



## AGENDA

Planning and Zoning  
Online Zoom Meeting  
June 08, 2020 at 7:00 PM

Call Meeting to Order

Approve Agenda

Approve Minutes

A. [P&Z Commission Meeting, May 11, 2020](#)

Meeting Procedures

Public Hearings

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

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

Other Business

Citizen Participation

Community Development Department Update

Comprehensive Plan Update

Adjournment

### **ATTENTION**

**The June 8<sup>th</sup> Meeting of the Planning and Zoning Commission will be held remotely.**

**Public participation is encouraged.**

**There are two ways to participate:**

- 1. Use the <https://us04web.zoom.us/j/7607262373> and follow the instructions that appear to connect through the Zoom application.**
- 2. Call (312) 626-6799 and use the Meeting ID: 760 726 2373 when prompted.**

Individuals addressing the Planning and Zoning Commission are asked to step to the microphone and clearly state their name and address before speaking. In accordance with ADA guidelines, if you need special accommodations to attend any city meeting, please notify the City Clerk's Office at 732-3140 at least three days prior to the scheduled meeting. **All meetings are tape recorded for public viewing.**



## **PLANNING AND ZONING COMMISSION**

Republic City Council Chambers  
213 N. Main, Republic, MO (Virtual Meeting)  
Monday, May 11, 2020  
7:00 p.m.

### **Meeting Minutes**

The regular meeting of the Planning and Zoning Commission was held at virtually via Zoom and You Tube in Republic, Missouri, on Monday, May 11, 2020, at 7:00 p.m.

Commissioners in attendance included: Ransom Ellis; Chairman, Kevin Haun, Brandon Andrews, Cynthia Hyder, and Randy Phelps. Also, in attendance were officials from the City of Republic's Community Development Department including Karen Haynes, Principal Planner; Chris Tabor, Senior Planner; Andrew Nelson, Community Development/Public Works Director; and Garrett Brickner, Assistant Community Development/Public Works Director.

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

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

#### **Approve Agenda**

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

#### **Approve Minute**

Chairman Ellis presented the minutes from the April 13, 2020 Planning and Zoning meeting for approval. Brandon Andrews made a motion to approve the meeting minutes. The motion was seconded by Cynthia Hyder. Motion was carried by the unanimous affirmative votes of Brandon Andrews, Ransom Ellis, Kevin Haun, Cynthia Hyder, and Randy Phelps.

#### **Meeting Procedures**

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

#### **Public Hearings**

- A. VACA 20-001.** Public Hearing and Possible Vote to Recommend the Approval of an Application to Vacate a Portion of a Water Line Easement
  - A.** Staff Report by Karen Haynes.



**Citizen Participation**

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

**Community Development and SOAR Update**

There were no updates provided for the May 11, 2020 Meeting.

**Adjournment**

Motion was made by Brandon Andrews and seconded by Randy Phelps to adjourn the meeting at 8:04 p.m. Motion was carried by the unanimous affirmative votes of Brandon Andrews, Ransom Ellis, Kevin Haun, Cynthia Hyder, and Randy Phelps.

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Karen Haynes  
Community Development Principal Planner

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Ransom Ellis  
Chairman

DRAFT



**Project/Issue Name:** **REZN 20-004.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Point Four-Seven (0.47) Acres, Located at 127 East Mill, from Medium Density Single-Family Residential (R1-M) to Two-Family Residential (R-2)

**Submitted By:** April and Bryan Swanson

**Presented By:** Community Development Department

**Date:** June 08, 2020

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**ISSUE IDENTIFICATION**

April and Bryan Swanson have applied to change the Zoning Classification of approximately point four-seven (**0.47**) acres of property located at 127 East Mill from **Medium Density Single-Family Residential (R1-M) to Two-Family Residential (R-2)**.

**DISCUSSION AND ANALYSIS**

The property subject to this Rezoning Application is comprised of approximately point four-seven (**0.47**) acres of land located at 127 East Mill. The property is currently vacant, containing no residential or accessory structures; the Applicant has expressed interest in building a duplex on the parcel.

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



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

**The 2005 Land Use Plan identifies Land Use Goals and Objectives relating to 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:** Encourage the development of Infill Housing
  - **Objective:** Promote infill housing development
  - **Policies:**
    - Promote infill development as a means of maximizing existing infrastructure and encouraging reinvestment in existing neighborhoods
- **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 2005 Land Use Plan identifies “Neighborhood Principles and Development Guidelines,” which “provide guidance for how a mixture of land uses can work together to create community.”**

- **Principle:** Republic should be a full-service community for a diverse population consisting of neighborhoods designed for human interaction.
  - **Guideline:** A range of housing types and sizes to accommodate household of all ages and sizes should be provided in each Republic neighborhood. A mix of housing types within a neighborhood creates visual and economic variety as well as opportunities for a more diverse population.

