



AGENDA ITEM ANALYSIS

Project/Issue Name: 25-R-40 A Resolution of the City Council Approving a Preliminary Plat for James Place, a Residential Subdivision Consisting of Approximately 10.44 Acres Located at 688 S. Kansas Avenue.

Submitted By: Chris Tabor, Principal Planner

Date: October 7th, 2025

Issue Statement

JameNathan LLC has requested review and approval of a Preliminary Plat for James Place, a subdivision consisting of 28 residential lots zoned Medium-Density Single-Family Residential (R1-M), streets, and infrastructure.

Conformity with Preliminary Plat Review Criteria: Preliminary Plats are reviewed for their conformance with the following review criteria to ensure the development in the proposed location:

- (1) Will not endanger the public health or safety;
- (2) Will not injure the value of adjoining property or abutting property;
- (3) Will be in conformity with the Comprehensive Plan, Transportation Plan, Zoning Code, Water System Master Plan, Wastewater System Facility Plan, or other plans officially adopted by the City Council; and
- (4) Will be in harmony with the area in which it is located.

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

DISCUSSION AND ANALYSIS

The property subject to this Preliminary Plat Application is comprised of approximately forty (10.44) acres of land located at 688 South Kansas Avenue. The property is zoned appropriately for the proposed plat, Medium Density Single-Family Residential (R1-M).

R1-M zoning allows for:

- Min. Lot Sizes of 9,000 square feet
- Max density of 4.84 lots per acre
- Setbacks



- Front: 25'
- Side
 - Interior: 6'
 - Street: 25' – 15'; Dependent on street classification.
- Rear: 25'

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

Consistency with the Comprehensive Plan

The referenced Preliminary Plat contains 28 lots, each with a minimum lot size of 9,000 square feet and an average lot size of 11,415 square feet and a density of 2.68 lots per acre. The Preliminary Plat also consists of streets, open space, utility and drainage easements, and detention areas.

Transportation Plan

The Preliminary Plat proposes a new street connection with James Court off Kansas Avenue. In addition, three previously planned connections will be built out. The stub-outs, from adjacent subdivisions, of Angel Avenue, Lipscomb Drive, and Audrey Street will be built out with cul-de-sacs in the proposed subdivision.

No lot will receive direct access to Kansas Avenue. Constructed streets would be dedicated to the city during the Final Platting Process.

A Traffic Impact Study (TIS) was required in connection with this project at the time of rezoning. The traffic study concluded that no new improvements would be required by the additional trips generated.

Water and Wastewater Master Plan

The site is not currently served by City of Republic water or sanitary sewer service, and development of the property will require connection to the City's water and sanitary sewer systems.

The property has three 8" gravity sewer mains located at the edge of the proposed subdivision. One at the south termination of Angel Avenue, another one at the east termination of Audrey Street, and the third one at the west termination of Lipscomb Drive. Effluent from the proposed sewer mains within the subject property would flow to the forementioned points of connections and onto Lift Station #2, before being pumped to the Wastewater Treatment Facility.

The development will be served through a looped water main system connecting to four points of connection from the existing water system. Three points of connections are 6" water mains that are accessible from the south termination of Angel Avenue, east termination of Audrey Street, and the west termination of Lipscomb Drive. The fourth point of connection, to make a full looped system, is a 10" main located across Kansas Avenue.

The water system, named Lift Stations, and Wastewater Treatment Facility currently have capacity to serve the intended use.



Zoning Code

The Preliminary Plat of James Place is being platted for the construction of 28 single-family residential lots and associated infrastructure, including public streets and sidewalks, public water and sanitary sewer mains, and stormwater conveyance.

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

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

Stormwater: The Preliminary Plat proposes two Stormwater Detention Areas. One is located along the north side of James Court, and the other one is north of the lots off the Audrey cul-de-sac. The detention areas are designed to accommodate development of the subject parcel. The Stormwater Detention Area and all open space/common area will be maintained by a Homeowner's Association.

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

Recommended Action

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