



AGENDA
City Council Meeting
Zoom Online Meeting
April 21, 2020 at 6:30 PM

Jeff Ussery, Mayor
Brandon Self, Ward I
Garry Wilson, Ward II
John Jones, Ward III
Charlie Brashers, Ward IV

Eric Franklin, Ward I
Gerry Pool, Ward II
Matt Russell, Ward III
Jim Deichman, Ward IV

Due to directives to limit gatherings to less than 10 people, the City Council will be holding the meeting via an online platform. Citizens will be able to participate in the meeting via the zoom app/website or YouTube.

Citizens that wish to view the meeting without speaking for or against an item may watch the live stream of the meeting on the City of Republic YouTube page:

https://www.youtube.com/channel/UCmvA973eokxbVIHVODI-1_A

Citizens that wish to speak for or against an item on the agenda may contact the City Clerk's Office before Tuesday April 7th at 5:00 p.m. to have the opportunity to speak or have their input shared during the meeting. Citizens may send their feedback via email to LBurbridge@republicmo.com or call 732-3140. We ask that citizens not join Zoom by video unless requested by staff so there is room on the screen for all Council Members to be seen. The link to participate in the meeting is listed below.

Join Zoom Meeting

<https://zoom.us/j/94027183150>

Meeting ID: 940 2718 3150

One tap mobile

13126266799, Meeting ID: 94027183150 US (Chicago)

16468769923, Meeting ID: 94027183150 US (New York)

Call Meeting to Order

Opening Prayer

Pledge of Allegiance to the United States Flag

Citizen Participation

Consent Agenda

- [1.](#) Approve the City Council Minutes of April 7, 2020.
- [2.](#) As per RSMo. 109.230(4), City records that are on file in the City Clerk’s office and have met the retention schedule will be destroyed in compliance with the guidelines established by the Secretary of State’s office.
- [3.](#) Approve Vendor List.
- [4.](#) Approve Utility Billing Adjustments.

Board, Commission, and Committee Schedule

City Council	May 5, 2020
Board of Adjustment	May 7, 2020
Planning and Zoning	May 11, 2020
City Council	May 19, 2020

Old Business and Tabled Items

- [5.](#) 20-15 An Ordinance of the City Council of the City of Republic, Missouri, Approving the Annexation of Approximately 2.9 Acres of Land Located at the 7500 Block of West Farm Road 174 and Adjacent Right-of-Way.
- [6.](#) 20-16 An Ordinance of the City Council of the City of Republic, Missouri, Approving the Final Plat of the Monte Cristo Phase Eight Subdivision.
- [7.](#) 20-17 An Ordinance of the City Council of the City of Republic, Missouri, Amending the Budget for Fiscal Year 2020.

New Business (First Reading of Ordinances)

- [8.](#) 20-18 An Ordinance of the City Council of the City of Republic, Missouri, Approving Amending the Zoning Code and Official Map by Changing the Classification of Approximately 6.4 Acres, Located at 830 West O’Neal Road, from Agricultural (AG) to Medium Density Single-Family Residential (R1-M)
- [9.](#) 20-19 An Ordinance of the City Council of the City of Republic, Missouri Approving Amending the Zoning Code and Official Map by Changing the Classification of Approximately 24.48 Acres, Located at the 6300 Block of South Farm Road 89, from Agricultural (AG) to High Density Single-Family Residential (R1-H)

Other Business (Resolutions)-None

Reports from Staff

Executive Session: *No further action, other than announcing adjournment by the Mayor, shall take place after an Executive Session that is scheduled as the last matter on the Agenda unless otherwise stated on the Agenda or as allowed per RSMo. 610.02.*

Adjournment

Individuals addressing the Council 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.**



MINUTES

City Council Meeting
Zoom Online Meeting
April 07, 2020 at 6:30 PM

Call Meeting to Order

The regular session meeting of the City Council of the City of Republic, Greene County, Missouri, was called to order by Mayor Pro Tem Russell at 6:01 p.m. via Zoom Online Meetings. Council Members in attendance via Zoom were: Eric Franklin, Jim Deichman, Garry Wilson, John Jones, Matt Russell, and Charlie Brashers. Council Member Gerry Pool was present by telephone. Others in attendance were: City Administrator David Cameron, Assistant City Administrator Lisa Addington, Assistant City Administrator Jared Keeling, City Attorney Scott Ison, Police Chief Brian Sells, Principal Planner Karen Haynes, Public Works Director Andrew Nelson, IT Director Josh Jones, and City Clerk Laura Burbridge.

Opening Prayer

Opening prayer was led by City Administrator David Cameron.

Pledge of Allegiance to the United States Flag

The Pledge of Allegiance was led by Mayor Pro Tem Matt Russell.

Mayor's Announcements

Mayor Pro Tem Russell announced that Mayor Ussery was unable to make it to the meeting in time but wanted everyone to know how proud he was of the hard work being done by the city staff. Mayor Pro Tem Russell seconded Mayor Ussery's message.

Citizen Participation

Mayor Pro Tem Russell opened Citizen Participation at 6:33 p.m. for video conference attendees. No one came forward so Mayor Pro Tem Russell opened Citizen Participation up for telephone attendees at 6:34 p.m. No one came forward so Mayor Pro Tem Russell closed Citizen Participation at 6:35 p.m.

Mayor Pro Tem Russell reminded Council to state their name when making a motion or second so they can be identified easily.

Consent Agenda

Motion was made by Council Member Wilson and seconded by Council Member Franklin to approve the Consent Agenda. The vote was 7 Aye-Franklin, Pool, Wilson, Deichman, Russell, Brashers, and Jones. 0 Nay. Motion Carried.

1. Approve the City Council Minutes of March 24, 2020.

2. As per RSMo. 109.230(4), City records that are on file in the City Clerk's office and have met the retention schedule will be destroyed in compliance with the guidelines established by the Secretary of State's office.

Board, Commission, and Committee Schedule

City Council Meeting	April 21, 2020
City Council Meeting	May 5, 2020
Board of Adjustment	April 2, 2020
Planning and Zoning	April 13, 2020

Old Business and Tabled Items

20-14 An Ordinance of the City Council of the City of Republic, Missouri, Authorizing the Execution of a Cost Apportionment Agreement with the Missouri Highways and Transportation Commission for Sidewalk and Aesthetic Improvements Related to US 60 and MO 174 Intersection Improvements.

Mayor Pro Tem Russell reminded everyone that voting on a roll call vote requires video attendance under the Sunshine Law, therefore Council Member Pool will not be able to vote on the roll call vote as she is in attendance by phone only. Motion was made by Council Member Brashers to have the second reading of Bill 20-14 by title only. Council Member Deichman seconded. The vote was 7 Aye-Brashers, Jones, Wilson, Franklin, Pool, Russell, and Deichman. 0 Nay. Motion Carried. Andrew Nelson was available to answer questions of Council. Council Member Jones motioned for passage of Bill 20-14. Council Member Wilson seconded. A roll call vote was taken. The vote was 6 Aye-Deichman, Brashers, Jones, Wilson, Franklin, and Russell. 0 Nay. Motion Carried.

New Business (First Reading of Ordinances)

A Public Hearing of the City Council of the City of Republic, Missouri, Regarding Approving the Annexation of Approximately 2.9 Acres of Land Located at the 7500 Block of West Farm Road 174 and Adjacent Right-of-Way.

Mayor Pro Tem Russell opened the Public Hearing at 6:40 p.m. Mayor Pro Tem Russell asked for anyone against this item to speak via Zoom, then via phone. There were none. Mayor Pro Tem Russell asked for anyone wishing to speak in favor of this item to speak via Zoom, then via phone. There were none. Mayor Pro Tem Russell closed the Public Hearing at 6:41 p.m.

20-15 An Ordinance of the City Council of the City of Republic, Missouri, Approving the Annexation of Approximately 2.9 Acres of Land Located at the 7500 Block of West Farm Road 174 and Adjacent Right-of-Way.

Council Member Wilson motioned for the first reading of Bill 20-15 by title only. Council Member Franklin seconded. The vote was 7 Aye-Franklin, Pool, Wilson, Deichman, Russell, Brashers, and Jones. 0 Nay. Motion Carried. Karen Haynes provided an overview of the proposed annexation and was available to answer any questions of Council. Mayor Pro Tem Russell reminded Council this is a first read and to get with Ms. Haynes prior to the next meeting with any questions.

20-16 An Ordinance of the City Council of the City of Republic, Missouri, Approving the Final Plat of the Monte Cristo Phase Eight Subdivision.

Council Member Franklin motioned for the first reading of Bill 20-16 by title only. Council Member Deichman seconded. The vote was 7 Aye-Franklin, Pool, Wilson, Deichman, Russell, Brashers, and Jones. 0 Nay. Motion Carried. Karen Haynes provided an overview of the bill and answered questions of Council. Mayor Pro Tem Russell reminded Council this is a first read and to get with Ms. Haynes prior to the next meeting.

20-17 An Ordinance of the City Council of the City of Republic, Missouri, Amending the Budget for Fiscal Year 2020.

Council Member Wilson motioned for the first reading of Bill 20-17 by title only. Council Member Jones seconded. The vote was 7 Aye-Franklin, Pool, Wilson, Deichman, Russell, Brashers, and Jones. 0 Nay. Motion Carried. David Cameron provided an overview of this bill and answered questions of Council. Mayor Pro Tem Russell reminded Council this is a first read and to get with Mr. Cameron prior to the next meeting.

Other Business (Resolutions)

20-R-08 A Resolution of the City Council of the City of Republic, Missouri, Approving the City of Republic's COVID-19 Financial Sustainability and Recovery Plan.

Motion made by Council Member Deichman, Seconded by Council Member Franklin for passage of Resolution 20-R-08. David Cameron provided an overview of this Resolution and answered questions from Council. The vote was 7 Aye-Franklin, Pool, Wilson, Deichman, Russell, Brashers, and Jones. 0 Nay. Motion Carried.

Reports from Staff

1. Report from City Administrator David Cameron.
 - a. City Administrator David Cameron thanked Council Member Jones and Council Member Brashers for agreeing to stay on Council until June due to the election scheduled today being postponed to June 2.
 - b. City Administrator David Cameron thanked the community. There has been a lot of civility in the phone calls we have taken. Mr. Cameron shared that he and the Mayor try to take the calls themselves and people have been understanding and just seeking clarity. We are trying to streamline the message to avoid confusion. Mr. Cameron shared we have fielded some complaints and have reached out to clarify information. Thank you public safety staff and medical staff for putting their health and safety at risk.
 - c. City Administrator David Cameron reassured people that they won't get pulled over for being out going to the store or to a business. Mr. Cameron reported he has gone to businesses to talk about how they are operating. Mr. Cameron shared that churches want to assemble in parking lots for church via radio and can do so as long as they aren't assembling in groups of 10 or more in the building and following social distancing.

- d. City Administrator David Cameron thanked staff for doing a fantastic job while working remotely. Mr. Cameron shared business is getting done every day and calls are getting answered. The internal controls are still in place to show the auditors that accountability remains in place so bills are getting paid.
 - e. City Administrator David Cameron thanked Karen Haynes for stepping in as Interim Community Development Director and announced they will have their first Planning and Zoning meeting via Zoom next week. Thanks to Karen and all the staff there who have not missed a beat. In the last week, Mr. Cameron has consolidated Community Development and Public Works into one department under the Community Development Department with Andrew Nelson as the director. This will provide synergy between the departments as they work together on developments.
 - f. City Administrator David Cameron shared we have been working on these meetings and budget planning for several weeks and is happy to have the budget put out. We are leading from the front and not behind. Mr. Cameron shared it is a blessing and privilege to serve this community and represent this region well.
2. Report from Council.
- a. Council Member Eric Franklin thanked Mr. Cameron and staff for the efforts and outstanding job being done. Thank you to the citizens for their efforts to control this as well with social distancing. Mr. Franklin expressed that hopefully we will be back to normal soon. Mr. Franklin shared he is looking forward to the Run RepMo 2020 and has signed up to participate.

Adjournment

Mayor Pro Tem Russell adjourned the meeting at 7:11 p.m.

RECORD RETENTION FORM

Item # 2.

MISSOURI RETENTION MANUAL CODE	NAME/DATE OF RECORDS TO BE DISPOSED	DATE(S) OF DOCUMENTS	RETENTION TIME NEEDED FOR RECORD
GS 007 Accounts Payable	ICMA checks/Payment Confirmation	2013-2014	Completion of Audit
GS007 Accounts Payable	Colonial Life invoice/refund for overpayment	2014	Completion of Audit
GS 008 Accounts Receivable	Sales/Use Tax Return Payment-MODOR	2015-2016	Completion of Audit
GS 056 Insurance Policy Records	Policy correspondence/forms-expired 10/2014	2004-2005, 2013-2014	6 years after cancelled or expired
GS 085 Meeting Records (Internal Agency staff/committee)	Police Monthly Minutes	2007, 2009, 2012, 2014	3 years
GS 012 Correspondence-General	Police Department Memos	2011, 2014	1 year
GS 076 Administrative Reports	Police Staff Reports	2007-2014	Completion of Audit
COR 8 Court Operating Rule 8	Regular and Probation/Confidential Cases	2012-2013	3 years other ordinances cases and parking tickets, 12 years for serious ordinance offenses



IN THE 31st JUDICIAL CIRCUIT COURT, Greene County, MISSOURI

Division:

Circuit No. Associate/No. Probate/No.

Municipal City of Republic, MO

Contact Person: Penny Mayes Phone Number (417) 732-3880

Signature of Contact Person: Penny Mayes

FILED
APR 06 2020
 REPUBLIC MUNICIPAL COURT

(Date File Stamp)

Court Operating Rule 8 authorizes the chief justice, presiding judge, or chair of the Fine Collections Center with the approval of the court en banc or committee, to issue orders of destruction for those records that have met the required retention period.

- The records listed below were offered to State Archives and local historical organizations and were
 - refused or no response was received after 45 days. All requirements under Court Operating Rule 8 have been satisfied.
- The records listed below are not required to be offered to State Archives and local historical organizations.

Therefore, it is ordered that _____ (Appointing Authority) destroy the records described below.

Order of Destruction

Book or Case Number Series	Book Title or Case Type	Dates of Cases/Books
<u>2012</u>	<u>Regular Cases</u>	<u>2012</u>

Open Records to be destroyed by the following method. Shredding

4/6/2020
Date

Michael Justice
Chief Justice, Presiding Judge, or Chair of the FCC Signature



IN THE 31st CIRCUIT OF Greene

COUNTY, MISSOURI

Item # 2.

Division _____

Circuit/No _____ Associate/No _____ Probate/No _____

Municipal _____ City of Republic

Contact Person: Penny Mayes

Phone Number (417) 732-3880

Signature of Contact Person: Penny Mayes

FILED

APR 06 2020

REPUBLIC MUNICIPAL COURT

(Date File Stamp)

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Order of Destruction of Confidential Records

Book or Case Number Series	Book Title or Case Type	Dates of Cases/Books
<u>2012</u>	<u>Probation / Confidential</u>	<u>2012</u>

Confidential Records: The court orders that case records identified above which are closed by chapter 610, RSMo; mental health records under section 630.140, RSMo; records pertaining to sexually violent predators, required to be sealed under section 632.513, RSMo; juvenile division records under section 211.321, RSMo and rule 122.02 and 122.03 adoption records under section 453.120, RSMo; all papers and records, other than the interlocutory or final judgment, in paternity cases under section 210.846, RSMo; records of any grand jury proceedings under chapter 540, RSMo; no true bills; psychiatric evaluations under section 552.020.13, RSMo; pre-sentence investigations and probation and parole reports under rule 29.07; drug court division records under section 478.005, RSMo; motions, court orders, and test results for sexually transmitted diseases that are required to be sealed under section 533.135, RSMo; jury questionnaires maintained by the court in criminal cases under rule 27.09; information that identifies a person as an applicant or recipient of IV-D services under section 454.440 or section 208.120, RSMo; search warrants until the warrant is returned or expires; filing information sheets; and any other record sealed or closed by statute, rule or order of a court of record for good cause shown, shall not be offered to the Missouri State Archives or local archival ass _____ by burning shredding.

4/6/2020

Date

Michael Johnson

Chief Justice, Presiding Judge, or Chair of the FCC Signature



IN THE 31st JUDICIAL CIRCUIT COURT, Greene County, MISSOURI

Division:

Circuit No. Associate/No. Probate/No.

