLUM Designation: Low Density Residential

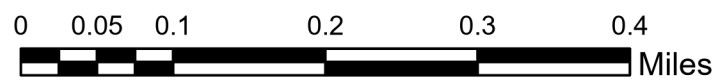


# SUBD-PRE 20-001: Auburn Hills

## Zoning Map



Applicant: Bussell Building, Inc  
 Parcel Address: 2887 E Hines St  
 Area: 35.5 Acres:  
 PIN: 881715301025  
 Zoning: R1-H (Single Family High Density Residential)  
 FLUM Designation: Low Density Residential



PRELIMINARY PLAT  
AUBURN HILLS

A PART OF THE SE 1/4 OF THE SW 1/4 OF  
SECTION 15, TOWNSHIP 28 NORTH, RANGE 23 WEST  
REPUBLIC, GREENE COUNTY, MISSOURI

OWNER

BUSSELL BUILDING, INC.  
5616 S Farm Road 131  
Brookline, MO 65619  
(417) 619-5524  
tyler@bussellbuilding.com

JAMES FRY TRUST  
BOOK 2008 PAGE 004761-08

DEED DESCRIPTION

BOOK 2019 PAGE 033474-19

ALL OF THE SOUTHWEST QUARTER (SE) OF THE SOUTHWEST QUARTER (SW) OF SECTION FIFTEEN (15), TOWNSHIP TWENTY-EIGHT (28) NORTH, RANGE TWENTY-THREE (23) WEST, GREENE COUNTY, MISSOURI, EXCEPT THE WEST 2 ACRES THEREOF, AND ALSO EXCEPT 2 ACRES OUT OF THE SOUTHWEST PART THEREOF WHICH HAS HERETOFORE BEEN CONVEYED FOR A CEMETERY; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING NAIL AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SE) OF THE SOUTHWEST QUARTER (SW) OF SECTION FIFTEEN (15), TOWNSHIP TWENTY-EIGHT (28) NORTH, RANGE TWENTY-THREE (23) WEST, GREENE COUNTY, MISSOURI; THENCE NORTH 00°10'19" EAST DISTANCE OF 25.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF FARM ROAD 178 FOR A POINT OF BEGINNING; THENCE SOUTH 90°00'00" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 190.42 FEET TO A POINT ON AN EXISTING FENCE LINE FOR CORNER; THENCE NORTH 00°56'35" EAST ALONG SAID FENCE LINE A DISTANCE OF 701.65 FEET TO AN EXISTING FENCE CORNER; THENCE NORTH 88°20'47" WEST ALONG AN EXISTING FENCE LINE A DISTANCE OF 162.31 FEET TO AN EXISTING FENCE CORNER; THENCE SOUTH 00°43'12" WEST ALONG AN EXISTING FENCE LINE A DISTANCE OF 706.30 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF FARM ROAD 178 FOR CORNER; THENCE SOUTH 90°00'00" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 908.12 FEET TO THE EAST LINE OF THE WEST 2 ACRES OF SAID SOUTHWEST QUARTER (SE) OF THE SOUTHWEST QUARTER (SW) FOR CORNER; THENCE NORTH 00°05'11" EAST ALONG SAID EAST LINE A DISTANCE OF 1310.04 FEET TO THE NORTHEAST CORNER OF SAID WEST 2 ACRES OF THE SOUTHWEST QUARTER (SE) OF THE SOUTHWEST QUARTER (SW) FOR CORNER; THENCE NORTH 89°51'21" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER (SE) OF THE SOUTHWEST QUARTER (SW) A DISTANCE OF 1260.08 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER (SE) OF THE SOUTHWEST QUARTER (SW) FOR CORNER; THENCE SOUTH 00°10'19" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER (SE) OF THE SOUTHWEST QUARTER (SW) A DISTANCE OF 1,313.82 FEET TO THE POINT OF BEGINNING, GREENE COUNTY, MISSOURI.

