



AGENDA ITEM ANALYSIS

Project/Issue Name: 20-R-11 A Resolution of the City Council of the City of Republic, Missouri, Approving a Preliminary Plat for Olde Savannah, a Residential Subdivision Consisting of Approximately 24.48 Acres Located at the 6300 Block of South Farm Road 89.

Submitted By: Karen Haynes, Community Development Department

Date: May 19, 2020

Issue Statement

Steven McElhaney and Olde Savannah LLC have requested review and approval of a Preliminary Plat of approximately (24.48) acres, Olde Savannah, consisting of (81) residential lots, zoned High Density Single- Family Residential (R1-H), 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/or Analysis

The property subject to this Preliminary Plat Application is comprised of approximately (24.48) acres of land located at the 6300 Block of South Farm Road 89. The property is zoned High Density Single-Family Residential (R1-H), the property contains no structures and is used for agricultural purposes only.

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 (81) High Density Single-Family Residential (R1-H) lots with a minimum lot size of (7,000) and consists of streets, open space, and detention area. The Preliminary Plat of Olde Savannah contains lots with an average size of (8,890) square feet.



Transportation Plan

The Preliminary Plat proposes (1) new Local Street connection to South Farm Road 89, connection to New Madrid Street in The Lakes at Shuyler Ridge Subdivision, and (4) new connections to undeveloped properties to the north and south. The new public streets, internal to the subdivision, will include approximately (4,917) feet of street and sidewalk, which will be dedicated to the City during the Final Platting Process; deficient Right-of-Way (ROW) along South Farm Road 89 will be dedicated to the City during the Final Platting Process.

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

Water and Wastewater Master Plan

The referenced parcel is not currently connected to municipal utilities, development of the property will require connection to the City's water and sanitary sewer systems. The development will be served through a looped water main system with connections to an eight (8) inch water main located at the termination of New Madrid Street in The Lakes at Shuyler Ridge Subdivision and to a ten (10) inch water main located near the intersection of Hickory Street and South Farm Road 89. The development will connect to an existing eighteen (18) inch sewer main located on East New Madrid Street. The sanitary sewer system flows to the Shuyler Creek Lift Station before travelling through a force main to the Wastewater Treatment Facility. The water and sewer system currently have the capacity to serve the potential development.

Zoning Code

The Preliminary Plat of Olde Savannah has been platted for the construction of (81) single-family residential lots and associated infrastructure, including public streets and sidewalks, public water and sanitary sewer mains, and stormwater detention.

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

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

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

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

Recommended Action



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