The general trend of development in the vicinity of the subject property, along East Mill and surrounding streets is that of a neighborhood of well-established, single-family dwellings.



**Compatibility with Surrounding Land Uses**

The subject property is surrounded by Medium Density Single-Family Residential (R1-M) Zoning to the north, south, east, and west. The adjacent properties appear to be utilized as single-family residences, with the exception of the property located to the north at the corner of South Pine Avenue and East Elm Street, which appears to be utilized as a multi-family complex.

The land uses permitted in the Two-Family Residential (R-2) Zoning District include single-family dwellings, zero lot line dwellings, duplexes/two-family dwellings, and residential accessory structures.

**Capacity To Serve Potential Development and Land Use**

**Municipal Water and Sewer Service:** The parcel contained a single-family home until several years ago when the home was demolished; the home was served by City of Republic water and sanitary sewer service. The site was previously served by a six (6) inch water main and eight (8) inch sanitary sewer main located along East Mill Street. The sanitary sewer flows to the Shuyler Creek Lift Station and then through a force main to the Wastewater Treatment Facility; the Lift Station and Treatment Facility currently have capacity to serve the site. The City's water system currently has capacity to serve a potential duplex at this location.

**Transportation:** A Traffic Impact Study (TIS) was not required for the Rezoning Application due to the very low increase in traffic volumes for a single parcel, zoned for Two-Family Occupancy.

**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**

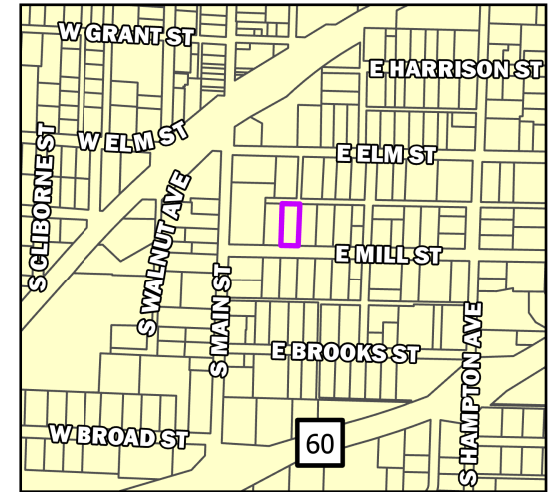
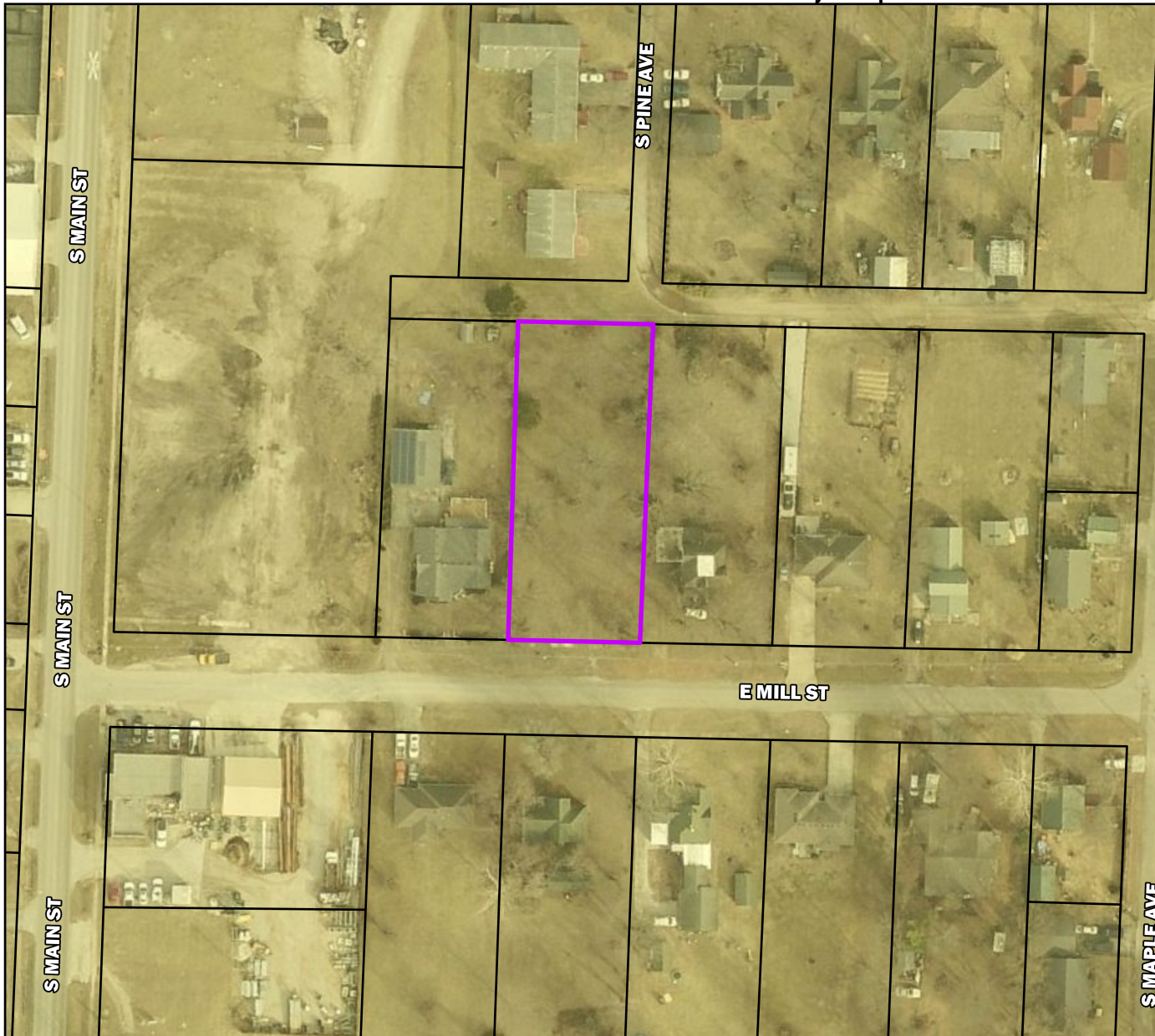
Any existing single-family residential uses presently conducted on the subject property would be permitted to continue as is at the time of rezone until such time as the use is altered in a way that would remove that lawfully existing nonconforming status. Types of alterations that would cause the removal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