SURVEY PROPERTY DESCRIPTION

ALL OF THE SOUTHWEST QUARTER (SE) OF THE SOUTHWEST QUARTER (SW) OF SECTION FIFTEEN (15), TOWNSHIP TWENTY-EIGHT (28) NORTH, RANGE TWENTY-THREE (23) WEST, GREENE COUNTY, MISSOURI, EXCEPT THE WEST 2 ACRES THEREOF, AND ALSO EXCEPT 2 ACRES OUT OF THE SOUTHWEST PART THEREOF WHICH HAS HERETOFORE BEEN CONVEYED FOR A CEMETERY; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING NAIL AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SE) OF THE SOUTHWEST QUARTER (SW) OF SECTION FIFTEEN (15), TOWNSHIP TWENTY-EIGHT (28) NORTH, RANGE TWENTY-THREE (23) WEST, GREENE COUNTY, MISSOURI; THENCE NORTH 00°10'19" EAST DISTANCE OF 25.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF FARM ROAD 178 FOR A POINT OF BEGINNING; THENCE SOUTH 90°00'00" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 190.42 FEET TO A POINT ON AN EXISTING FENCE LINE FOR CORNER; THENCE NORTH 00°56'35" EAST ALONG SAID FENCE LINE A DISTANCE OF 701.65 FEET TO AN EXISTING FENCE CORNER; THENCE NORTH 88°20'47" WEST ALONG AN EXISTING FENCE LINE A DISTANCE OF 162.31 FEET TO AN EXISTING FENCE CORNER; THENCE SOUTH 00°43'12" WEST ALONG AN EXISTING FENCE LINE A DISTANCE OF 706.30 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF FARM ROAD 178 FOR CORNER; THENCE SOUTH 90°00'00" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 908.12 FEET TO THE EAST LINE OF THE WEST 2 ACRES OF SAID SOUTHWEST QUARTER (SE) OF THE SOUTHWEST QUARTER (SW) FOR CORNER; THENCE NORTH 01°15'32" EAST ALONG SAID EAST LINE A DISTANCE OF 1310.04 FEET TO THE NORTHEAST CORNER OF SAID WEST 2 ACRES OF THE SOUTHWEST QUARTER (SE) OF THE SOUTHWEST QUARTER (SW) FOR CORNER; THENCE SOUTH 88°18'18" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER (SE) OF THE SOUTHWEST QUARTER (SW) A DISTANCE OF 1260.08 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER (SE) OF THE SOUTHWEST QUARTER (SW) FOR CORNER; THENCE SOUTH 00°10'19" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER (SE) OF THE SOUTHWEST QUARTER (SW) A DISTANCE OF 1,313.82 FEET TO THE POINT OF BEGINNING, GREENE COUNTY, MISSOURI, CONTAINING 35.33 ACRES OF LAND, MORE OR LESS, SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY.

SITE INFORMATION

Total Area = 35.33 Acres  
Total Number of Lots = 120  
Area in Lots 25.87 Acres  
Average Lot Size = 9,391 Square Feet  
Area in Common Area 1.95 Acres  
Area in Street Right of Way 7.51 Acres  
Density = 3.40 Lots/Acre  
Zoning = R1-H High Density Single-Family Residential District  
Source of Title Book 2019 Page 033474-19  
This Property Does Not Lie Within A Flood Hazard Area As Determined By The Flood Insurance Rate Map Number 29077 C 0314 E and 29077 C 0318 E Dated 12-17-2010.

No fences, plantings or obstructions other than mailboxes permitted within the limits of any right of way or drainage easement.

No structures are to be built between the right of way line and building setback line.

Minimum Building Setbacks:  
Front - 25 Feet  
Rear - 25 Feet  
Side - 6 Feet  
Side Adjacent to Street - 15 Feet

There is a 10' Utility Easement Adjacent To All Street Right of Way And Along The Rear Of All Lots.  
No Direct Access Permitted From Any Lot To Hines Street.  
Proposed Street Right of Way Width 50 Feet.  
Proposed Street Pavement Width 28 Feet (Back Curb to Back Curb)  
5' Wide Sidewalk Proposed On One Side Of Street.

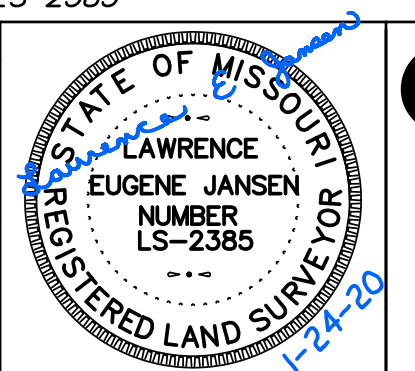
Unless otherwise noted, the arc distances along RW/Lot Lines are concentric to adjacent centerlines.