Municipal City of Republic, MO

Contact Person: Penny Mayes Phone Number (417) 732-3880

Signature of Contact Person: Penny Mayes

FILED

APR 06 2020

REPUBLIC MUNICIPAL COURT

(Date File Stamp)

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Open Records to be destroyed by the following method: Shredding

4/6/2020
Date

Michael Justice
Chief Justice, Presiding Judge, or Chair of the FCC Signature



IN THE 31st CIRCUIT OF Greene COUNTY, MISSOURI

Item # 2.

Division

Circuit/No _____ Associate/No _____ Probate/No _____

Municipal _____ City of Republic

Contact Person: Penny Mayes

Phone Number (417) 732-3880

Signature of Contact Person Penny Mayes

FILED
APR 06 2020
REPUBLIC MUNICIPAL COURT

(Date File Stamp)

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4/6/2020

Date

Michael Justice
Chief Justice, Presiding Judge, or Chair of the FCC Signature

REPUBLIC

M I S S O U R I

Vendor Audit Report

For the City of Republic

Date Range: 03/01/2020 - 03/31/2020

Vendor No. & Name	Added	Added User
06832 - Kayla Buecker (DBA Princesses of the 417)	03/02/2020	Rachel Reich-Graef
06833 - Society for Human Resource Management	03/02/2020	Rachel Reich-Graef
06834 - Prison Brews	03/02/2020	Rachel Reich-Graef
06835 - Travellers House Coffee & Tea	03/02/2020	Rachel Reich-Graef
06837 - Southern Materials Co.	03/02/2020	Rachel Reich-Graef
06839 - Xylem Dewatering Solutions, Inc.	03/04/2020	Rachel Reich-Graef
06844 - Allegiant Travel Co.	03/12/2020	Rachel Reich-Graef
06845 - Yourserver, Inc.	03/12/2020	Rachel Reich-Graef
06846 - Westgate Resorts	03/12/2020	Rachel Reich-Graef
06847 - Holland USA, Inc.	03/12/2020	Rachel Reich-Graef
06848 - Purvis Industries	03/13/2020	Rachel Reich-Graef
06849 - Transportation Engineers Assoc. of MO	03/13/2020	Rachel Reich-Graef
06850 - Ultra Lite LLC	03/13/2020	Rachel Reich-Graef
06852 - Score & Score Sports	03/18/2020	Rachel Reich-Graef
06854 - Menard, Inc.	03/18/2020	Rachel Reich-Graef
06855 - Direct Stores, Inc.	03/18/2020	Rachel Reich-Graef
06856 - Miradore, Inc.	03/18/2020	Rachel Reich-Graef
06857 - EquipmentShare.com, Inc.	03/18/2020	Rachel Reich-Graef
06858 - Springfield-Greene County Park Board Admin	03/18/2020	Rachel Reich-Graef
06859 - BannerBuzz.com	03/19/2020	Rachel Reich-Graef

Billing Adjustments

Date	Customer	Overread/ Leak	Leak In	Water Gallons Adjusted	Amount Adjusted	Sewer Gallons Adjusted	Amount Adjusted
3/5/2020	Shanda White	Leak	Water Softener	4050	14.42	8100	76.71
3/11/2020	Timoty Frillman	Leak	Irrigation	30155	107.35	60310	571.14
3/11/2020	Randy McCall	Leak	Service Line	5916.5	21.06	11833	112.06
3/12/2020	Sam Rader	Leak	Bathroom Faucet	1250	4.45	1250	11.84
3/11/2020	Randy McCall	Leak	Service Line	6100	21.72	12200	115.53
4/6/2020	Kerry & Robert Stevenson	Leak	Outside Faucet	3583.5	12.76	7167	67.87
4/9/2020	Larissa Jackson	Leak	Service Line	8550	30.44	17100	161.94
4/9/2020	Vicki Steele	Leak	Toilet	2770	9.86	2770	26.23

AGENDA ITEM ANALYSIS

Project/Issue Name: 20-15 An Ordinance of the City Council of the City of Republic, Missouri, Approving the Annexation of Approximately 2.9 Acres of Land Located at the 7500 Block of West Farm Road 174 and Adjacent Right-of-Way.

Submitted By: Karen Haynes, Community Development Department

Date: April 21, 2020

Issue Statement

The City of Republic's Community Development Department received a Voluntary Annexation Application from the Rader Trust for the Annexation of approximately (2.9) acres of land located at the 7500 Block of West Farm Road 174 (Exhibit).

Discussion and/or Analysis

The property owner, Rader Trust, has submitted a Voluntary Annexation Request for the subject parcel, for a road, for a future residential development. The subject parcel is a strip of land directly adjacent to the recently annexed (20.5) acre Rader Trust property.

The request includes annexation of the Right-of-Way (West Farm Road 174) adjacent to the property subject to Annexation.

City water and sanitary sewer service is available in proximity to the property; subsequent review of water, sanitary sewer, and stormwater will be considered at the time of application for Rezoning and/or development. The subject parcel is compact and contiguous with the city limits of the City of Republic, as the subject parcel is surrounded by properties located in the City to the north and west.

The Future Land Use designation of the subject parcel is Low-Density Residential. The Low-Density Residential Future Land Use designation includes Single-Family Residential Development at 1-6 units per acre and neighborhood compatible institutional uses. Low-Density Residential Land Uses include the following Zoning Districts: High-Density Single Family Residential (R1-H), Medium-Density Single Family Residential (R1-M), and Low-Density Single Family Residential (R1-L).

The Annexation, if approved by City Council, will effectively zone the subject parcel as AG (Agricultural) in accordance with City Code Section 435.010.B, which requires all annexed properties to be classified in the zoning district corresponding to Greene County's zoning designation.



Recommended Action

Staff believes the Annexation of the subject property is consistent with the City's Future Land Use Map and Comprehensive Plan as an area of future residential growth for the City of Republic and enjoys immediate access to City of Republic municipal services.

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI,
APPROVING THE ANNEXATION OF APPROXIMATELY 2.9 ACRES OF LAND LOCATED
AT THE 7500 BLOCK OF WEST FARM ROAD 174 AND ADJACENT RIGHT-OF-WAY**

WHEREAS, the City of Republic, Missouri, (herein called the "City" or "Republic") is a municipal corporation and Charter City located in Greene County, Missouri, being duly created, organized, and existing under the laws of the State of Missouri; and

WHEREAS, a voluntary petition for the annexation of approximately 2.9 acres of land located at the 7500 Block of West Farm Road 174 and adjacent right-of-way has been filed with the Community Development Department; and

WHEREAS, the realty described in such petition is adjacent and contiguous to the present corporate limits of the City of Republic, Missouri; and

WHEREAS, the City Council of the City of Republic held a Public Hearing on the said petition on April 7, 2020, such hearing being held not less than fourteen days nor more than sixty days after the receipt of the petition requesting annexation; and

WHEREAS, at said Public Hearing, all interested persons, corporations or political subdivisions were afforded the opportunity to present evidence regarding the proposed annexation; and

WHEREAS, notice of said Public Hearing was published on the 22nd day of March 2020, in the *Springfield News-Leader*, a newspaper of general circulation authorized to publish legal notices, such Public Hearing being held not less than seven days after the date of publication of such notice; and

WHEREAS, no written objections to the proposed annexation were filed with the City Council within fourteen days after the date of said Public Hearing; and

WHEREAS, the City Council has found that the proposed annexation is reasonable and necessary for the proper development of the City of Republic and the City has the ability to furnish normal municipal services to the area within a reasonable time.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF REPUBLIC AS FOLLOWS:

Section 1: The following described realty is hereby annexed into, and made a part of, the City of Republic, Missouri, and its boundaries are hereby extended to include the same:

Approximately 2.9 acres located at the 7500 Block of West Farm Road 174 and adjacent right-of-way

BEGINNING AT AN EXISTING SURVEY MONUMENT (5/8" IRON REBAR WITH ALUMINUM CAPPED "LS 2334") MARKING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 28, RANGE 23, GREENE COUNTY, MISSOURI;
THENCE ALONG THE NORTH LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 28

RANGE 23 , S88.14' 24 "E, A DISTANCE OF 140.45 FEET TO A SURVEY MONUMENT SET (5/8" IRON REBAR CAPPED "LS- 267D"); THENCE s01•45'36"W, A DISTANCE OF 39.35 FEET TO A SURVEY MONUMENT SET (5 / 8 " IRON REBAR CAPPED "LS-267D") AT A POINT BEING 40 . 00 FEET SOUTH OF THE CENTERLINE OF FARM ROAD 174 AS IT NOW EXISTS ; THENCE s45•55•41"w, A DISTANCE OF 57 . 01 FEET TO A SURVEY MONUMENT SET (5/8" IRON REBAR CAPPED " LS- 267D") ; THENCE s02•23•43 " w, A DISTANCE OF 1252 . 75 FEET TO A SURVEY MONUMENT SET (5 / 8 " IRON REBAR CAPPED " LS- 267D") ON THE SOUTH LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;; THENCE ALONG SAID SOUTH LINE N88"11'36" W, A DISTANCE OF 88.36 FEET TO AN EXISTING SURVEY MONUMENT (5 / 8 " IRON REBAR CAPPED "LS 1126") ON THE WEST LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE ALONG SAID WEST LINE, N01°51'23"E, A DISTANCE OF 1332 .14 FEET TO THE POINT OF BEGINNING, CONTAINING 128 , 426 . 0 SQ. FT. (2. 9 ACRES).

BEARINGS LISTED ARE BASED ON MISSOURI STATE PLANE, CENTRAL ZONE, NAD83 (2011).

SUBJECT TO ANY EASEMENTS OF RECORD, EXCEPT ANY PART THEREOF TAKEN OR USED FOR ROAD OR HIGHWAY PURPOSES.

Section 2. The City Clerk is hereby directed to cause three certified copies of this Ordinance to be filed with the Greene County Recorder of Deeds.

Section 3. The City Clerk is hereby directed to forward to the director of revenue of the State of Missouri by United States registered mail or certified mail a certified copy of this Ordinance.

Section 4. The whereas clauses are hereby specifically incorporated herein by reference.

Section 5. The provisions of this Ordinance are severable, and if any provision hereof is declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this Ordinance.

Section 6. This Ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri, this _____ day of _____ 2020.

 Jeff Ussery, Mayor

Attest:

Laura Burbridge, City Clerk

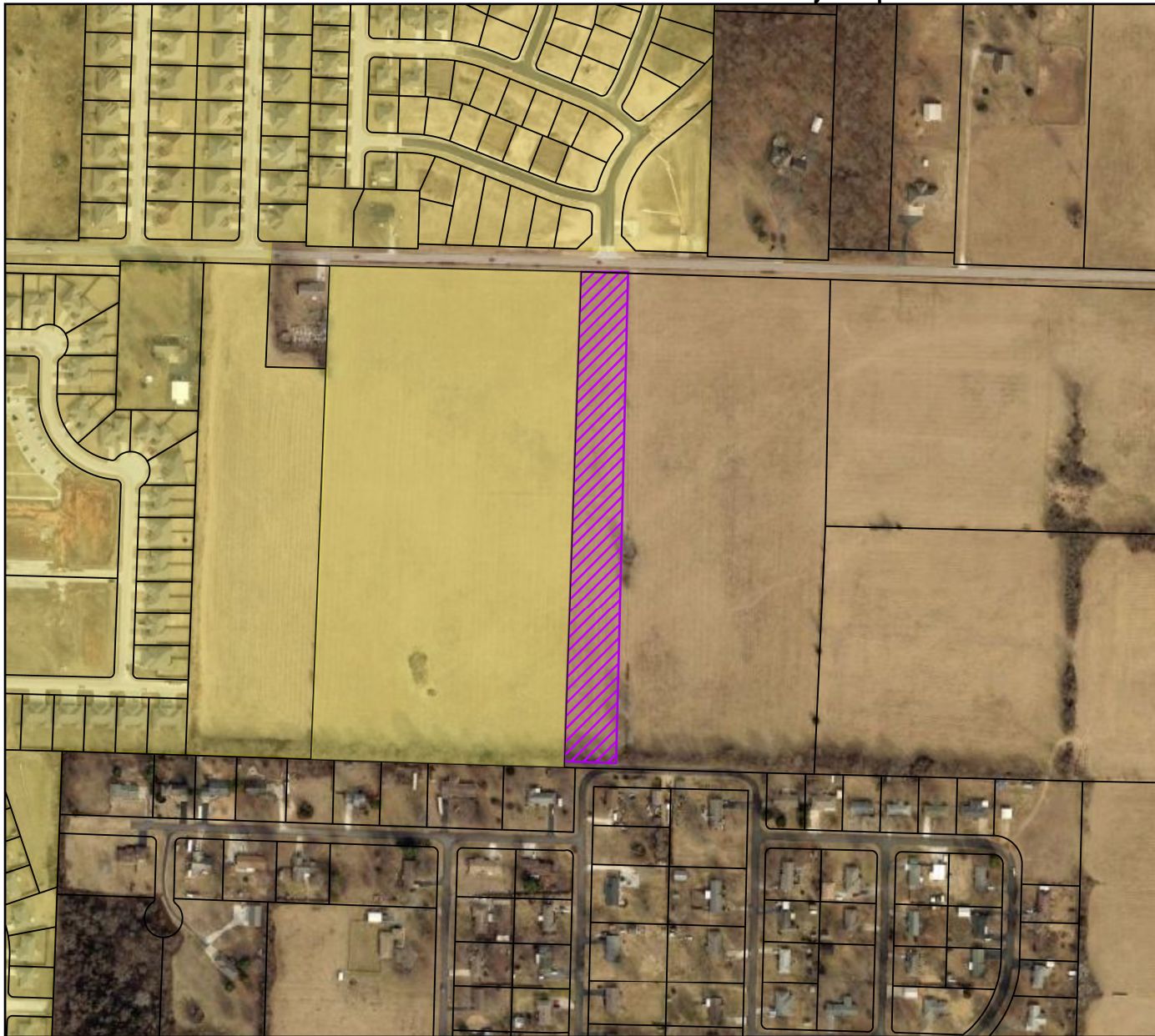
Approved as to Form: Scott Ison Digitally signed by Scott Ison
Date: 2020.03.31 15:55:41 -05'00' Scott Ison, City Attorney

Final Passage and Vote: _____




ANNX 20-002: Rader Trust

Item # 5.

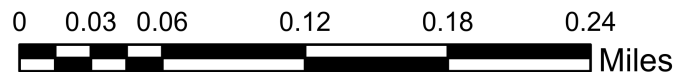
Vicinity Map



Legend

-  City Limit Republic
-  ANX 20-002
-  Parcels

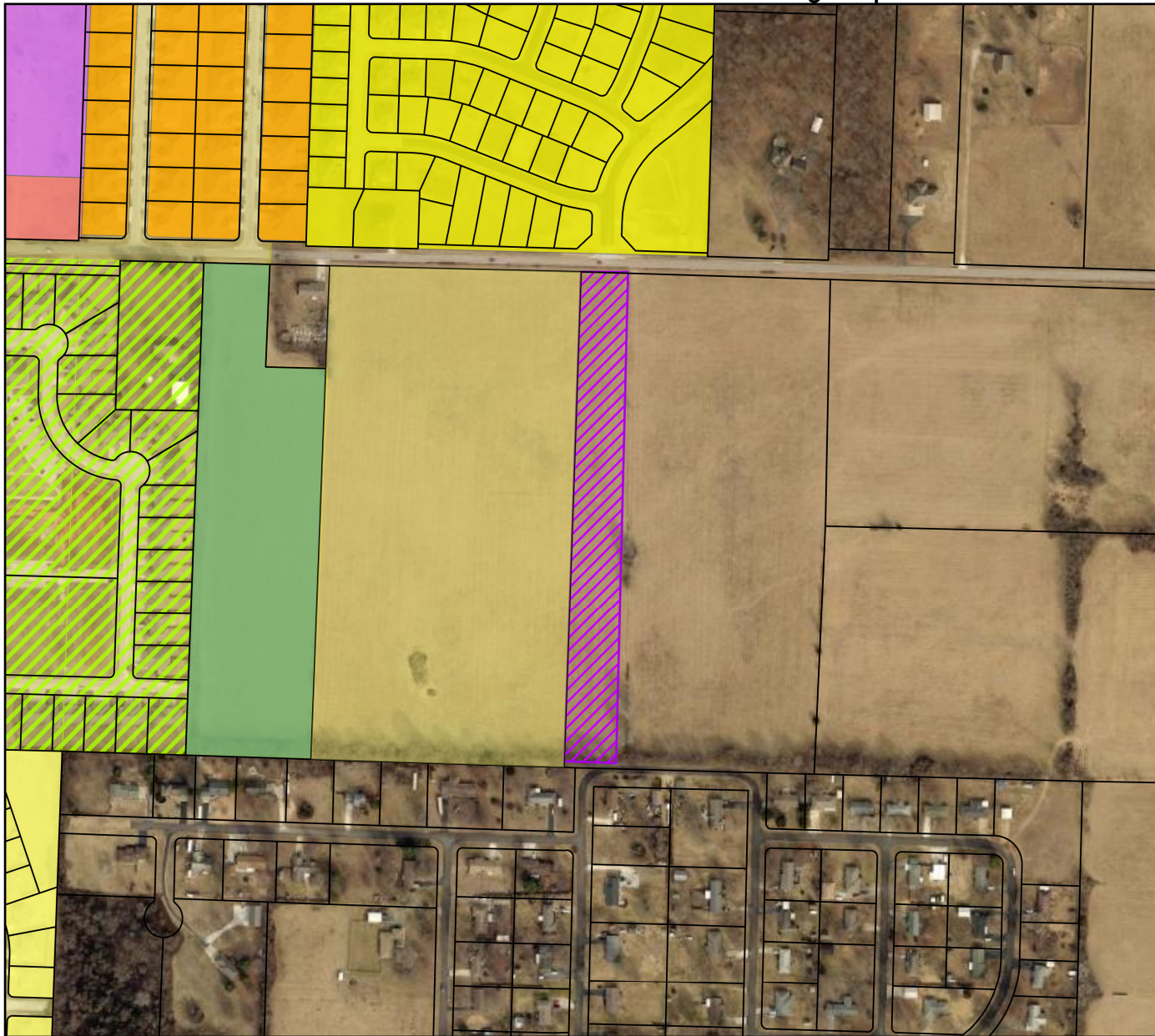
Parcel Owner: Rader Trust
Parcel Address: 7500 Block of Hwy 174
Area: 2.5 Acres
Greene County Zoning: Agriculture



ANNX 20-002: Rader Trust

Item # 5.