**STAFF RECOMMENDATION**




Staff considers the **proposed Zoning Map Amendment (Rezoning)** to be generally consistent with the **goals and objectives of the Comprehensive Plan**, generally consistent with the **trend of residential 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.**

# REZN 20-004: 127 East Mill Street

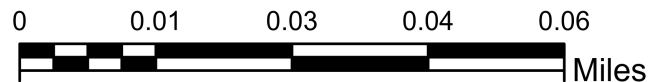
## Vicinity Map



### Legend

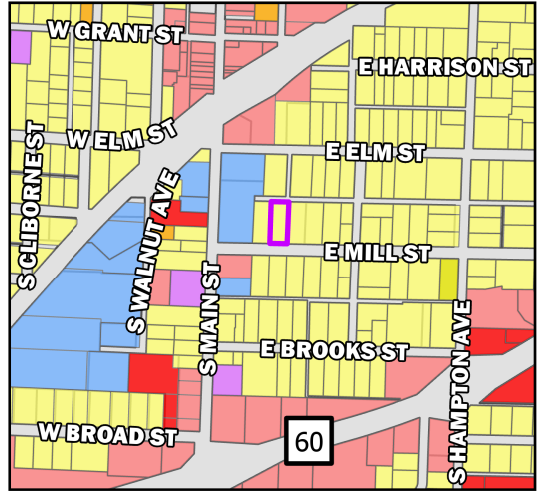
-  Parcels
-  City Limit
-  REZN 20-004

Parcel Owner: April Swanson  
Parcel Address: 127 E Mill St  
Area: 0.47 Acres  
Existing Zoning: Medium Density Single-Family (R1-M)  
Requested Zoning: Two-Family (R-2)  
Future Land Use Designation: Main Street District