KNOW ALL MEN BY THESE PRESENTS THAT I, LAWRENCE E JANSEN, DO HEREBY DECLARE THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREON WERE PLACED UNDER THE PERSONAL SUPERVISION OF LAWRENCE E JANSEN LS 2385 IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF REPUBLIC, MISSOURI.

Lawrence E. Jansen  
LAWRENCE E. JANSEN PLS 2385

1-24-20  
DATE

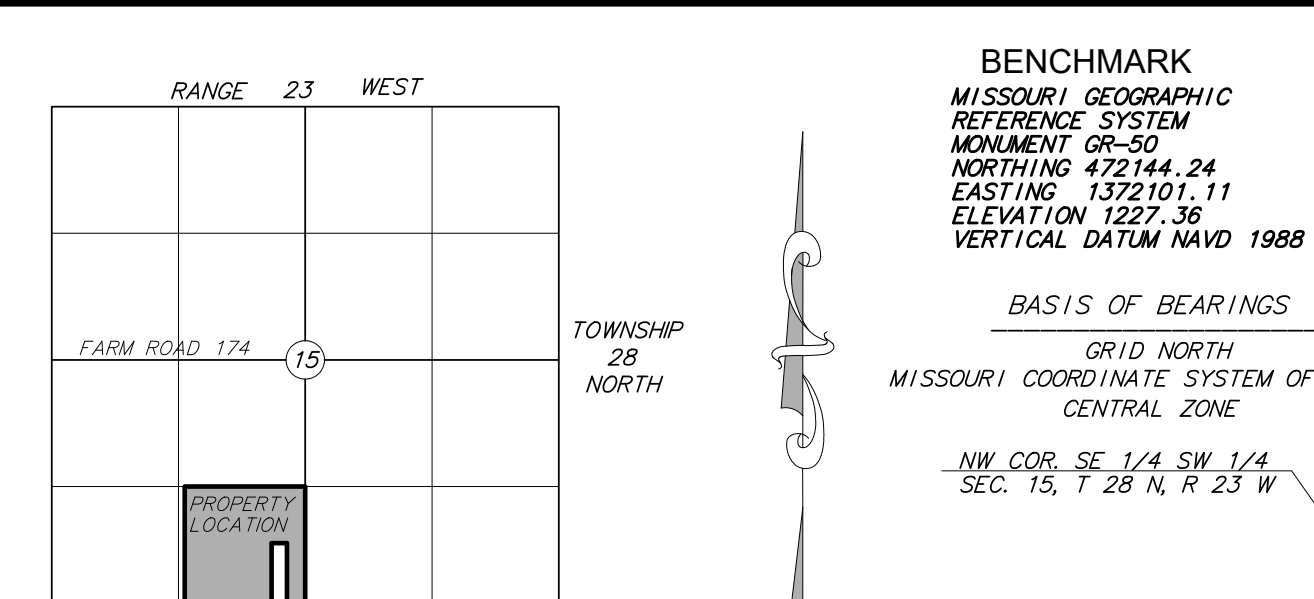
CLASS OF SURVEY "URBAN"  
EP - EXISTING IRON PIN  
SIP - SET IRON PIN  
- - - - - FENCELINE  
S/B - Setback Line  
U/E - Utility Easement  
D/E - Drainage Easement  
Job No.: 1904-007  
Date: 1-24-2020  
Drawn By: LEJ  
Checked By: LEJ



GLOBAL  
PRECISION SURVEYING, L.L.C.  
P.O. BOX 790, REPUBLIC, MO 65738  
PHONE (417) 888-0300 FAX (417) 888-0335  
CERTIFICATE OF AUTHORITY  
NUMBER LS-201000563