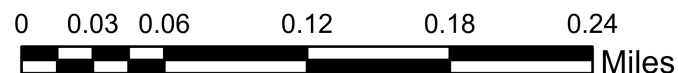
Zoning Map



Legend

- City Limit Republic
- ANNX 20-002
- Parcels
- Zoning**
- AG Agricultural
- C-1 Commercial
- C-2 General Commercial
- C-3 General Commercial
- M-1 Light Manufacturing
- M-2 Heavy Manufacturing
- PDD Planned Development
- R1-L Single Family Low Density
- R1-M Single Family Medium Density
- R1-H Single Family High Density
- R1-Z Zero Lot Line Residential
- R-2 Two-family Residential
- R-3 Multi-family Residential

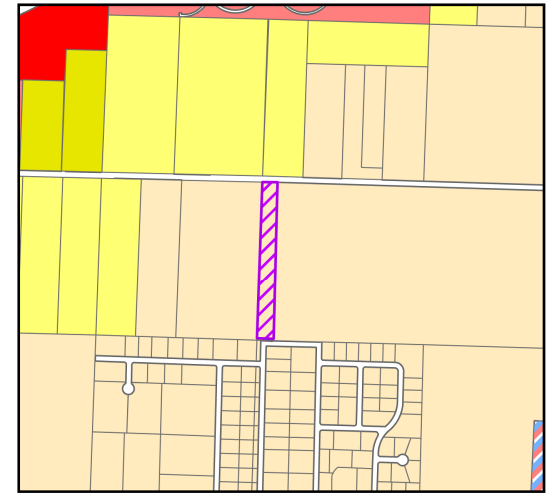
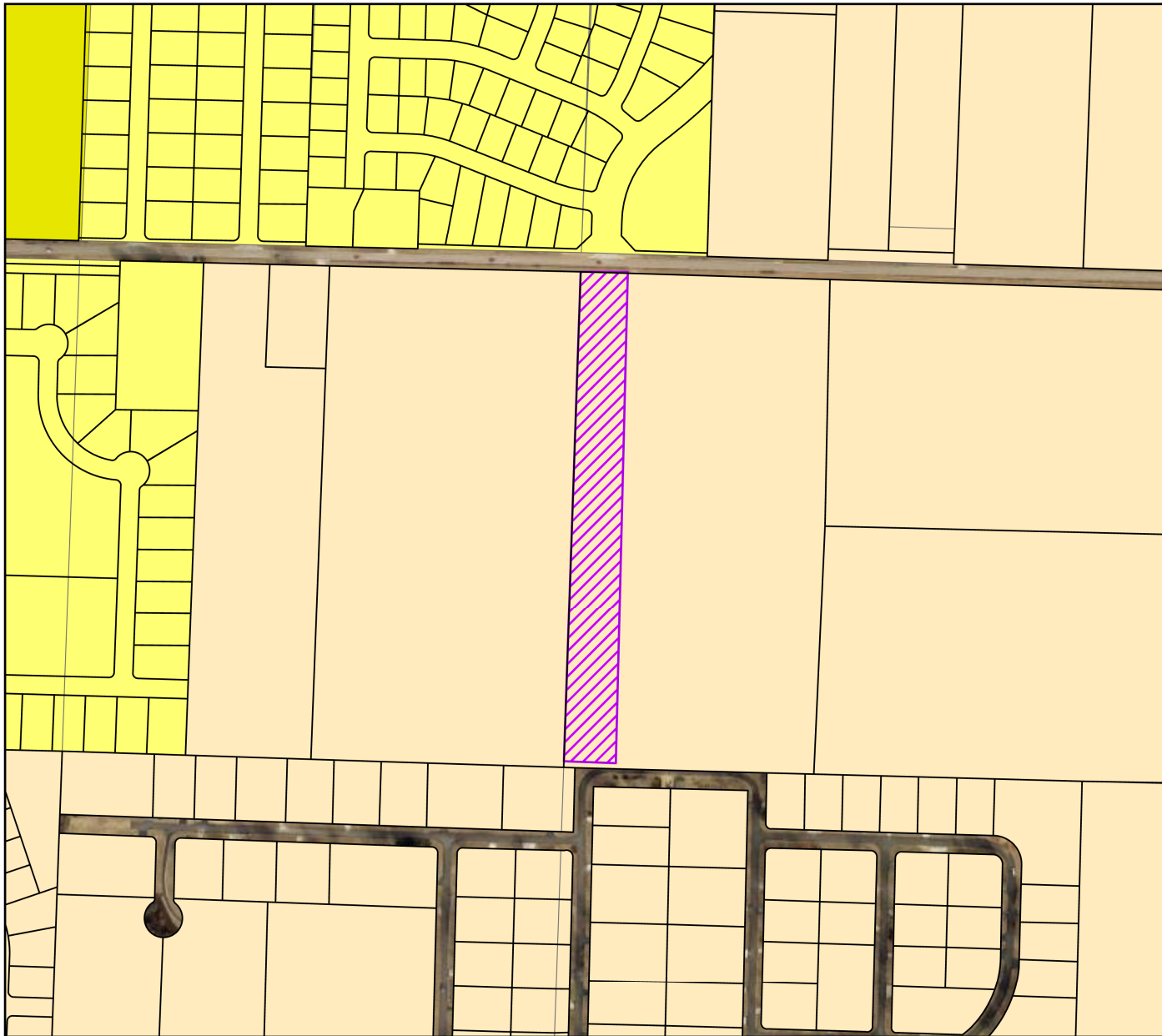
Parcel Owner: Rader Trust
Parcel Address: 7500 Block of Hwy 174
Area: 2.5 Acres
Greene County Zoning: Agriculture



ANNX 20-002: Rader Trust

Item # 5.

Future Land Use



Legend

 ANX 20-002

 Parcels

Future Land Use

 Low Density Residential

 High Density Residential

 Med Density Residential

 Main Street District


 C-1

 C-2

 M-1

 M-2

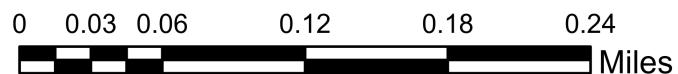
 Park

 Planned Business Park

 Public Land Use

 School Land Use

Parcel Owner: Rader Trust
Parcel Address: 7500 Block of Hwy 174
Area: 2.5 Acres
Greene County Zoning: Agriculture
Future Land Use Designation: Low Density Residential

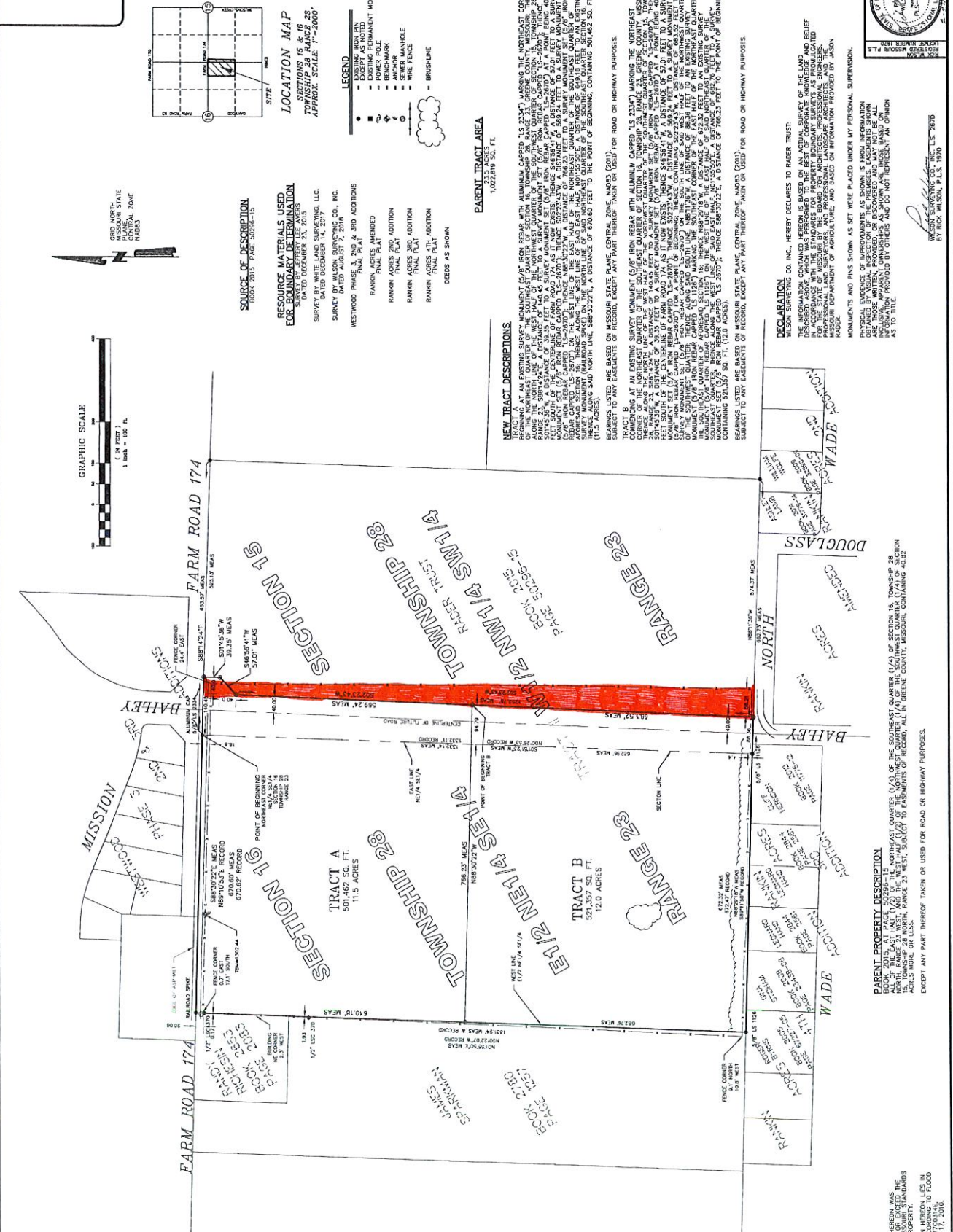


REVISION	DATE	BY	CHK.

PREPARED FOR
RADER TRUST
 W FARM ROAD 174
 REPUBLIC, MISSOURI

DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: FEBRUARY 24, 2020
 SHEET: 1 OF 1
 PROJECT: [Name]

Item # 5.



PARENT PROPERTY DESCRIPTION
 ALL OF THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER (SW/4) OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 23 WEST, SURGED TO EASEMENTS OF RECORD, ALL IN GREENE COUNTY, MISSOURI, CONTAINING 40.82 ACRES MORE OR LESS.

EXCEPT ANY PART THEREOF TAKEN OR USED FOR ROAD OR HIGHWAY PURPOSES.

THE SURVEY SHOWN HEREON WAS MADE BY WILSON SURVEYING CO., INC. IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE MISSOURI BOARD OF ARCHITECTURAL, ENGINEERING, SURVEYING AND LAND SURVEYING PROFESSIONALS, MISSOURI DEPARTMENT OF AGRICULTURE, AND BASED ON INFORMATION PROVIDED BY JASON MONUMENTS AND IS SET FORTH AS SET FORTH BY FEDERAL SUPERVISION. THE SURVEY IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THAT SPECIFICALLY STATED HEREON. THE SURVEY IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THAT SPECIFICALLY STATED HEREON. THE SURVEY IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THAT SPECIFICALLY STATED HEREON.



AGENDA ITEM ANALYSIS

Project/Issue Name: 20-16 An Ordinance of the City Council of the City of Republic, Missouri, Approving the Final Plat of the Monte Cristo Phase Eight Subdivision.

Submitted By: Karen Haynes, Community Development Department

Date: April 21, 2020

Issue Statement

The City of Republic’s Community Development Department received a Final Plat Application for Monte Cristo Phase Eight (8) Subdivision on November 05, 2019.

Discussion and/or Analysis

The Final Plat of Monte Cristo Phase Eight (8) will legally divide approximately 5.74 acres of land into twenty-one (21) residential lots and includes the dedication of right-of-way and Utility and Stormwater Easements (Exhibit).

The Final Plat of Monte Cristo Phase Eight (8) conforms to the Preliminary Plat of the Monte Cristo Subdivision approved by City Council on March 27, 2006.

City Staff has reviewed the Final Plat and has determined that it substantially conforms to the requirements of the Preliminary Plat, in addition to the requirements of the City Code Chapter 410 Subdivision Regulations, and Article V Major Subdivision-Final Plat.

Recommended Action

Staff recommends approval of the Monte Cristo Phase Eight Final Plat.

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI,
APPROVING THE FINAL PLAT OF THE MONTE CRISTO PHASE EIGHT SUBDIVISION**

WHEREAS, the City of Republic, Missouri, (herein called the “City” or “Republic”) is a municipal corporation and Charter City located in Greene County, Missouri, being duly created, organized and existing under the laws of the State of Missouri; and

WHEREAS, the preliminary plat of the Monte Cristo subdivision was approved by the City on March 27, 2006; and

WHEREAS, the preliminary plat of the Monte Cristo subdivision indicated the phasing of development; and

WHEREAS, an application for the review and approval of a final plat of the Monte Cristo Phase Eight subdivision (herein called “Subdivision”) was received by the Community Development Department after which the Community Development Department staff caused the review of the final plat document; and

WHEREAS, the minimum required public improvements for the Subdivision’s final plat have been inspected and approved by the Public Works Department.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, AS FOLLOWS:


- Section 1. That all conditions imposed by the Planning and Zoning Commission and the City Council relating to the acceptance and approval of the Subdivision have been met.
- Section 2. That the final plat of the Subdivision, attached hereto and incorporated herein as “Attachment 1”, is hereby approved in all respects.
- Section 3. That the approval of the final plat of the Subdivision is contingent upon the same being recorded within sixty days after the approval certificate is signed and sealed under the hand of the City Clerk.
- Section 4. That the sale of lots and construction of structures in the Subdivision shall not commence until the final plat has been recorded.
- Section 5. The whereas clauses are hereby specifically incorporated herein by reference.
- Section 6. The provisions of this Ordinance are severable and if any provision hereof is declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this Ordinance.
- Section 7. This Ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri, this _____ day of _____ 2020.