# REZN 20-004: 127 East Mill Street

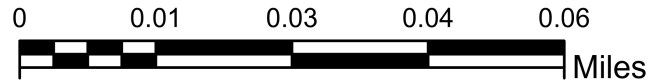
## Zoning Map



### Legend

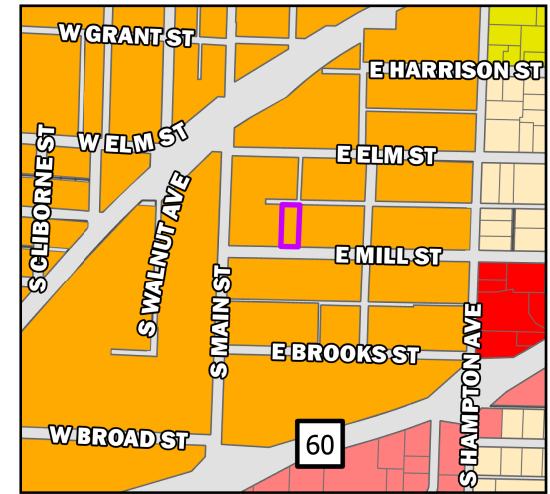
- Parcels
- REZN 20-004
- AG Agricultural
- C-1 Commercial
- C-2 General Commercial
- C-3 General Commercial
- M-1 Light Manufacturing
- M-2 Heavy Manufacturing
- PDD Planned Development
- R1-L Single Family Low Density
- R1-M Single Family Medium Density
- R1-H Single Family High Density
- R1-Z Zero Lot Line Residential
- R-2 Two-family Residential
- R-3 Multi-family Residential

Parcel Owner: April Swanson  
 Parcel Address: 127 E Mill St  
 Area: 0.47 Acres  
 Existing Zoning: Medium Density Single-Family (R1-M)  
 Requested Zoning: Two-Family (R-2)  
 Future Land Use Designation: Main Street District



# REZN 20-004: 127 East Mill Street

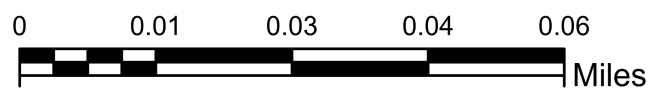
## Future Land Use Map



### Legend

- Parcels
- REZN 20-004
- 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: April Swanson  
 Parcel Address: 127 E Mill St  
 Area: 0.47 Acres  
 Existing Zoning: Medium Density Single-Family (R1-M)  
 Requested Zoning: Two-Family (R-2)  
 Future Land Use Designation: Main Street District



**Section 405.130. "R-2" Two-Family Residential District Regulations. [CC 1999 §§26-104 — 26-108; Ord. No. 03-56 §1, 8-25-2003; Ord. No. 04-64 §1, 10-11-2004]**

- A. *Purposes.* The intent of the "R-2" Two-Family Residential District is to permit and establish regulations for two-family residential dwellings at a density of approximately 6.7 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, the use of which shall comply with the area requirements of the "R1-H" High Density Single-Family Residential District regulations.
  3. Zero lot line dwellings, the use of which shall comply with the area regulations of the "R1-Z" district regulations.
  4. Two (2) family dwelling.
  5. *Accessory buildings and structures.* As required by Section 405.640 of this Chapter.
  6. *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 "R-2" 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 two-family 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

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of the common open space and facilities, whether in the form of a neighborhood association or public dedication.

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 one (1) tree for each dwelling unit in order to enhance private space. The trees 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 set forth in Article V shall be observed.



**EXHIBIT B**

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

**Submitted By:** White Oak Holding, LLC

**Presented By:** Community Development Department

**Date:** June 08, 2020

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**ISSUE IDENTIFICATION**

White Oak Holding, LLC has applied to change the Zoning Classification of **(0.47) acres** of property located at 616 North Phelps from **Medium Density Single-Family Residential (R1-M) to High Density Single-Family Residential (R1-H)**.

**DISCUSSION AND ANALYSIS**

The property subject to this Rezoning Application is comprised of approximately **(0.47) acres** of land located at 616 North Phelps Avenue. The property currently contains a single-family residential structure in uninhabitable condition. The Applicant has expressed interest in demolishing the existing structure, subdividing the parcel into two (2) parcels, and building two (2) new single-family residential dwellings.

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 **Medium Density Residential** designation. The City's Adopted 2005 Land Use Plan has identified the



**Medium Residential**” Future Land Use Map designation as an area of two-family residential development at 4-7 units per acre and neighborhood compatible institutional uses.

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:** Encourage the development of Infill Housing
  - **Objective:** Promote infill housing development
  - **Policies:**
    - Promote infill development as a means of maximizing existing infrastructure and encouraging reinvestment in existing neighborhoods
- **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 2005 Land Use Plan identifies “Neighborhood Principles and Development Guidelines,” which “provide guidance for how a mixture of land uses can work together to create community.”

- **Principle:** Republic should be a full-service community for a diverse population consisting of neighborhoods designed for human interaction.
  - **Guideline:** A range of housing types and sizes to accommodate household of all ages and sizes should be provided in each Republic neighborhood. A mix of housing types within a neighborhood creates visual and economic variety as well as opportunities for a more diverse population.