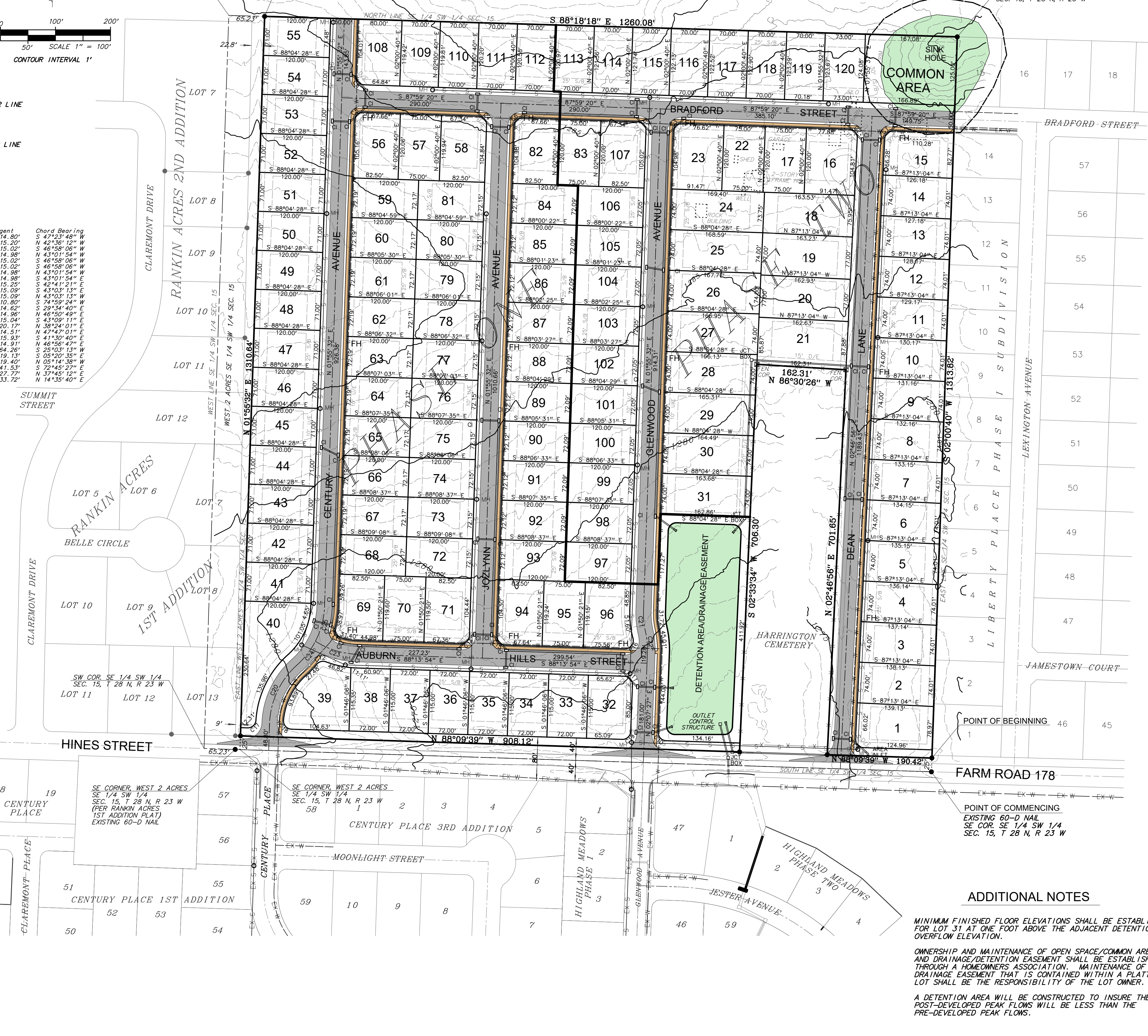
ADDITIONAL NOTES

MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE ESTABLISHED FOR LOT 31 AT ONE FOOT ABOVE THE ADJACENT DETENTION OVERFLOW ELEVATION.  
OWNERSHIP AND MAINTENANCE OF OPEN SPACE/Common AREAS AND DRAINAGE DETENTION EASEMENT SHALL BE ESTABLISHED THROUGH A HOMEOWNERS ASSOCIATION. MAINTENANCE OF ANY DRAINAGE EASEMENT THAT IS CONTAINED WITHIN A PLATTED LOT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.  
A DETENTION AREA WILL BE CONSTRUCTED TO INSURE THE POST-DEVELOPED PEAK FLOWS WILL BE LESS THAN THE PRE-DEVELOPED PEAK FLOWS.



CURVE DATA table with columns for Radius, Delta, Length, Chord, Tangent, and Chord Bearing. It lists data for 28 different curve segments.

LOT AREAS table listing lot numbers from 1 to 120 and their corresponding areas in square feet and acres.



Total area of all lots: 126909.51 sq. ft. (28,870.28 acres)