Jeff Ussery, Mayor

Attest:

Laura Burbridge, City Clerk

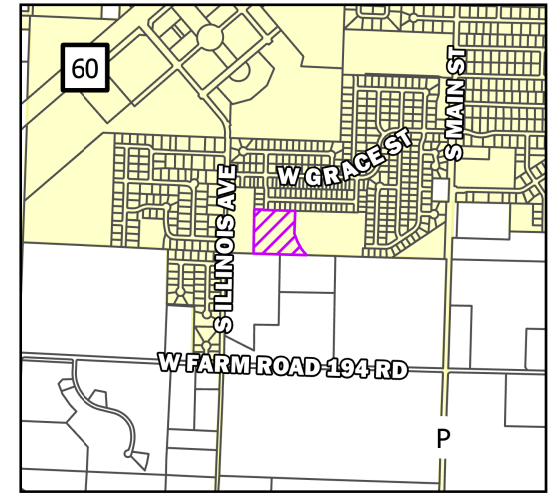
Approved as to Form:  Digitally signed by Scott Ison
Date: 2020.03.31 15:24:59 -05'00', Scott Ison, City Attorney

Final Passage and Vote: _____

SUBD 19-016: Monte Cristo 8 Final Plat

Vicinity Map

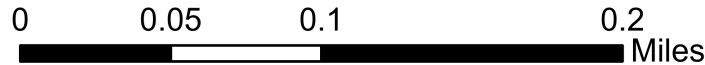
Item # 6.



Legend

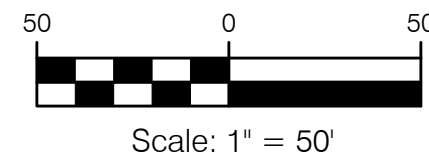
-  Monte Cristo Ph. 8
-  Parcels
-  City Limits

Parcel Owner: RLDC LLC
Parcel Address: 1400 Block S Lorraine Ave
Area: 5.74 acres
Zoning: PDD (Monte Cristo)



FINAL PLAT OF MONTE CRISTO SUBDIVISION PHASE 8

REPUBLIC, GREENE COUNTY, MISSOURI



GRID NORTH MISSOURI STATE PLAN COORDINATE SYSTEM 1983: CENTRAL ZONE
ELEVATIONS BASED ON MISSOURI GEOGRAPHIC REFERENCE SYSTEM STATION: GR-87A
N: 466761.79 (142269.279 METERS)
E: 1352304.24 (412183.157 METERS)

OWNER/DEVELOPER - RLDC, LLC
3800 S. FREMONT AVE.
SPRINGFIELD, MO 65804

SPACE RESERVED FOR GREENE COUNTY RECORDER

PROPERTY DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 28 NORTH, RANGE 23 WEST, ALL BEING IN REPUBLIC, GREENE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING 1/2" IRON PIN AT THE SOUTHWEST CORNER OF THE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE SOUTH 88°17'44" EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 337.78 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°44'47" EAST, A DISTANCE OF 519.55 FEET TO THE SOUTHWEST CORNER OF LOT 121 OF MONTE CRISTO SUBDIVISION PHASE ONE, A RECORDED SUBDIVISION IN THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI; THENCE SOUTH 88°17'41" EAST, ALONG THE SOUTH LINE OF SAID LOT 121, A DISTANCE OF 110.04 FEET TO THE SOUTHWEST CORNER OF SAID LOT 121; THENCE SOUTH 01°44'47" WEST, A DISTANCE OF 4.51 FEET TO THE SOUTH LINE OF SAID MONTE CRISTO PHASE ONE; THENCE SOUTH 88°19'27" EAST, ALONG THE SOUTH LINE OF SAID MONTE CRISTO PHASE ONE, A DISTANCE OF 369.02 FEET; THENCE SOUTH 01°40'37" WEST, LEAVING SAID SOUTH LINE, A DISTANCE OF 100.00 FEET; THENCE SOUTH 07°41'35" WEST, A DISTANCE OF 50.28 FEET; THENCE SOUTH 01°40'37" WEST, A DISTANCE OF 139.38 FEET; THENCE SOUTH 06°29'53" WEST, A DISTANCE OF 61.07 FEET; THENCE SOUTH 12°08'49" EAST, A DISTANCE OF 101.53 FEET; THENCE SOUTH 52°12'37" EAST, A DISTANCE OF 112.77 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 88°17'44" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 584.60 FEET TO THE POINT OF BEGINNING. CONTAINING 250,180 SQ. FT. OR 5.74 ACRES OF LAND.

GENERAL NOTES:

- 1- TOTAL AREA: 5.74 ACRES (INCLUDES RIGHT-OF-WAY TO BE DEDICATED)
- 2- TOTAL NUMBER OF LOTS: 21
- 3- SMALLEST LOT: LOTS 9 THRU 16 (6,000 SQ.FT.)
- 4- LARGEST LOT: LOT 3 (9,405 SQ.FT.)
- 5- DATE PRELIMINARY PLAT APPROVED: MARCH 27, 2006
- 6- CURRENT ZONING: MONTE CRISTO PDD
- 7- SOURCE OF TITLE: BOOK 2015 PAGE 02943215
- 8- BUILDING SETBACKS -
FRONT YARD - 30'
REAR YARD - 25'
SIDE YARD - 6'
SIDE YARD W/ STREET FRONTAGE - 30'
- 9- ACCORDING TO FEMA COMMUNITY-PANEL NUMBER 29077C0426E, DATED DECEMBER 17, 2010 THE PROPERTY SHOWN HEREON LIES WITHIN A DESIGNATED FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
- 10- THE SURVEY SHOWN HEREON WAS PERFORMED TO MEET OR EXCEED THE REQUIREMENTS FOR URBAN CLASS PROPERTY.
- 11- ALL STREET RIGHT OF WAY WILL BE 50 FEET.
- 12- SIDEWALK WILL BE ON THE NORTH SIDE OF DANIELLE ST. AND ON THE WEST SIDE OF LORRAINE AVE. AND THE NORTH SIDE OF BARCELONA ST.

CERTIFICATE OF TAXES PAID:

THERE ARE NO UNPAID TAXES DUE AND PAYABLE AT THE TIME OF PLAT APPROVAL AND NO UNPAID SPECIAL ASSESSMENTS, WHETHER OR NOT DUE AND PAYABLE AT THE TIME OF PLAT APPROVAL ON ANY OF THE LANDS INCLUDED IN THIS PLAT, AND ALL OUTSTANDING TAXES AND SPECIAL ASSESSMENTS HAVE BEEN PAID ON ALL PROPERTY DEDICATED TO PUBLIC USE.

Parcel Number: .881790400234.

County Collection Official: _____

Date: _____

APPROVAL BY THE CITY COUNCIL:

I, _____, CITY CLERK OF THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE PLAT OF MONTE CRISTO PHASE 8, WAS PRESENTED TO, ACCEPTED AND APPROVED BY THE CITY COUNCIL OF SAID CITY OF REPUBLIC, AND APPROVED BY GENERAL ORDINANCE NO. _____ ON THE _____ DAY OF _____, 2020.

City Clerk: _____

Date: _____

CONFORMANCE TO THE LAND USE REGULATIONS ADOPTED BY THE CITY OF REPUBLIC:

I, _____, CITY PLANNER OF THE CITY OF REPUBLIC, MISSOURI, DO HEREBY CERTIFY ON THE _____ DAY OF _____, 2020, THE FINAL PLAT OF MONTE CRISTO PHASE 8, CONFORMS TO THE CITY OF REPUBLIC LAND USE REGULATIONS, IN ACCORDANCE WITH TITLE IV OF THE REPUBLIC CODE OF ORDINANCES.

City Planner: _____

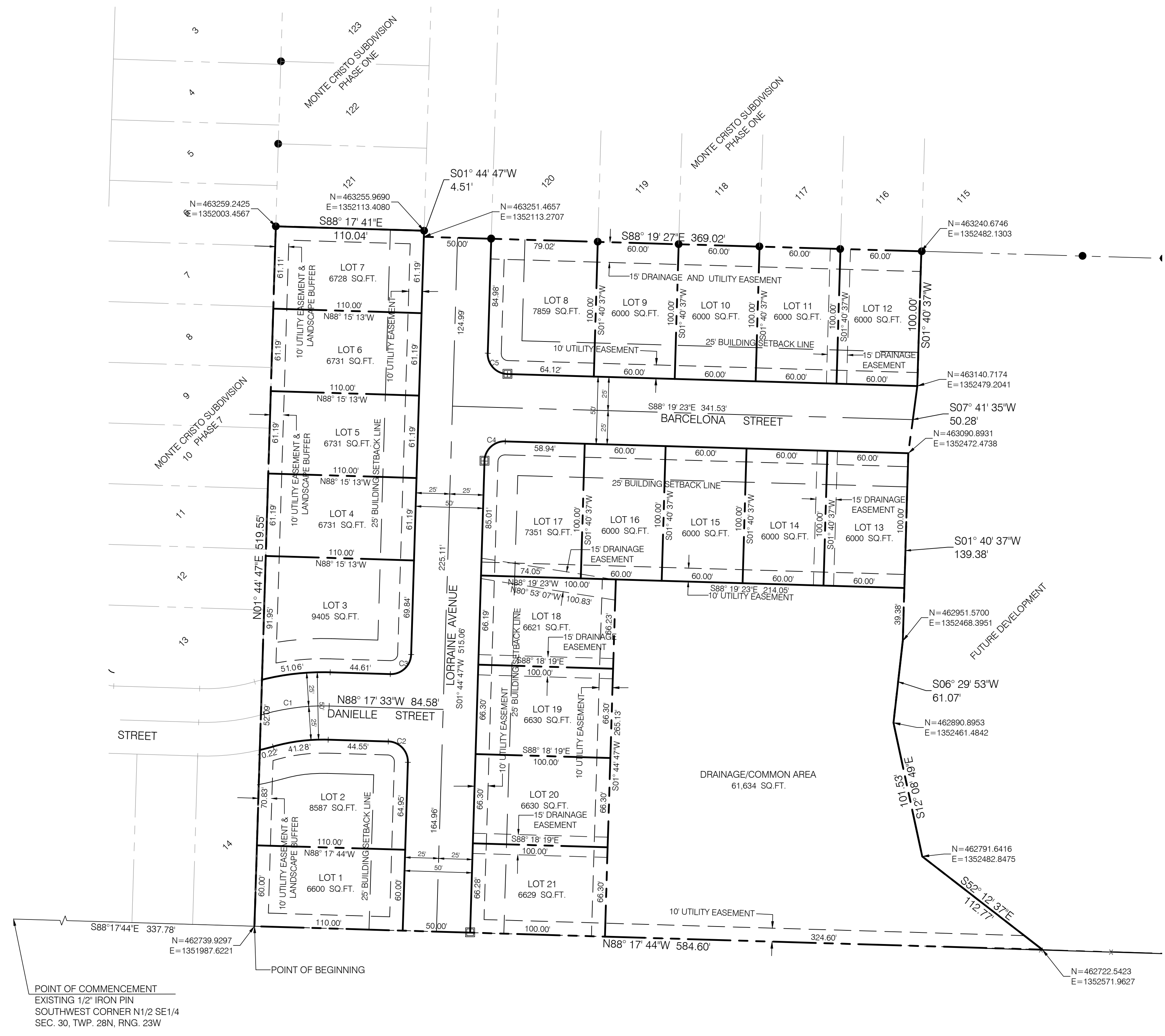
SURVEYOR'S DECLARATION:

THAT I, JAMES A. VAUGHAN DO HEREBY DECLARE THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY CJW DATED DECEMBER 13, 2017 AND SIGNED BY JAMES A. VAUGHAN P.L.S. NO. 2555 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF JAMES A. VAUGHAN P.L.S. NO. 2555 IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR BOUNDARY SURVEYS AS PROMULGATED BY THE MISSOURI DEPARTMENT OF AGRICULTURE:

Date Prepared: APRIL 5, 2019

Signature: _____ MO PLS NO. 002555

Date: _____



OWNER'S DEDICATION:

AS OWNER I, MIKE SEITZ, MANAGING MEMBER OF RLDC, LLC HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND ALL ACCESS RIGHTS RESERVED AND DEDICATED AS REPRESENTED ON THE PLAT. I HEREBY DEDICATE, GRANT, AND CONVEY RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON TO THE CITY OF REPUBLIC. FURTHERMORE, I CERTIFY THAT THERE ARE NO SUITS, ACTIONS, LIENS, OR TRUSTS ON THE PROPERTY CONVEYED HEREIN, AND WARRANT GENERALLY AND SPECIALLY THE PROPERTY CONVEYED FOR PUBLIC USE AND WILL EXECUTE SUCH FURTHER ASSURANCES AS MAY BE REQUIRED.

Mike Seitz, Managing Member, RLDC, LLC

Date: _____

ACKNOWLEDGEMENT OF LIMITED LIABILITY COMPANY:

STATE OF MISSOURI)
) SS
COUNTY OF GREENE)

ON THIS _____ DAY OF _____, 2020, BEFORE ME PERSONALLY APPEARED MIKE SEITZ, TO ME KNOWN, WHO, DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF RLDC, LLC, LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MISSOURI AND THAT HE EXECUTED THE FOREGOING INSTRUMENT IN THE NAME OF THE ENTITY, AND THAT HE HAD THE AUTHORITY TO SIGN THE SAME AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF THE SAID LIMITED LIABILITY COMPANY, IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN MY OFFICE IN _____ COUNTY, MISSOURI.

Notary Public: _____

My Commission Expires: _____

DRAINAGE/Common Area Note:

CITY OF REPUBLIC RIGHTS. NOTWITHSTANDING ANY OTHER PROVISION TO THE CONTRARY WITHIN THIS DECLARATION, AND IN CONJUNCTION WITH THE POWERS GRANTED TO THE CITY OF REPUBLIC UNDER TITLE IV, LAND USE, ET SEQ., AS AMENDED, READOPTED OR RE-CODIFIED FROM TIME TO TIME, WHICH IS INCORPORATED HEREIN BY REFERENCE, IN THE EVENT FOR ANY REASON THE ASSOCIATION SHOULD FAIL TO MAINTAIN ANY COMMON AREA OR AREAS, OR IN THE EVENT THE ASSOCIATION SHOULD BE DISSOLVED FOR ANY REASON OR CEASE TO EXIST, AND THE LOT OWNERS (UNIT OWNERS FOR CONDOMINIUMS) FAIL TO MAINTAIN SUCH COMMON AREA OR AREAS, THEN THE CITY SHALL HAVE THE RIGHT AND FULL AUTHORITY AND ABILITY TO INTERCEDE AND MAINTAIN THE COMMON AREAS AND ASSESS THE CITY'S COSTS OF SAME TO THE LOT OWNERS (OR UNIT OWNERS) WITHIN THE SUBDIVISION (OR CONDOMINIUM) OR ANY LOT (UNIT) OR PARCELS PREVIOUSLY SERVED BY THE ASSOCIATION OR ANY OF THE COMMON AREAS OF THE SUBDIVISION (CONDOMINIUM), ON A PRO RATA BASIS OF SQUARE FOOTAGE OF THE LOTS (UNITS) WITHIN THE AREA PREVIOUSLY SERVED BY THE ASSOCIATION AND SUCH SHALL RUN AS A LIEN AGAINST THE LOTS. THE CITY SHALL BE GIVEN THE POWER PROVIDED HEREIN, AS WELL AS ANY OTHER REMEDY AVAILABLE TO IT UNDER LAW, TO SET AND ENFORCE SUCH ASSESSMENTS TO PAY FOR THE MAINTENANCE OF, OR ABATEMENT OF ANY NUISANCE CONTAINED IN, ANY COMMON AREA OR AREAS.

