

07-26-2023

EXHIBIT #1

**Requirements and Standards Applicable to
Planned Development District No. 21-005**

Prepared by:

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A. INTENT

It is the intent of the rezoning to prepare the approximately 203.39 acre property for future commercial and industrial development. The entire property via a Planned Development District (PDD), is intended to allow for uses associated with the City of Republic's M-2 (Heavy Industrial) Zoning District. In addition to the uses allowed within the M-2 District those also allowed under C-1 (Local Commercial), C-2 (General Commercial), and M-1 (Light Industrial) zoning districts shall also be allowed. The creation of lands specifically geared towards these uses is in line with the most recent update to the City of Republic's Comprehensive Plan.

B. DEFINITIONS

The definitions contained in Article 405-I shall apply to this ordinance, unless modified herein.

C. USES PERMITTED

1. This PDD allows for the following uses as depicted in Article 405-III at the time of passage:
 - a. Heavy Industrial (M-2)
 - b. Light Industrial (M-1)
 - c. General Commercial (C-2)
 - d. Light Commercial (C-1)

D. BULK, AREA AND HEIGHT REQUIREMENTS

- Planned Development District Lots will be designed in accordance with Article 405-V Height and Area Requirements at the time of Infrastructure and Building Construction. Determinations relating to requirements referencing specific zoning districts will be made, as appropriate, based on the planned use of the associated project and the zoning district with which that use most closely corresponds.
 - Summary:
 - Min. Lot Size: N/A
 - Front Setback: 15'
 - Rear Setback: 30'
 - The minimum interior side or rear yard setback shall be as established in Section **405.540** unless the premises is located adjacent to a residential zoning district, in which case the minimum rear yard and side yard setback shall each be thirty-five (35) feet in a "M-1" District and fifty (50) feet in a "M-2" District.

- Side Street Setbacks: 15'
- Interior Side Setback: 15'
 - The minimum interior side or rear yard setback shall be as established in Section **405.540** unless the premises is located adjacent to a residential zoning district, in which case the minimum rear yard and side yard setback shall each be thirty-five (35) feet in a "M-1" District and fifty (50) feet in a "M-2" District.
- Max Lot Coverage: 90%
- Max Building Height: 405.545.(D) No maximum building height unless the structure is adjacent to a single-family residential district, in which case the height of the structure shall remain below a forty-five degree (45°) bulk plane as measured from the boundary of the adjacent residential district.

E. PUBLIC FACILITIES

Public utilities and stormwater shall be designed in accordance with the City of Republic Design Standards.

- Water will be served by the City of Republic. As a part of Phase 1, Water will be connected to the existing 12-inch public main located along the west Right of Way line of State Highway MM. It shall extend to all lots within the PDD, and to the development boundaries to allow for looping of the system as may be required. It is anticipated that the ideal location for looping of the water system is likely south of the PDD limits, along Farm Road 148. It is anticipated this connection point will be required prior to the completion of Phase 2.
- Sanitary Sewer will be served by the City of Republic. Gravity sewer will be extended to the PDD from the existing public manhole located approximately 770-feet west of State Highway MM along the southern limits of Farm Road 144. However, this gravity sewer extension only services a small portion of the overall PDD limits, necessitating the need for a public lift station to be built in the location as graphically illustrated by on PDD Exhibit. All other portions of the PDD limits will gravity flow to this new lift station. From the station, a public force main will be extended to the gravity sewer extension previously mentioned extending from Farm Road 144. From conversations with City Staff the existing public system, and associated receiving lift station, have sufficient capacity to accept the PDD flows.
- Stormwater flood controls and detention will be provided by a single detention facility. Refer to the attached PDD Exhibit for the location. This detention facility shall be designed and constructed in accordance with the City of Republic's design standards for detention facilities.
- Electric is anticipated to be provided by City Utilities of Springfield.

