



AGENDA ITEM ANALYSIS

Project/Issue Name: 23-R-30 A Resolution of the City Council Approving a Preliminary Plat for Greenfield Estates, a Residential Subdivision Consisting of Approximately 23.48 Acres Located near 7628 West Farm Road 174 in Republic, Missouri.

Submitted By: Chris Tabor, BUILDS Department Principal Planner

Date: May 16, 2023

Issue Statement

Enterprise Development LLC has requested review and approval of a Preliminary Plat of approximately Two-Three Point Four Eight (23.48) acres for Greenfield Estates, a subdivision consisting of eighty (80) 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 23.48-acre property subject to this Preliminary Plat Application is located at the 7500 block of Farm Road 174. The property is zoned appropriately for the proposed plat, High-Density Single-Family Residential (R1-H). R1-H zoning allows for:

- Min. Lot Sizes of 7,000 square feet
- Max density of 6.22 lots per acre



- Setbacks
 - Front: 25'
 - Side (Interior): 6'
 - 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 eighty (80) lots, each with a minimum lot size of 7,000 square feet and an average lot size of 7,720 square feet. The Preliminary Plat also consists of streets, open space, utility easements, and detention areas. The

Transportation Plan

The Preliminary Plat proposes entrances to the subdivision from the continuation of Bailey Avenue, creating a new connection from the portion in Rankin Acres (a Greene County subdivision to the south) to a second connection point to be constructed at Farm Road 174. A third entrance will come from the continuation of Timber Oak Street eastward from Wilson's Creek Villas to the subject property. In addition, the Preliminary Plat proposes five new local streets serving internal circulation.

No lot will be given access to either Farm Road 174 or Bailey Avenue.

These constructed streets, totaling approximately 5,463 feet, 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. The site is in proximity to a 10-inch water main to the north, and an 8-inch water main to the west, which will provide connections for a looped water main through the subdivision.

The site is in proximity to an 8-inch sanitary sewer near the western boundary line of the subject property. The sanitary sewer flows to the Shuyler Creek Lift Station and through a force main to the Wastewater Treatment Facility. The City's water and sanitary sewer systems have the capacity to serve the proposed development; final evaluations of capacity will be performed during subsequent development review.

Zoning Code

The Preliminary Plat of Greenfield Estates has been platted for the construction of 80 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 sinkholes.

Stormwater: The Preliminary Plat utilizes the existing Stormwater Detention Area on the site, which was constructed as part of the Wilson's Creek Villas Subdivision. The detention area is designed to accommodate development of the subject parcel in addition to Wilson's Creek Villas Subdivision to the west. 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.**