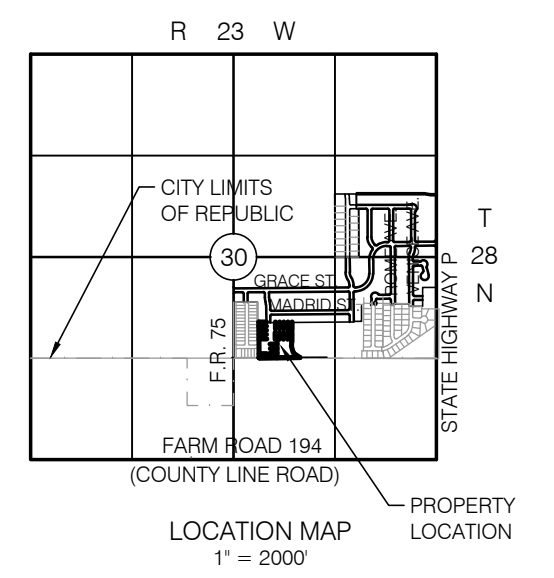
MINIMUM FINISH FLOOR ELEVATION FOR STORM WATER

LOT 8 - 1328.00
LOT 9 - 1327.50
LOT 10 - 1327.00
LOT 11 - 1327.00
LOT 12 - 1327.00
LOTS 13 THRU 21 - 1322.50

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	48.97'	159.02'	17° 38' 45"	S82° 52' 55"W	48.78'
C2	23.57'	15.00'	90° 02' 20"	N43° 16' 23"W	21.22'
C3	23.55'	15.00'	89° 57' 40"	N46° 43' 37"E	21.21'
C4	23.54'	15.00'	89° 55' 49"	S46° 42' 42"W	21.20'
C5	23.58'	15.00'	90° 04' 11"	S43° 17' 18"E	21.23'

- LEGEND**
- EXISTING IRON PIN
 - 5/8" IRON PIN (SEMI PERMANENT 5/8"x18" REBAR PLASTIC CAPPED 'LC-2007008006') (SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED)
 - PERMANENT MONUMENT SET, 5/8"x24" REBAR WITH 1 AND 3/4 INCH PLASTIC CAP STAMPED 'LC 2007008003'
 - M MEASURED
 - P PLATTED
 - D DEEDED



No.: _____ Revision: _____ Date: _____

Prepared by:
CJW
CJW Transportation Consultants, L.L.C.
5051 S. National Suite 7A Springfield, MO 65810 Tel: 417.889.3400 Fax: 417.889.3402
www.GoCJW.com

Professional Seal: JAMES A. VAUGHAN, MISSOURI PROFESSIONAL LAND SURVEYOR, NUMBER PLS-2555

**FINAL PLAT OF
MONTE CRISTO SUBDIVISION PHASE 8**

**SE 1/4 SEC. 30, TWP. 23N, RNG. 28W
CITY OF REPUBLIC, GREENE CO., MISSOURI**

SURVEY BY CJW	DESIGN CJW	SCALES HOR. 1"=50'	SHEET 1
DATE 11-04-2019	DRAWN CJW	VERT. N/A	OF 1 SHEETS
DW/MONTE CRISTO PH 8	CHECKED CJW	FILE NO. 19042	



AGENDA ITEM ANALYSIS

Project/Issue Name: 20-17 An Ordinance of the City Council of the City of Republic, Missouri, Amending the Budget for Fiscal Year 2020.

Submitted By: Debbie Parks, Finance Director

Date: April 21, 2020

Issue Statement

Under Chapter 67 of the Missouri Revised Statutes and by City Charter, the City is required to pass and amend its budget to appropriate additional monies to those Funds that exceed the adopted budget for 2020. In addition, a budget amendment is required to change the designation of funds reserved through the budget process.

Discussion and/or Analysis

The City of Republic City Administrator and Executive Leadership team convened a special meeting on March 12, 2020 to discuss emergency preparedness that included financial impact and sustainability, suspension of programs, suspension of Municipal Court, and closure of municipal buildings, freezes on new capital expenditures and hiring new positions in response to COVID-19.

Following that initial meeting, President Donald J Trump declared a national emergency and initiated a "15 Days to Slow the Spread" guidelines, which has been extended through April 30, 2020. In addition, Greene County issued Court Order POL - 20.3.17, declaring a state of emergency for Greene County in response to the outbreak of COVID-19. The impact of the 30 day "stay at home order" is anticipated to have an impact on the City of Republic's sales tax revenue. The full impact is unknown at this time, so projections of possible revenue scenarios have been completed.

Administration has prepared for a potential downturn in sales revenue throughout the remainder of FY 2020 and has prepared a Financial Sustainability & Recovery Plan that is outlined in two phases. The Sustainability Phase outlines the creation of a financial sustainability account. This account would be utilized to cover any loss of revenue through the FY 2020 Budget year. The 2020 Budget Amendment includes reallocating the use of general fund designated accounts to a special financial sustainability account. The general fund designated accounts were created through budgetary actions and are not restricted cash accounts. After the Financial Recovery Phase, if the funds are not utilized during the

Sustainability Phase, a budget amendment would be brought back to City Council to consider designating the funds for the original purpose at the beginning of FY 2020.

The cash accounts that are to be reallocated and moved to the Financial Sustainability Account:

- Designated - Police Equipment & Vehicles - \$34,216.70
- Designated - Fire Equipment & Vehicles Fund - \$76,749.23
- Designated - EMA Equipment & Vehicles - \$6,205.00
- Designated - Operating Cash Reserves - \$219,348.71
- Designated - Capital Replacement \$318,687.40

Additionally, the Building Official position in Community Development will be paid from the Building Safety Reserve for FY 2020 in the amount of \$65,000.00.

Recommended Action

Staff recommends City Council approval of this amendment to the 2020 Budget, which creates a financial sustainability account, moves the designated cash accounts in the total amount of \$720,207 and allows utilization of these funds in the case of a decrease in anticipated revenues to the FY 2020 Budget.

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI,
AMENDING THE BUDGET FOR FISCAL YEAR 2020**

WHEREAS, the City of Republic, Missouri, (herein called the "City" or "Republic") is a municipal corporation and Charter City located in Greene County, Missouri, being duly created, organized, and existing under the laws of the State of Missouri; and

WHEREAS, on November 19, 2019, City Council approved an annual budget for the Fiscal Year 2020 (Ordinance No. 19-23); and

WHEREAS, the City Council has the authority to revise budgeted expenditures from any fund pursuant to the provisions of Sections 67.030 and 67.040 RSMo, Section 7.4 of the City Charter, and Section 135.040 of the Municipal Code; and

WHEREAS, The City's primary source of operating cash comes from monthly sales tax receipts which the City projects will likely be impacted by current COVID-19 issue; and

WHEREAS, There are no current provisions in any of the three Federal Stimulus Packages that allow for financial subsidy for local government; and

WHEREAS, Given the 90-day delay from the date of purchase by the consumer to the receipt of funds by the City, staff projects the most significant financial impacts will begin in July 2020 and last throughout the Fiscal Year 2020 which will necessitate financial restructuring; and

WHEREAS, While it is near impossible at this time to know the full impact of COVID-19 on the City's budget, extreme scenarios were established that begin with 30% reductions, increasing to 40% over a three month period, and recovering to 20% reduction by the end of the Fiscal Year 2020; and

WHEREAS, Provided the financial assumptions, the General Fund would experience a \$745,469 decrease, Streets would experience \$246,568 decrease, and Parks and Recreation would experience a \$479,875 decrease; and

WHEREAS, The Police and Parks Departments receive funding from sale taxes collected throughout Greene County, which will likely recognize more significant declines in sales tax revenue; and

WHEREAS, It will likely be necessary to utilize designated funds to offset losses in interest income and sales tax revenue; and

WHEREAS, Our current employees are our greatest asset, and maintaining their current employment and wages is vital for the delivery of community services; and

WHEREAS, It is important to begin replenishing staffing and capital projects as the economy recovers; and

WHEREAS, the Fiscal Year 2020 budget must be amended for the City's budget to meet statutory requirements and the financial needs of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, AS FOLLOWS:


- Section 1. A new account under the General Fund categorized as the Financial Sustainability Account is created with a starting balance of \$0.00. The Financial Sustainability Account will be utilized to fund a possible decrease in revenue in Fiscal Year 2020 to sustain City operations.
- Section 2. In the General Fund, the account currently designated as the Police Equipment and Vehicles Account in the approximate amount of \$34,216.70 is undesignated and moved to the Financial Sustainability Account.
- Section 3. In the General Fund, the account currently designated as the Fire Equipment and Vehicles Account in the approximate amount of \$76,749.23 is undesignated and moved to the Financial Sustainability Account.
- Section 4. In the General Fund, the account currently designated as the EMA Equipment and Vehicles Account in the approximate amount of \$6,205.00 is undesignated and moved to the Financial Sustainability Account.
- Section 5. In the General Fund, the account currently designated as the Operating Cash Reserves Account in the approximate amount of \$219,348.71 is undesignated and moved to the Financial Sustainability Account.
- Section 6. In the General Fund, the account currently designated as the Capital Replacement Account in the approximate amount of \$318,687.40 is undesignated and moved to the Financial Sustainability Account.
- Section 7. The Building Official position in Community Development will be paid from the Building Safety Reserve for Fiscal Year 2020 in the approximate amount of \$65,000.00.
- Section 8. The whereas clauses are hereby specifically incorporated herein by reference.
- Section 9. All other provisions of Ordinance No. 19-23 not specifically referenced in this Ordinance shall remain unmodified and in full force and effect.
- Section 10. The provisions of this Ordinance are severable, and if any provision hereof is declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this Ordinance.
- Section 11. This Ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri, this _____ day of _____ 2020.

Jeff Ussery, Mayor

Attest:

Laura Burbridge, City Clerk

Approved as to Form:  Digitally signed by Scott Ison
Date: 2020.04.02 10:05:37 -05'00', Scott Ison, City Attorney

Final Passage and Vote: _____

CITY OF REPUBLIC, MO
 SCHEDULE OF CASH RESOURCES
 February 29, 2020

Item # 7.

FUND NUMBER	Special Purpose Designated Funds									TOTALS
	100	510	520	220	330	320	400	210	310	
DESCRIPTION	GENERAL	WATER	WASTEWATER	STREETS	STORMWATER	FIRE SALES TAX	DEBT SERVICE	PARKS & RECREATION	CAPITAL IMPROVEMENTS	
OPERATING CASH - UNRESTRICTED	\$ 3,533,673.29	\$346,883.77	\$ 1,547,205.15	\$ 1,020,931.95	\$ 939,333.25	\$ 504,111.30	\$ 66,269.61	\$ 700,520.38	\$ 765,307.75	\$ 9,424,236.45
DESIGNATED CASH*										
DESIGNATED-SPECIAL PURPOSE FUNDS										
DESIGNATED-POLICE EQUIPMENT & VEHICLES	\$ 34,216.70									\$ 34,216.70
DESIGNATED-FIRE EQUIPMENT & VEHICLES	\$ 76,749.23									\$ 76,749.23
DESIGNATED-EMA EQUIPMENT & VEHICLES	\$ 6,205.00									\$ 6,205.00
DESIGNATED-OPERATING CASH RESERVES	\$ 219,348.71							\$ 40,000.00		\$ 259,348.71
DESIGNATED-UTILITY FUND-CIP		\$ 38,167.26	\$ 345,226.26							\$ 383,393.52
DESIGNATED-UTILITY FUND-MAIN REPLACEMENT		\$ 38,118.00	\$ 19,059.00							\$ 57,177.00
DESIGNATED-UTILITY FUND-EQUIPMENT REPLACEMENT										\$ -
DESIGNATED-CAPITAL REPLACEMENT	\$ 318,687.40									\$ 318,687.40
BUILDING SAFETY RESERVE	\$ 121,679.04									\$ 121,679.04
FINANCIAL SUSTAINABILITY ACCOUNT - Proposed										
MoDOT 60 Corridor Study Match Reserve	\$ 50,000.00									\$ 50,000.00
TOTAL DESIGNATED BALANCES	\$ 826,886.08	\$ 76,285.26	\$ 364,285.26	\$ -	\$ -	\$ -	\$ -	\$ 40,000.00	\$ -	\$ 1,307,456.60
TOTAL UNRESTRICTED AND DESIGNATED CASH & INVESTMENTS	\$ 4,360,559.37	\$ 423,169.03	\$ 1,911,490.41	\$ 1,020,931.95	\$ 939,333.25	\$ 504,111.30	\$ -	\$ 740,520.38	\$ 765,307.75	\$ 10,731,693.05
RESTRICTED CASH AND INVESTMENTS										
COURT BONDS	\$ 5,993.98									\$ 5,993.98
STP-URBAN MATCH										\$ -
EMA IMPACT FEES	\$ 14,896.14									\$ 14,896.14
2010 BOND RESERVE - UMB										\$ -
2010 BOND RESERVE - INVESTED WITH AMG: FNMA										\$ -
2010 BOND RESERVE - INVESTED WITH AMG: PEFCO										\$ -
POLICE EVIDENCE ACCOUNT	\$ 31,768.65									\$ 31,768.65
UTILITY DEPOSITS		\$ 314,069.89	\$ 224,355.22							\$ 538,425.11
WATER IMPACT FEES		\$ 501,754.49								\$ 501,754.49
SEWER IMPACT FEES			\$ 366,700.00							\$ 366,700.00
CASH-DEBT SERVICE RESERVE - UMB-SRF-1999A SERIES			\$ -							\$ -
CASH-DEBT SERVICE RESERVE - UMB-SRF-2001C SERIES			\$ 165,500.00							\$ 165,500.00
RESERVE FOR P & I - UMB-SRF-1999A SERIES: 39,41,42			\$ 480,552.75							\$ 480,552.75
RESERVE FOR P & I - UMB-SRF-2001C SERIES: 109,110			\$ 315,804.27							\$ 315,804.27
STORMWATER BUYOUT - BARNES				\$ 28,333.33						\$ 28,333.33
STORMWATER BUYOUT - VARIOUS				\$ 15,470.00						\$ 15,470.00
OAK COURT DEVELOPMENT										\$ -
ESCROWED CASH-DEVELOPER				\$ 41,897.72						\$ 41,897.72
EQUIPMENT REPLACEMENT - AQUATIC CENTER										\$ -
TOTAL RESTRICTED BALANCES	\$ 52,658.77	\$ 815,824.38	\$ 1,552,912.24	\$ 85,701.05	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,507,096.44
TOTAL CASH AND INVESTMENT RESOURCES	\$ 4,413,218.14	\$ 1,238,993.41	\$ 3,464,402.65	\$ 1,106,633.00	\$ 939,333.25	\$ 504,111.30	\$ 66,269.61	\$ 740,520.38	\$ 765,307.75	\$ 13,238,789.49

* Designated Cash Balances are current balances. The availability of these funds should be verified by checking the budget for amounts projected to be spent during the year.

Yellow highlighted accounts are the proposed accounts for redesignation.

AGENDA ITEM ANALYSIS

Project/Issue Name: 20-18 An Ordinance of the City Council of the City of Republic, Missouri, Approving Amending the Zoning Code and Official Map by Changing the Classification of Approximately 6.4 Acres, Located at 830 West O'Neal Road, from Agricultural (AG) to Medium Density Single-Family Residential (R1-M)

Submitted By: Karen Haynes, Community Development Department

Date: April 21, 2020

Issue Statement

Vincent Todd Wright has applied to change the Zoning Classification of **(6.4) acres** of property located at 830 West O'Neal Road from **Agricultural (AG) to Medium Density Single-Family Residential (R1-M)**.

Discussion and/or Analysis

The property subject to this Rezoning Application is comprised of approximately **(6.4) acres** of land located at 830 West O'Neal Road. A single-family residential structure and several residential accessory structures are currently located on the property.

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**.

The Plan also 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 **Low Density Residential FLUM** designation. The City's Adopted 2005 Land Use Plan has identified the "**Low Density Residential**" Future Land Use Map designation as "**Single-Family Residential Development at 1-6 units per acre,**" which includes the Low Density Single-Family Residential (R1-L) at 4 dwelling units/acre, **Medium Density Single-Family Residential (R1-M) at 5 dwelling units/acre,** and High Density Single-Family Residential (R1-H) at 6 dwelling units/acre.

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

- **Goal:** Cost-effective Private Development Density. Encourage higher density development that will reduce the amount of infrastructure and cost to the developer and reduce the maintenance costs by the City.
 - **Objective:** Use the Land Use Plan to promote and guide the development of land at higher densities to reduce the amount of infrastructure constructed within the City.
 - **Policies:**
 - Plan for higher density development that will reduce the cost of maintenance of new infrastructure improvements, such as water, sanitary sewer, stormwater and roads.
- **Goal:** Diversify the Republic Housing Market.
 - **Objective:** Promote all types of residential development.
- **Goal:** Improve the quality of all types of housing in the City.
 - **Objective:** Encourage the development of high quality housing regardless of the size, type, and density of housing being constructed.

The general trend of development in the vicinity of the subject property (along East Hines) in recent years has been the development of **residential subdivisions**.

Compatibility with Surrounding Land Uses

The subject property is surrounded by Medium Density Single-Family Residential (R1-M) in all directions; there is a (5) acre parcel adjacent to the southwest zoned Greene County Agricultural.