F. ACCESS TO PUBLIC THOROUGHFARES

Access to the public street system shall conform to those shown on the attached PDD Exhibit, and shall conform to the requirements of the City's adopted Transportation Plan in existence at the time of development. Due to ongoing design and improvements to State Highway MM by the City and MoDOT, a traffic study has not been completed at this time. At the time of development, a traffic

study shall be required to determine what additional offsite improvements may be deemed warranted to facilitate the development. It is anticipated the traffic study may be required at each phase of development. Internal public streets shall be designed in accordance with the City of Republic design standards and will have a minimum seventy (70) foot dedicated right of way widths.

As illustrated in the attached PDD Exhibit a new public street will extend east from State Highway MM. It is anticipated that this new street shall connect to a new planned signal at the intersection of State Highway MM and Farm Road 144. However, through conversations with City Staff, this intersection location has not been finalized as of yet and may be shifted from its current location. However, it is understood that the proposed east/west public street shall be the eastern leg of this new intersection. Additional access to State Highway MM shall be governed by MoDOT's access management guidelines. The new street and connection of the planned Highway MM intersection included with the area identified as Phase 1 on the attached PDD Exhibit, shall be constructed as a part of Phase 1.

While not illustrated on the attached PDD Exhibit, a new public street shall continue from where the illustrated public street stops on the Exhibit and continue easterly to the easternmost boundary of the PDD. Furthermore, a new public street shall extend southerly to the southernmost boundary of the PDD. These new public streets are intended to provide for connectivity for future development of the surrounding and adjacent undeveloped properties. In the event of a large-scale development of the area identified as Phase 2, the BUILDS Department may review and approve alternatives to the required street layout extending to the east and south boundary lines.

G. OFF-STREET PARKING

Off-Street Parking shall comply with the City of Republic Land Use Article 405-VI in effect at the time of development.

H. SIGNS

Signage shall comply with the City of Republic Chapter 415 in effect at the time of development.

I. LANDSCAPING & SCREENING

1. Landscaping and screening within the PDD shall comply with the City of Republic Article 405-X and Article 405-XI in effect at the time of development, with the following exceptions:
 - a. No internal perimeter landscaping/buffering between Permitted Uses and/or within the PDD shall be required.
 - b. Adjacent Zoning and/or Permitted Use
 - I. Agricultural: Screening B
 - II. Residential, Commercial, Light Industrial: Screening A
 - III. Buffer width of at least 20-ft shall be provided along the western boundary adjacent to the existing agricultural zoned properties. Should properties rezone prior to development of this PDD, buffering requirement shall revert to the requirement of the City of Republic Ordinance at the time of development. New public easements shall be allowed within this buffer.
 - c. Existing natural landscaping/buffering must remain in place until the issuance of Building Permits, or construction of public infrastructure that may be in conflict with the existing natural landscaping/buffering.

2. Interior Parking Lot Landscaping shall be in accordance with 405.780, Parking Area Landscaping.
3. Innovative and/or Alternative Landscaping Plans meeting the intent of the Ordinance may be reviewed and approved during the Building Permit Process by the BUILDS Department.

J. MAINTENANCE OF COMMON AREAS AND FACILITIES

The maintenance of common areas and facilities within the Planned Development District shall remain the responsibility of the developer(s) or shall be assumed by a duly constituted property owners association meeting all legal requirements.

K. PHASING

Development may be phased provided that all public improvements directly related to each phase are completed at the time of its development and that improvements serving the District as a whole and the adjoining area are completed in a sequence assuring full utility of the District as a whole and all areas within the District and so that future public improvements required by this ordinance or other applicable ordinances of the City are not compromised or rendered unduly difficult. Refer to the Development Plan for Phasing limits.

The construction and final platting of the first phase shall be completed within two (2) years of the date of approval of the development plan. If the first phase has been constructed and a final plat issued, subsequent phases may be submitted covering portions of the approved development plan; provided, however, that all phases of the development plan and final platting must be completed within eight (8) years of the date of approval of the development plan. If the development plan and final platting have not been completed within the timeline set in this Section, then the development plan shall be resubmitted to the City for extension and approval in accordance with the provisions of Section Article 405-A Planned Development District hereof. If an extension and approval is not granted, the original development plan approval shall be null and void. It shall not be the responsibility of the City to notify the applicant of an expired development plan.