The general trend of development in the vicinity of the subject property, along North Phelps Avenue and surrounding streets is of well-established single-family dwelling neighborhoods.

#### **Compatibility with Surrounding Land Uses**

The subject property is surrounded by Medium Density Single-Family Residential (R1-M) Zoning to the north, south, east, and appear to be utilized as single-family residences.



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

**Capacity To Serve Potential Development and Land Use**

**Municipal Water and Sewer Service:** The parcel currently contains an uninhabitable single-family home served by City of Republic water and sanitary sewer service.

The site is served by a four (4) inch water main and eight (8) inch sanitary sewer main located along North Phelps Avenue. The sanitary sewer flows directly to the Wastewater Treatment Facility. The City's water system and Wastewater Treatment Facility currently have capacity to serve potentially two (2) new residential single-family dwellings at this location.

**Transportation:** A Traffic Impact Study (TIS) was not required for the Rezoning Application due to no increase in traffic volumes for a single parcel to transition from Medium Density to High Density Single Family Residential Zoning; a potential Minor Subdivision dividing the parcel into two (2) High Density Single-Family parcels will not increase traffic volumes to warrant a TIS.

**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**

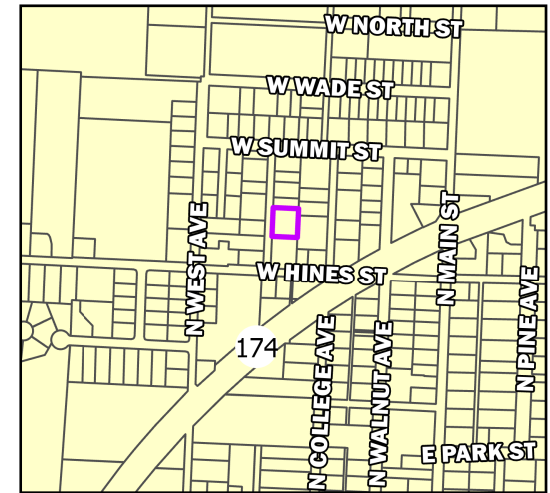
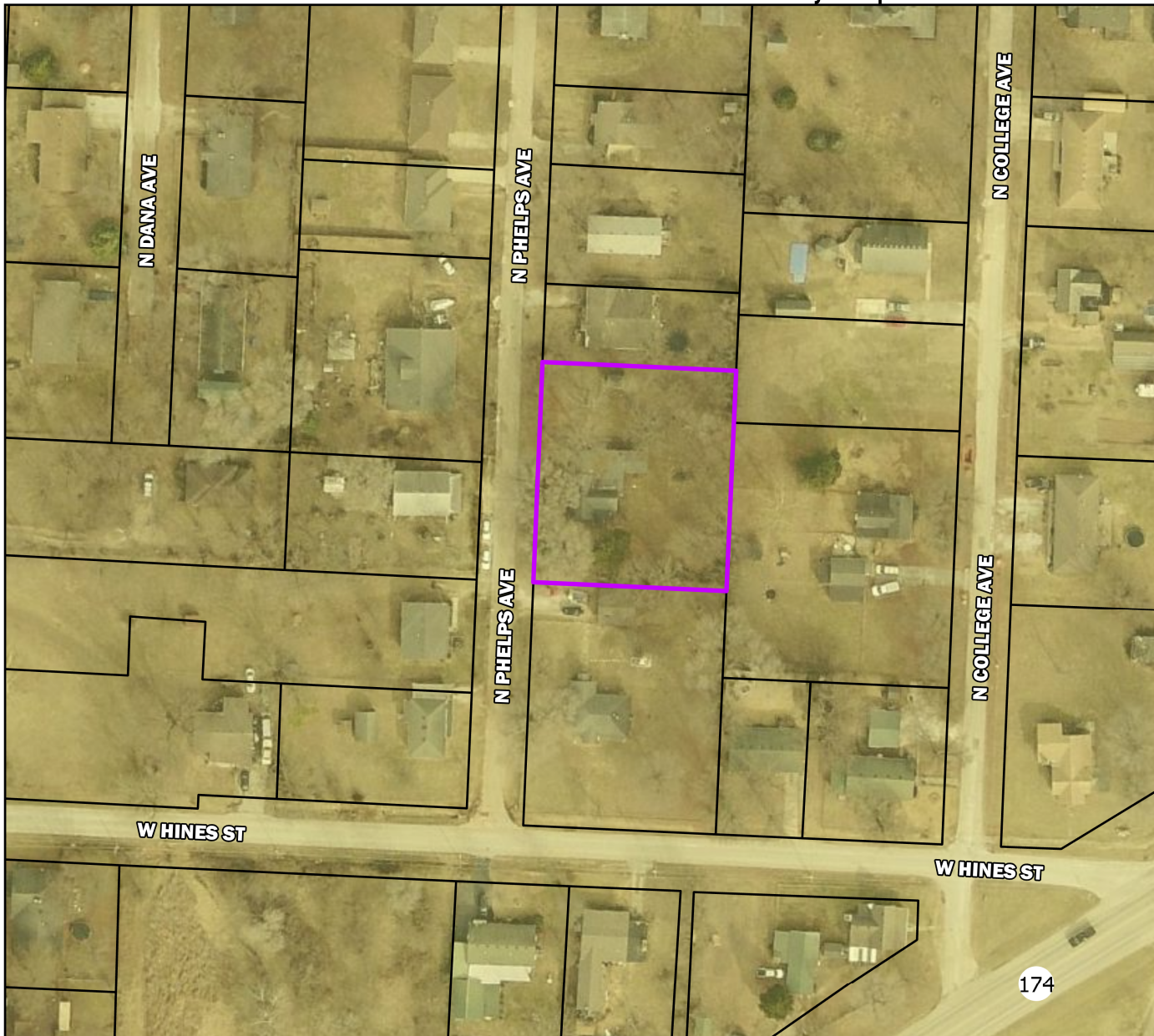
Any existing single-family residential uses presently conducted on the subject property would be permitted to continue as is at the time of rezone until such time as the use is altered in a way that would remove that lawfully existing nonconforming status. Types of alterations that would cause the removal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