The land uses permitted in the Medium Density Single-Family Residential (R1-M) Zoning District include single-family dwellings, residential accessory structures, golf courses, country clubs, and schools.

Capacity To Serve Potential Development and Land Use

Municipal Water and Sewer Service: This site is currently served by City of Republic water; sewer is provided by a private septic system. The site currently has a (10) inch water main running along the north property line running parallel to West O'Neal Road, a (6) inch water main located at the western property line at the termination of West Audrey Street, and a (6) inch water main located at the eastern property line at the termination of South Lipscomb Drive. City sewer mains are located at the termination of West Audrey Street and South Lipscomb Drive; the (8) inch sewer mains flow to Lift Station #2 before flowing to the Wastewater Treatment Facility. The water and sewer mains in place have the capacity to serve the potential development.

Transportation: The subject parcel is currently accessible, for agricultural and residential purposes, from an access point on West O'Neal Road, directly adjacent to the eastern property line; subsequent development of the subject parcel will require review of new entrances(s) through the Preliminary Platting process. The need for a Traffic Impact Study (TIS) will be evaluated at the time of development; the subdivision of the property into more than (4) lots or the extension of municipal services and/or a local street connection will require a Preliminary Plat.

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

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

Extent to which Proposed Amendment Creates Nonconformities

Any existing agricultural uses presently conducted on the subject property would be permitted to continue as is at the time of rezone until such time as the use is altered in a way that would remove that lawfully existing nonconforming status. Types of alterations that would cause the removal of that status include redevelopment, expansion of the nonconforming use, substantial destruction of the nonconformity, etc.

Recommended Action

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**, generally **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.**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, APPROVING AMENDING THE ZONING CODE AND OFFICIAL MAP BY CHANGING THE CLASSIFICATION OF APPROXIMATELY 6.4 ACRES, LOCATED AT 830 WEST O'NEAL ROAD, FROM AGRICULTURAL (AG) TO MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL (R1-M)

WHEREAS, the City of Republic, Missouri, (herein called the "City" or "Republic") is a municipal corporation and Charter City located in Greene County, Missouri, being duly created, organized, and existing under the laws of the State of Missouri; and

WHEREAS, an application for amendment to the Zoning Code and Official Zoning Map to rezone real estate located at 830 West O'Neal Road, and comprising approximately 6.4 acres, from Agricultural (AG) to Medium Density Single-Family Residential (R1-M), was submitted to the Community Development Department Staff by Vincent Todd Wright (hereinafter "Applicant"); and

WHEREAS, the Community Development Staff did thereafter submit said application to the Planning and Zoning Commission which did set April 13, 2020, as the date a public hearing would be held on such application and proposed amendment; and

WHEREAS, notice of the time and date of the public hearing was given by publication on March 25, 2020, in *The Greene County Commonwealth*, a newspaper of general circulation in the City, such notice being at least 15 days before the date set for the public hearing; and

WHEREAS, the City gave notice of such public hearing to the record owners of all properties within the area proposed to be rezoned and within 185 feet of the property proposed to be rezoned; and

WHEREAS, a public hearing was conducted by the Planning and Zoning Commission on April 13, 2020, after which the Commission rendered written findings of fact on the proposed amendment and rezoning and, thereafter, submitted the same, together with its recommendations, to the City Council; and

WHEREAS, the Planning and Zoning Commission by a vote of 7 Ayes to 0 Nays, recommended the approval of such application for rezoning; and

WHEREAS, the application for rezoning and to amend the Zoning Code and Official Zoning Map was submitted to the City Council at its regular meeting on April 21, 2020, after which the City Council did proceed to vote to rezone such property and amend the Zoning Code accordingly.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, AS FOLLOWS:

- Section 1. That the Zoning Code and Official Zoning Map are hereby amended insofar as the same relates to a certain tract of realty located at 830 West O'Neal Road, and comprising approximately 6.4 acres, from Agricultural (AG) to

Medium Density Single-Family Residential (R1-M), such tract being more fully described as follows:

All of the East Six (6) acres of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Thirty (30), Township Twenty-eight (28), Range Twenty-three (23), all in Greene County, Missouri.

Section 2. In all other aspects other than those herein amended, modified, or changed, the Zoning Code and Official Zoning Map shall remain the same and continue in full force and effect.

Section 3. The whereas clauses are hereby specifically incorporated herein by reference.

Section 4. This Ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri, this _____ day of _____ 2020.

Jeff Ussery, Mayor

Attest:

Laura Burbridge, City Clerk

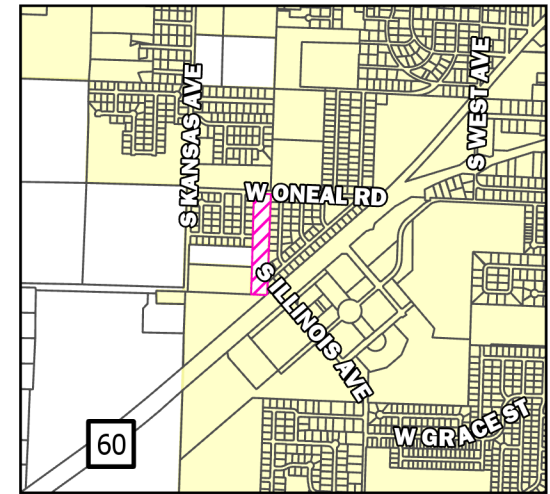
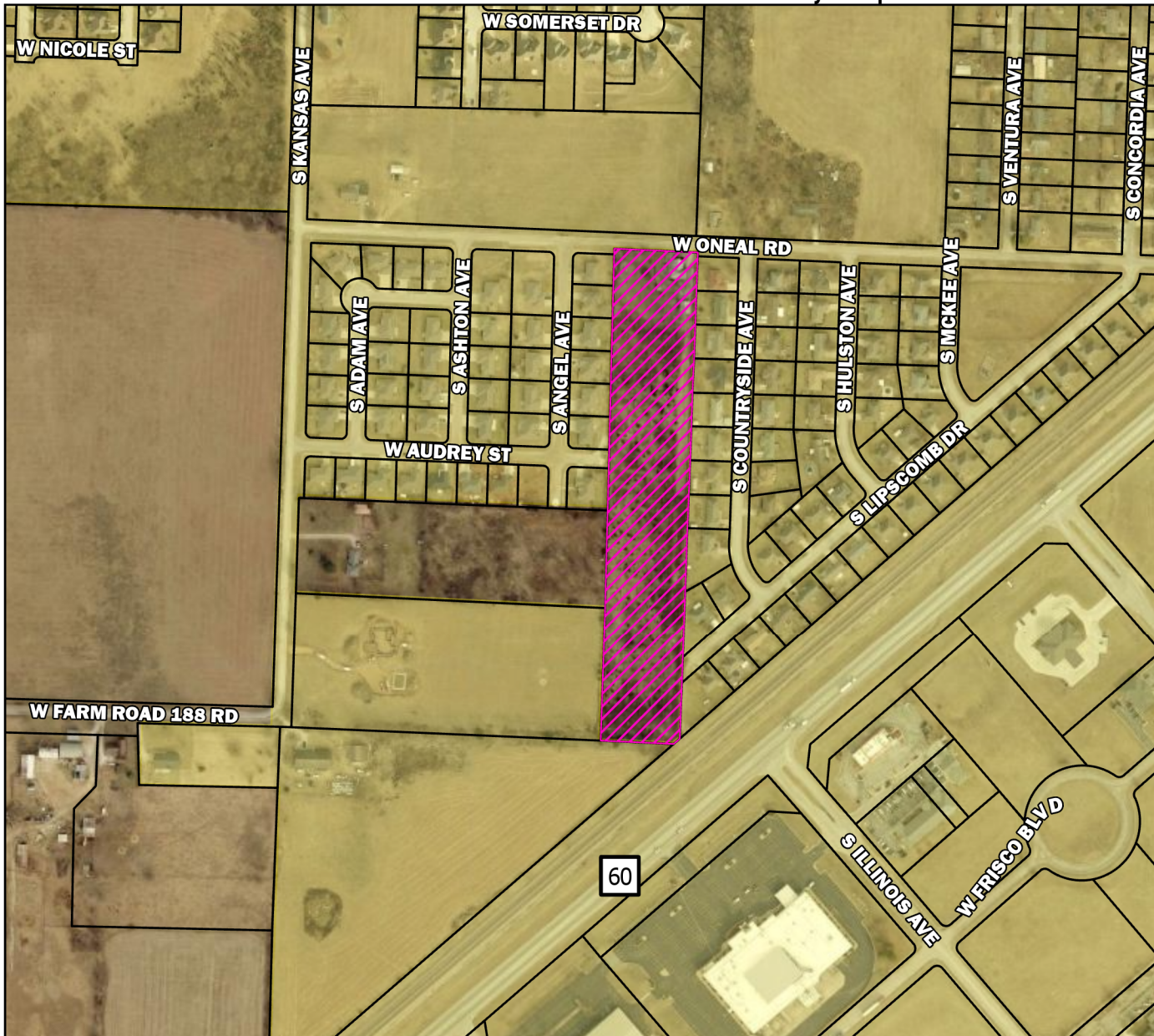
Approved as to Form:  Digitally signed by Scott Ison
Date: 2020.04.16 09:38:51 -05'00', Scott Ison, City Attorney

Final Passage and Vote: _____

REZN 20-001: 830 West O'Neal Road

Vicinity Map

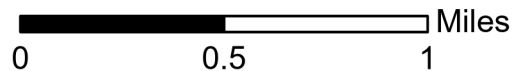
Item # 8.



Legend

- Parcels
- City Limits
- ANNX 20-001

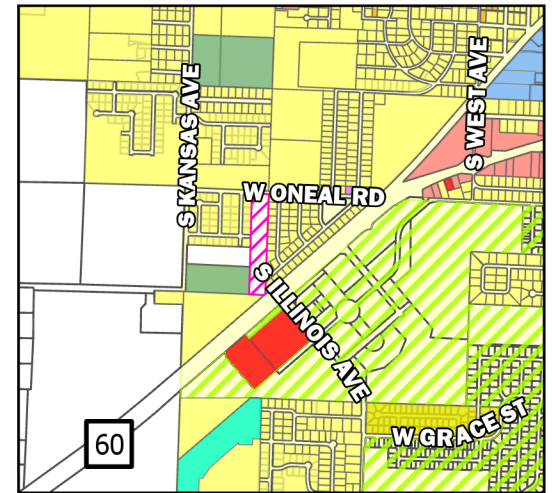
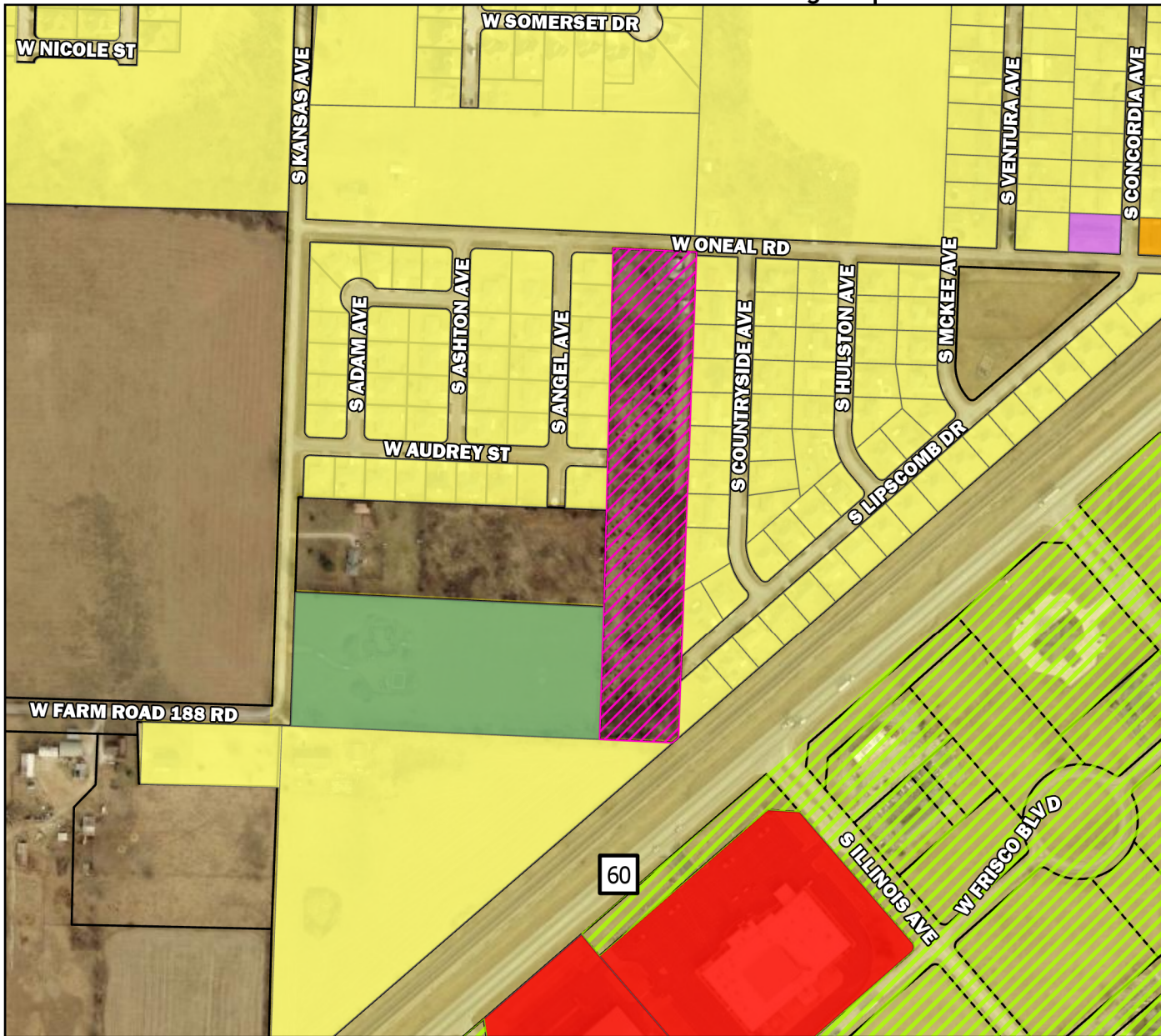
Parcel Owner: Vincent Todd Wright
Parcel Address: 830 W O'Neal Rd
Area: 6.46 Acres
PIN: 881730200002
Existing Zoning: Agricultural (Greene County)
Future Land Use Designation: Low Density Residential



REZN 20-001: 830 West O'Neal Road

Zoning Map

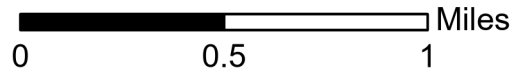
Item # 8.