**STAFF RECOMMENDATION**




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

# REZN 20-005: 616 North Phelps Avenue

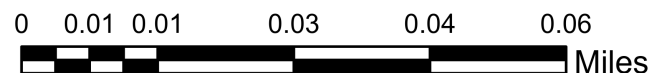
## Vicinity Map



### Legend

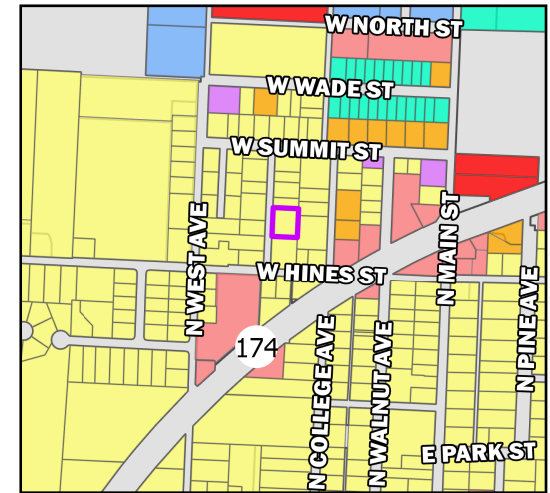
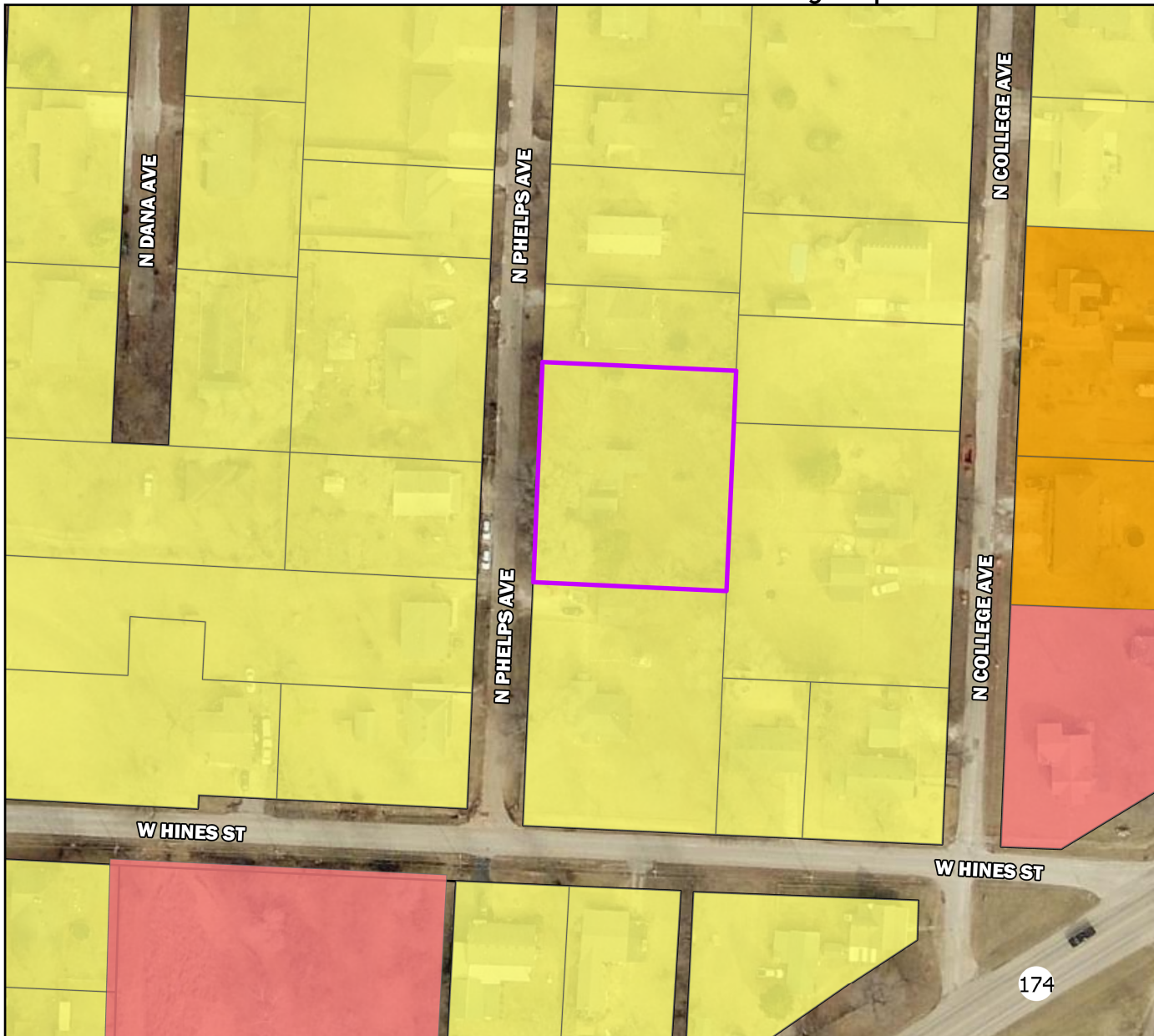
-  REZN 20-005
-  Parcels
-  City Limits