Legend

- Parcels
- ANNX 20-001
- 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

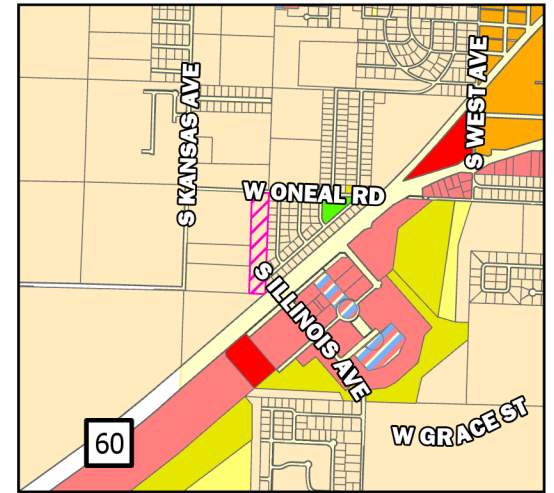
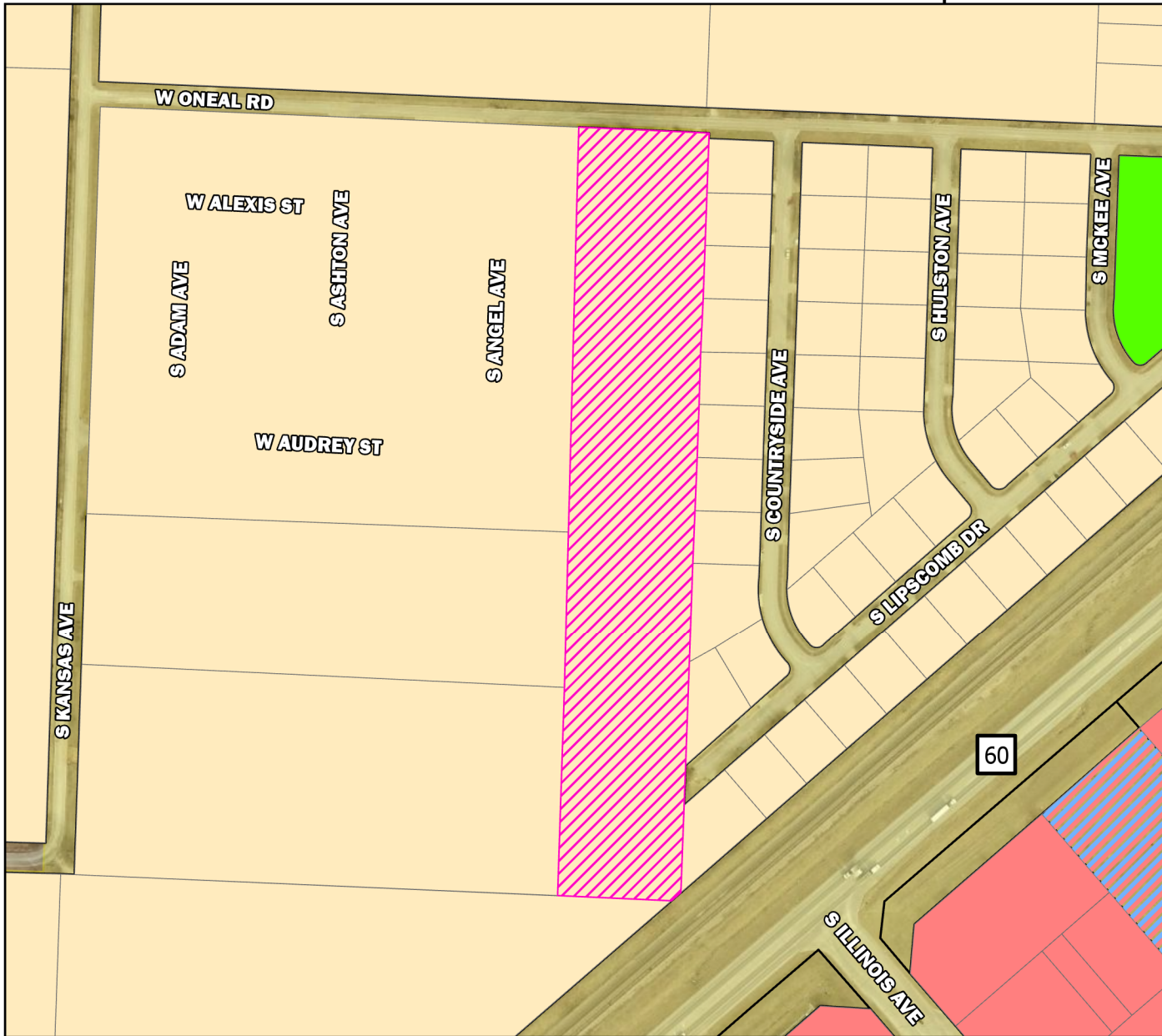
Parcel Owner: Vincent Todd Wright
 Parcel Address: 830 W O'Neal Rd
 Area: 6.46 Acres
 PIN: 881730200002
 Existing Zoning: Agricultural (Greene County)
 Future Land Use Designation: Low Density Residential



REZN 20-001: 830 West O'Neal Road

Future Land Use Map

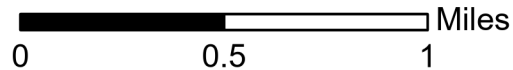
Item # 8.



Legend

- Parcels
- ANN 20-001
- Future Land Use**
- 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: Vincent Todd Wright
 Parcel Address: 830 W O'Neal Rd
 Area: 6.46 Acres
 PIN: 881730200002
 Existing Zoning: Agricultural (Greene County)
 Future Land Use Designation: Low Density Residential



Section 405.090. "R1-M" Medium Density Single-Family Residential District.

- A. *Purpose.* The intent of the "R1-M" Medium Density Single-Family Residential District is designed for nine thousand (9,000) square foot single-family detached residential uses at moderate densities of approximately five (5) dwelling units per acre. Internal stability, harmony, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and by consideration of the proper functional relationship and arrangement of the different uses permitted in this district. This district is intended for areas that have access for vehicular traffic from collector or higher classification streets without crossing minor streets in adjoining neighborhoods.
- B. *Uses Permitted.*
1. Model homes in accordance with Section 410.190.
 2. Single-family dwellings.
 3. Accessory buildings customary, incidental and subordinate to the main building.
 4. Churches or other places of worship, including parish houses and Sunday Schools, but excluding overnight shelters 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.
 5. Golf courses and country clubs.
 6. Home occupations in accordance with Section 405.630.
 7. Public parks and playgrounds.
 8. Public school, elementary and high, and educational institutions having a curriculum the same as ordinarily given in public schools, 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.

9. Any use conforming at the time the district is mapped.
 10. *Group homes.* The exterior appearance of the home and property shall be in reasonable conformance with the general neighborhood standards. No group home shall be located within two thousand five hundred (2,500) feet of another group home.
- C. *General Regulations.* Property and buildings in the "R1-M" District shall be subject to the following area regulations:
1. *Street frontage.* Each lot shall have a clear, direct frontage on a dedicated City street.
 2. *Platting requirements.* Each dwelling shall be located on its own individual platted lot. If areas for common use of occupants of the development are shown on the plat, satisfactory arrangements shall be made for the maintenance of the common open space and facilities, whether in the form of a neighborhood association or public dedication. The plat shall indicate the any easements and covenants appurtenant thereto.
 3. *Off-street parking.* As required by Article VI of this Chapter.
 4. *Accessory buildings and structures.* As required by Section 405.640 of this Chapter.
 5. *Trees.* There shall be a requirement of at least one (1) tree for each platted lot in order to enhance private space. The tree shall be of a variety that provides shade and screening and shall be at least six (6) feet in height at the time of planting.
- D. *Height And Area Regulations.* The height and area regulations shall be provided in accordance with the requirements set forth in Article V.

AGENDA ITEM ANALYSIS

Project/Issue Name: 20-19 An Ordinance of the City Council of the City of Republic, Missouri Approving Amending the Zoning Code and Official Map by Changing the Classification of Approximately 24.48 Acres, Located at the 6300 Block of South Farm Road 89, from Agricultural (AG) to High Density Single-Family Residential (R1-H)

Submitted By: Karen Haynes, Community Development Department

Date: April 21, 2020

Issue Statement

Steven McElhaney has applied to change the Zoning Classification of **(24.48) acres** of property located at the 6300 Block of South Farm Road 89 from **Agricultural (AG) to High Density Single-Family Residential (R1-H)**.

Discussion and/or Analysis

The property subject to this Rezoning Application is comprised of approximately **(24.48) acres** of land located at the 6300 Block of South Farm Road 89. The property is currently vacant, containing no agricultural or residential structures, and is being utilized for agricultural purposes.

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**.

The Plan also 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 **Low Density Residential FLUM** designation. The City's Adopted 2005 Land Use Plan has identified the **"Low Density Residential"** Future Land Use Map designation as **"Single-Family Residential Development at 1-6 units per acre,"** which includes the Low Density Single-Family Residential (R1-L) at 4 dwelling units/acre, Medium Density Single-Family Residential (R1-M) at 5 dwelling units/acre, and **High Density Single-Family Residential (R1-H) at 6 dwelling units/acre.**

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

- **Goal:** Cost-effective Private Development Density. Encourage higher density development that will reduce the amount of infrastructure and cost to the developer and reduce the maintenance costs by the City.
 - **Objective:** Use the Land Use Plan to promote and guide the development of land at higher densities to reduce the amount of infrastructure constructed within the City.
 - **Policies:**
 - Plan for higher density development that will reduce the cost of maintenance of new infrastructure improvements, such as water, sanitary sewer, stormwater and roads.
- **Goal:** Diversify the Republic Housing Market.
 - **Objective:** Promote all types of residential development.
- **Goal:** Improve the quality of all types of housing in the City.
 - **Objective:** Encourage the development of high-quality housing regardless of the size, type, and density of housing being constructed.

The general trend of development in the vicinity of the subject property in recent years has been the development of **residential subdivisions**.

Compatibility with Surrounding Land Uses

The subject property is surrounded by The Lakes at Shuyler Ridge Planned Development to the east, Valley Trail Planned Development to the west and Greene County Agricultural zoned properties to the north and south.

The land uses permitted in the High Density Single-Family Residential (R1-H) Zoning District include single-family dwellings, residential accessory structures, golf courses, country clubs, and schools.

Capacity To Serve Potential Development and Land Use

Municipal Water and Sewer Service: This site is not currently connected to municipal utilities. The site currently has an eight (8) inch water main adjacent to the east property line on East New Madrid Drive in the Shuyler Ridge Subdivision; an extension of the ten (10) inch water main located in the Valley Trail Subdivision on the west side of South Farm Road 89 will be required to make a looped connection through the subdivision. An eighteen (18) inch sewer main is located at the east property line on East New Madrid Drive; flowing to the Shuyler Creek Lift Station before travelling through a force main to the Wastewater Treatment Facility. The water and sewer mains in place have the capacity to serve the potential development.

Transportation: The subject parcel is currently accessible, for agricultural and residential purposes, from an access point on South Farm Road 89, directly adjacent to the western property line; subsequent development of the subject parcel will require review of new entrances(s) through the Preliminary Platting process. The Republic City Code will require the development of the subject property to include the extension of internal public streets to boundary lines, sidewalks, and the construction of public streets of sufficient width to accommodate the development. South Farm Road 89 is identified as a Secondary Arterial on the Major Thoroughfare Plan, if the property is developed, a dedication of Right-of-Way will be required during the Final Platting Process. A Traffic Impact Study (TIS) has been completed by the Applicant and reviewed by the City; the report indicates no major improvements are needed to the City's existing transportation system to accommodate the increase in traffic generated by the proposed development.

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

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

Extent to which Proposed Amendment Creates Nonconformities

Any existing agricultural uses presently conducted on the subject property would be permitted to continue as is at the time of rezone until such time as the use is altered in a way that would remove that lawfully existing nonconforming status. Types of alterations that would cause the removal of that status include redevelopment, expansion of the nonconforming use, substantial destruction of the nonconformity, etc.

Recommended Action

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**, generally **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.**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, APPROVING AMENDING THE ZONING CODE AND OFFICIAL MAP BY CHANGING THE CLASSIFICATION OF APPROXIMATELY 24.48 ACRES, LOCATED AT THE 6300 BLOCK OF SOUTH FARM ROAD 89, FROM AGRICULTURAL (AG) TO HIGH DENSITY SINGLE-FAMILY RESIDENTIAL (R1-H)

WHEREAS, the City of Republic, Missouri, (herein called the "City" or "Republic") is a municipal corporation and Charter City located in Greene County, Missouri, being duly created, organized, and existing under the laws of the State of Missouri; and

WHEREAS, an application for amendment to the Zoning Code and Official Zoning Map to rezone real estate located at the 6300 Block of South Farm Road 89 and comprising approximately 24.48 acres from Agricultural (AG) to High Density Single-Family Residential (R1-H), was submitted to the Community Development Department Staff by Steven McElhaney (hereinafter "Applicant"); and

WHEREAS, the Community Development Staff did thereafter submit said application to the Planning and Zoning Commission which did set April 13, 2020, as the date a public hearing would be held on such application and proposed amendment; and

WHEREAS, notice of the time and date of the public hearing was given by publication on March 25, 2020, in *The Greene County Commonwealth*, a newspaper of general circulation in the City, such notice being at least 15 days before the date set for the public hearing; and

WHEREAS, the City gave notice of such public hearing to the record owners of all properties within the area proposed to be rezoned and within 185 feet of the property proposed to be rezoned; and

WHEREAS, a public hearing was conducted by the Planning and Zoning Commission on April 13, 2020, after which the Commission rendered written findings of fact on the proposed amendment and rezoning and, thereafter, submitted the same, together with its recommendations, to the City Council; and

WHEREAS, the Planning and Zoning Commission by a vote of 7 Ayes to 0 Nays, recommended the approval of such application for rezoning; and

WHEREAS, the application for rezoning and to amend the Zoning Code and Official Zoning Map was submitted to the City Council at its regular meeting on April 21, 2020, after which the City Council did proceed to vote to rezone such property and amend the Zoning Code accordingly.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, AS FOLLOWS:

- Section 1. That the Zoning Code and Official Zoning Map are hereby amended insofar as the same relates to a certain tract of realty located at the 6300 Block of South Farm Road 89 and comprising approximately 24.48 acres from

Agricultural (AG) to High Density Single-Family Residential (R1-H), such tract being more fully described as follows:

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

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 02°06'33" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1328.67 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 02°06'26" EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 516.27 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02°06'26" EAST, CONTINUING ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 467.44 FEET; THENCE SOUTH 88°40'24" EAST, LEAVING SAID WEST LINE, A DISTANCE OF 660.00 FEET; THENCE NORTH 02°06'26" EAST, A DISTANCE OF 345.00 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 88°40'24" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 680.95 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 02°06'59" WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALSO BEING THE WEST LINE OF THE LAKES AT SHUYLER RIDGE, A SUBDIVISION RECORDED IN PLAT BOOK ZZ AT PAGE 279 GREENE COUNTY RECORDER'S OFFICE, A DISTANCE OF 1326.42 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 88°46'21" WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 387.78 FEET; THENCE NORTH 01°07'29" EAST, LEAVING SAID SOUTH LINE, A DISTANCE OF 483.19 FEET; THENCE NORTH 86°46'11" WEST, A DISTANCE OF 944.79 FEET TO THE POINT OF BEGINNING. EXCEPTING ANY PART THEREOF TAKEN, DEEDED OR USED FOR ROAD PURPOSES.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD CONTAINING 1,066,470 SQ FT OR 24.48 ACRES EXCLUDING RIGHT OF WAY

- Section 2. In all other aspects other than those herein amended, modified, or changed, the Zoning Code and Official Zoning Map shall remain the same and continue in full force and effect.
- Section 3. The whereas clauses are hereby specifically incorporated herein by reference.
- Section 4. This Ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri, this _____ day of _____ 2020.