Parcel Owner: White Oak Holding LLC  
Parcel Address: 616 N Phelps Ave  
Area: 0.47 Acres  
Existing Zoning: Medium Density Single-Family (R1-M)  
Requested Zoning: High Density Single-Family (R1-H)  
Future Land Use Designation: Medium Density Residential



# REZN 20-005: 616 North Phelps Avenue

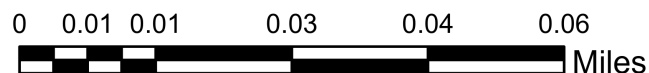
## Zoning Map



### Legend

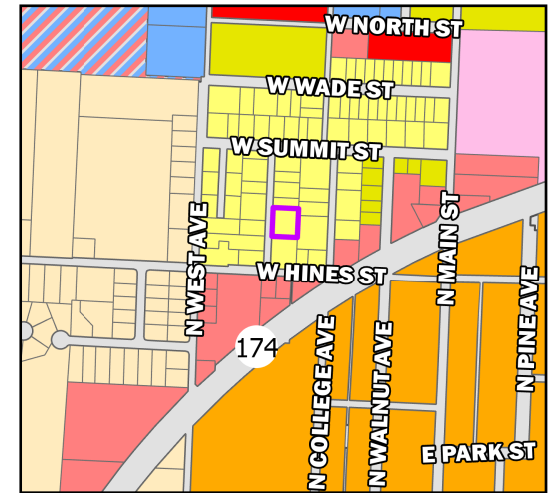
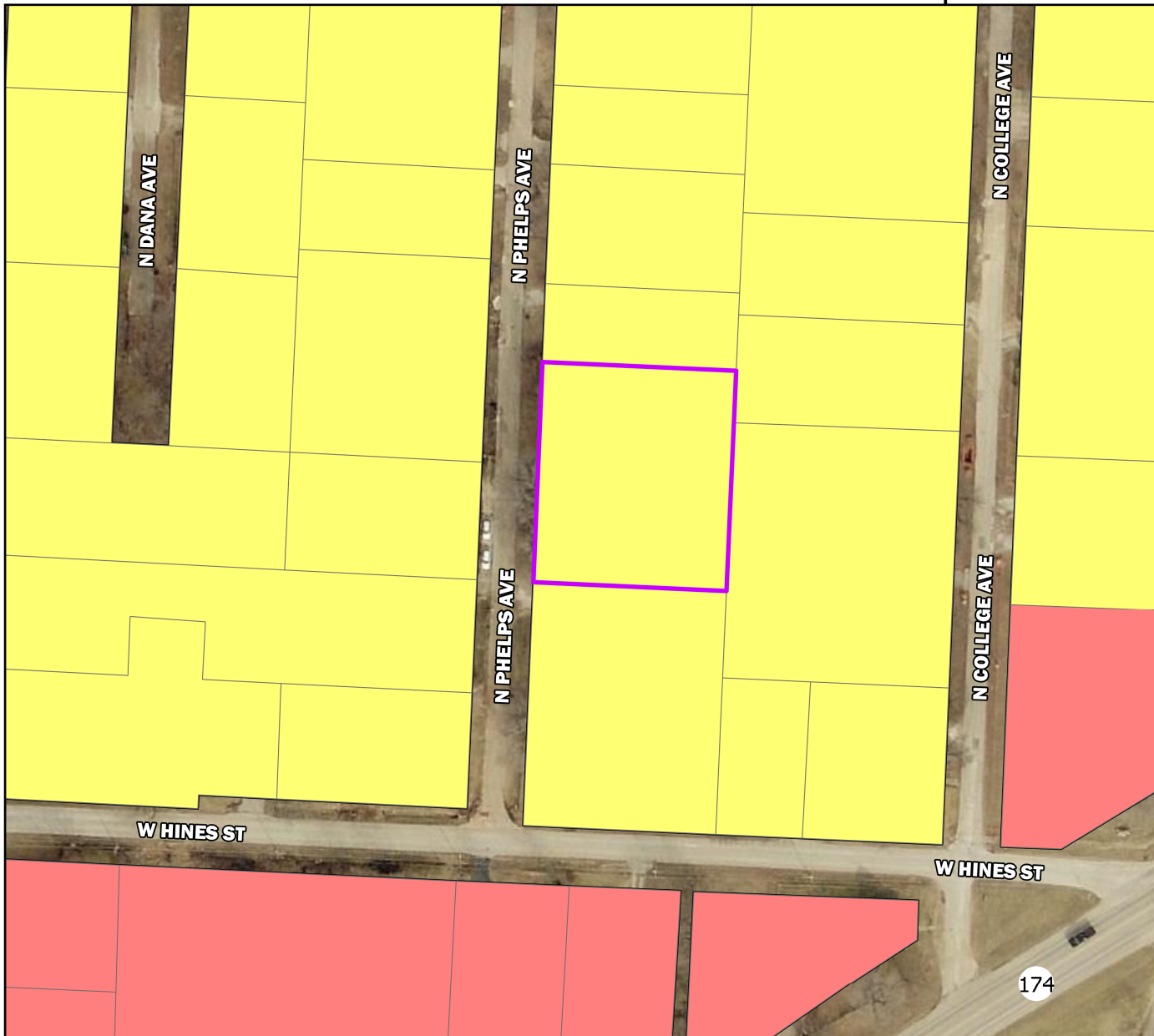
- REZN 20-005
- Parcels
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- C-1 Commercial
- C-2 General Commercial
- C-3 General Commercial
- M-1 Light Manufacturing
- M-2 Heavy Manufacturing
- PDD Planned Development
- R1-L Single Family Low Density
- R1-M Single Family Medium Density
- R1-H Single Family High Density
- R1-Z Zero Lot Line Residential
- R-2 Two-family Residential
- R-3 Multi-family Residential

Parcel Owner: White Oak Holding LLC  
 Parcel Address: 616 N Phelps Ave  
 Area: 0.47 Acres  
 Existing Zoning: Medium Density Single-Family (R1-M)  
 Requested Zoning: Two-Family (R-2)  
 Future Land Use Designation: Medium Density Residential



# REZN 20-005: 616 North Phelps Avenue

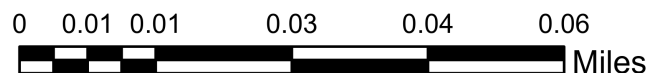
## Future Land Use Map



### Legend

- REZN 20-005
- Parcels
- 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: White Oak Holding LLC  
 Parcel Address: 616 N Phelps Ave  
 Area: 0.47 Acres  
 Existing Zoning: Medium Density Single-Family (R1-M)  
 Requested Zoning: Two-Family (R-2)  
 Future Land Use Designation: Medium 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.

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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.