Jeff Ussery, Mayor

Attest:

Laura Burbridge, City Clerk

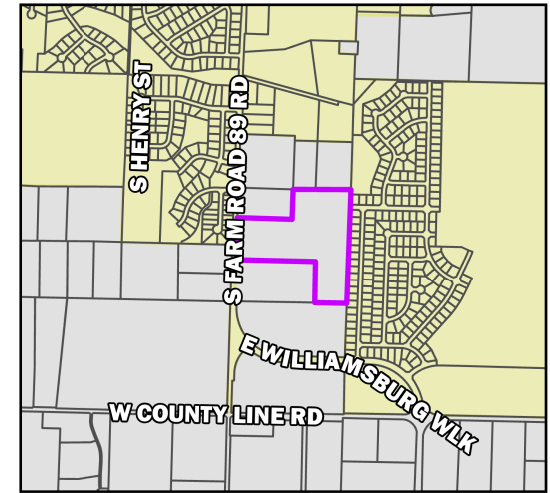
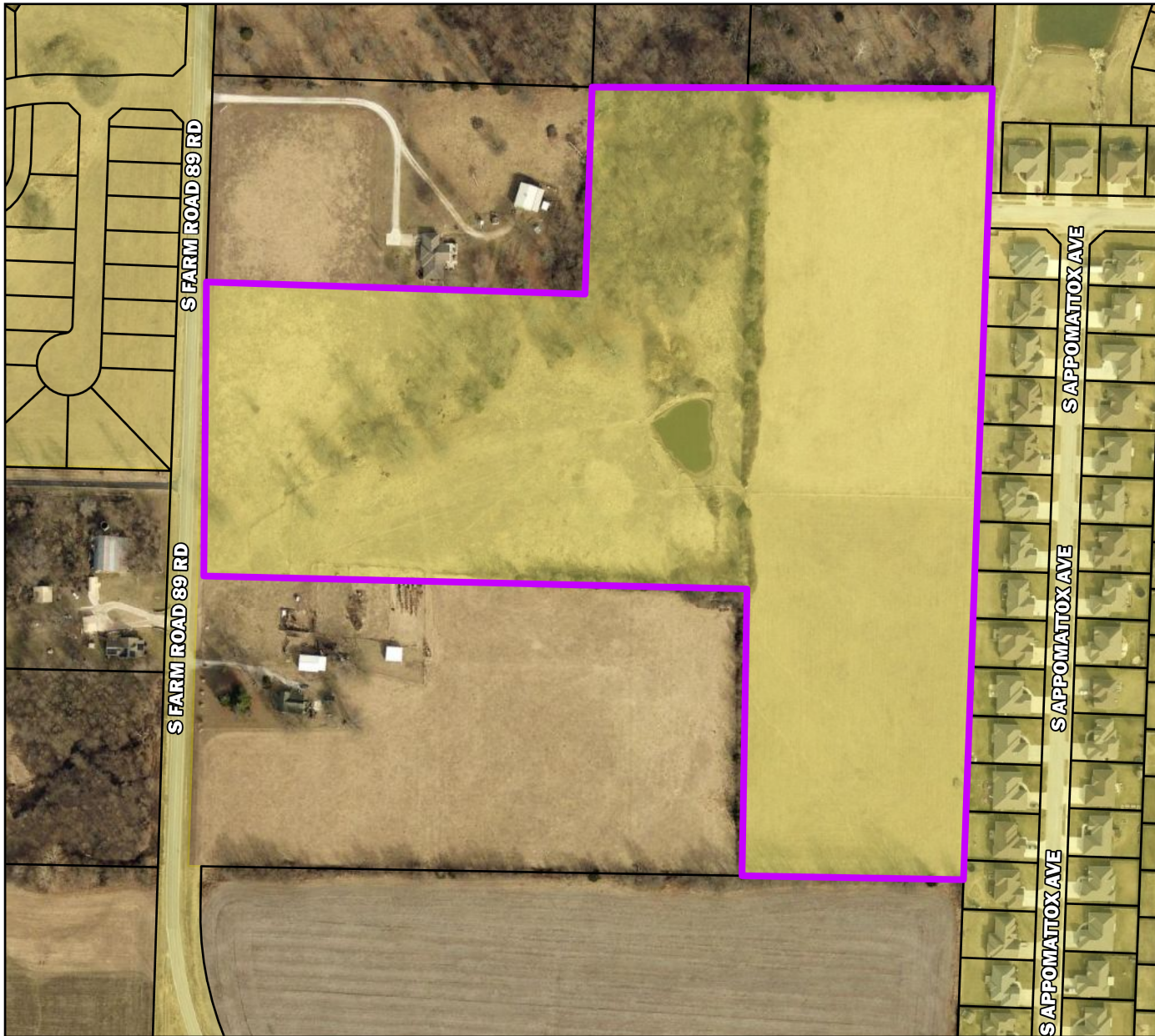
Approved as to Form:  Digitally signed by Scott Ison
Date: 2020.04.16 09:27:35 -05'00', Scott Ison, City Attorney

Final Passage and Vote: _____




REZN 20-002: 6300 Block S Farm Rd 89

Vicinity Map

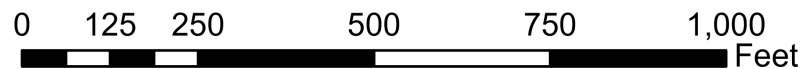
Item # 9.



Legend

-  REZN 20-002
-  Parcels
-  City Limits

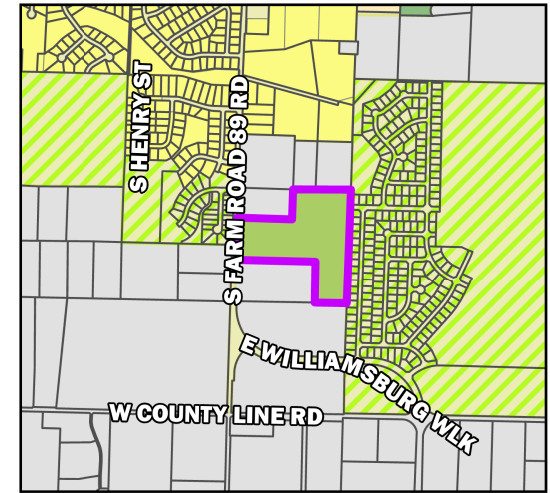
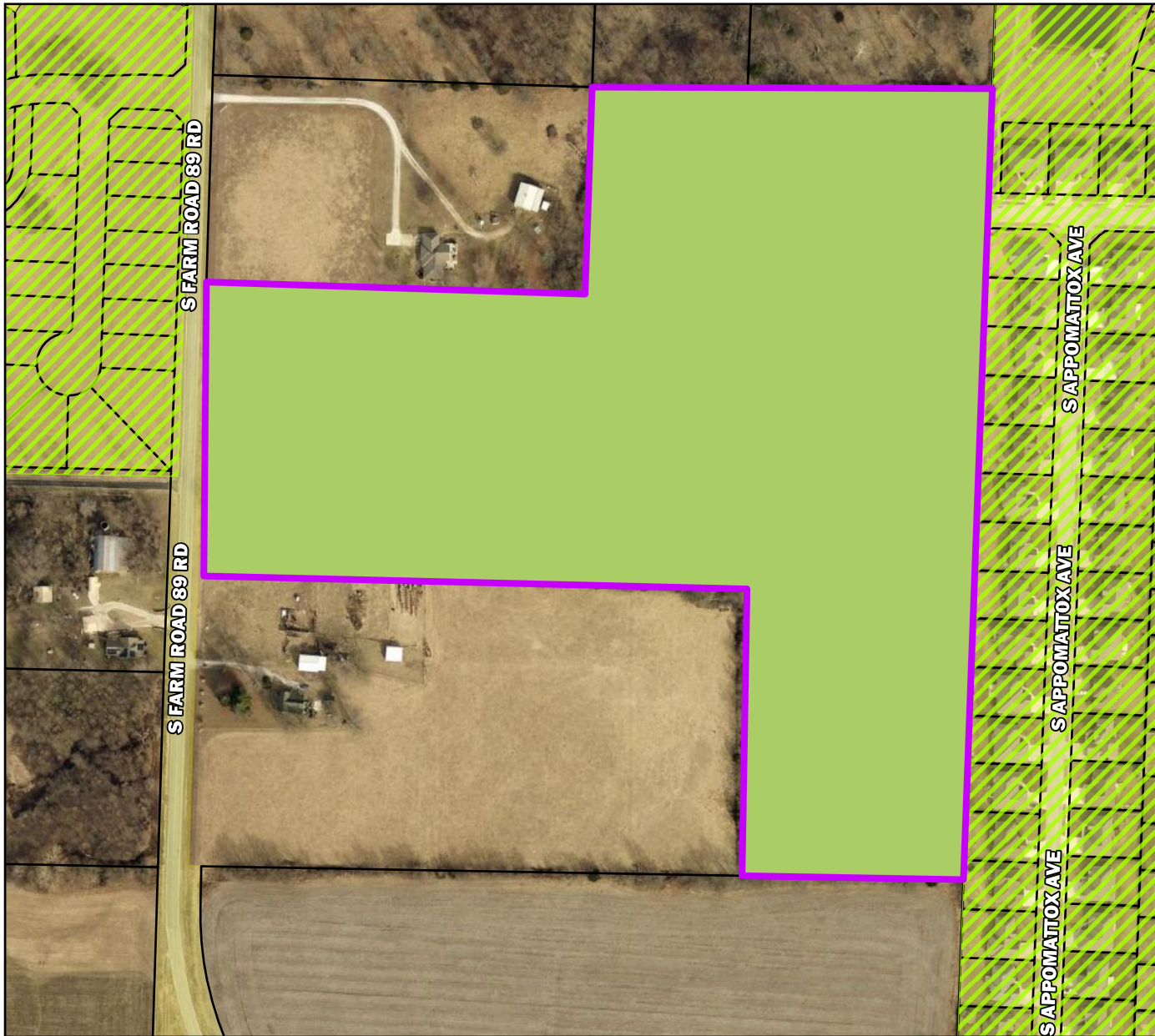
Parcel Owner: Steven McElhany
Parcel Address: 6300 Block S Farm Rd 89
Area: 24.12 Acres
Zoning: Agricultural (AG)
Future Land Use: Low Density Residential



REZN 20-002: 6300 Block S Farm Rd 89

Zoning Map

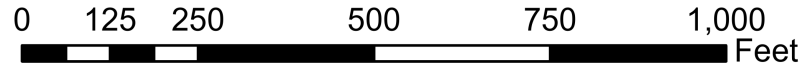
Item # 9.



Legend

- REZN 20-002
- Parcels
- Zoning**
- AG Agricultural
- C-1 Commercial
- C-2 General Commercial
- C-3 General Commercial
- M-1 Light Manufacturing
- M-2 Heavy Manufacturing
- PDD Planned Development
- R1-L Single Family Low Density
- R1-M Single Family Medium Density
- R1-H Single Family High Density
- R1-Z Zero Lot Line Residential
- R-2 Two-family Residential
- R-3 Multi-family Residential
- City Limits

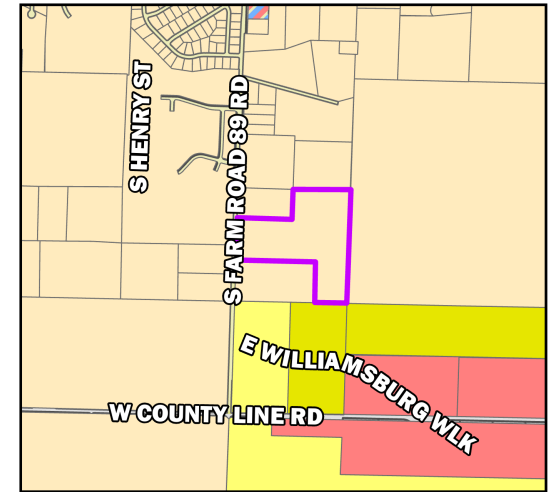
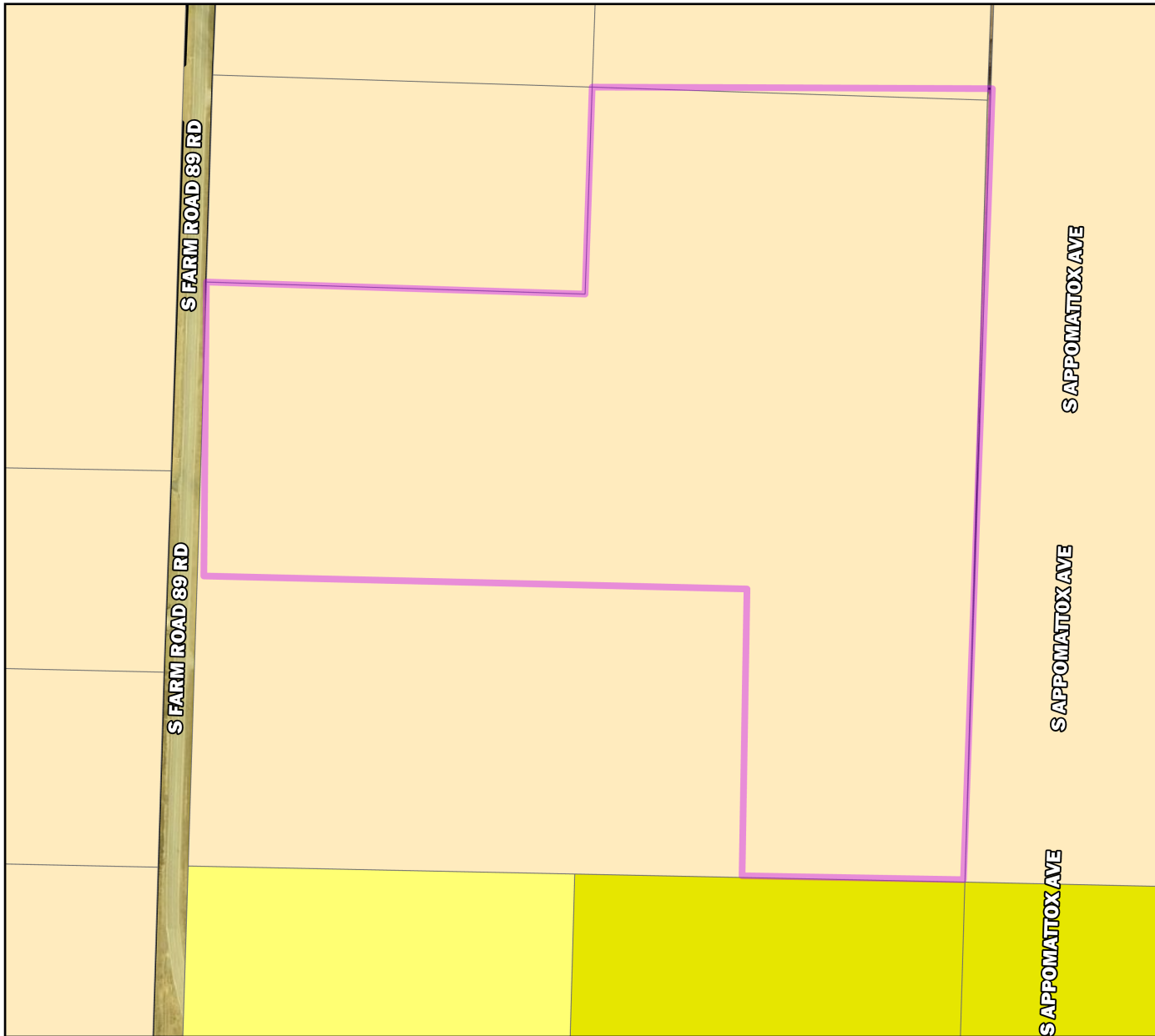
Parcel Owner: Steven McElhany
 Parcel Address: 6300 Block S Farm Rd 89
 Area: 24.12 Acres
 Zoning: Agricultural (AG)
 Future Land Use: Low Density Residential



REZN 20-002: 6300 Block S Farm Rd 89

Future Land Use Map

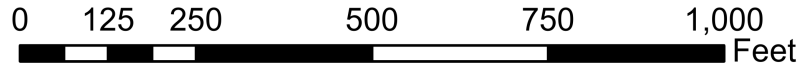
Item # 9.



Legend

- REZN 20-002
- Parcels
- Future Land Use**
 - 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
 - City Limits

Parcel Owner: Steven McElhany
Parcel Address: 6300 Block S Farm Rd 89
Area: 24.12 Acres
Zoning: Agricultural (AG)
Future Land Use: Low Density Residential



Section 405.100. "R1-H" High Density Single-Family Residential District. [CC 1999 §26-18]

- A. *Purposes.* The intent of the "R1-H" High Density Single-Family Residential District is designed for seven thousand (7,000) square foot single-family detached residential uses at higher densities of approximately six (6) dwelling units per acre. Internal stability, harmony, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and by consideration of the proper functional relationship and arrangement of the different uses permitted in this district. This district is intended for areas that have access for vehicular traffic from collector or higher classification streets without crossing minor streets in adjoining neighborhoods.
- B. *Uses Permitted.*
1. Model homes in accordance with Section 410.190.
 2. Single-family dwellings.
 3. Accessory buildings customary, incidental and subordinate to the main building.
 4. Churches or other places of worship, including parish houses and Sunday Schools, but excluding overnight shelters 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.
 5. Home occupations in accordance with Section 405.630.
 6. Public school, elementary and high, and educational institutions having a curriculum the same as ordinarily given in public schools, 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.
 7. Golf courses and country clubs.
 8. Any use conforming at the time the district is mapped.

9. *Group homes.* The exterior appearance of the home and property shall be in reasonable conformance with the general neighborhood standards. No group home shall be located within two thousand five hundred (2,500) feet of another group home.
- C. *General Regulations.* Property and buildings in the "R1-H" District shall be subject to the following regulations:
1. *Street frontage.* Each lot shall have a clear, direct frontage on a dedicated City street.
 2. *Platting requirements.* Each dwelling shall be located on its own individual platted lot. If areas for common use of occupants of the development are shown on the plat, satisfactory arrangements shall be made for the maintenance of the common open space and facilities, whether in the form of a neighborhood association or public dedication. The plat shall indicate the easements and covenants appurtenant thereto.
 3. *Off-street parking.* As required by Article VI of this Chapter.
 4. *Accessory buildings and structures.* As required by Section 405.640 of this Chapter.
 5. *Trees.* There shall be a requirement of at least one (1) tree for each platted lot in order to enhance private space. The tree shall be of a variety that provides shade and screening and shall be at least six (6) feet in height at the time of planting.
- D. *Height And Area Regulations.* The height and area regulations shall be provided in accordance with the requirements set forth in Article V.