



AGENDA ITEM ANALYSIS

Project/Issue Name: 21-R-01 A Resolution of the City Council of the City of Republic, Missouri, Approving a Preliminary Plat for Oak Hills, a Residential Subdivision Consisting of Approximately 48.5 Acres Located at 7012 West Farm Road 170.

Submitted By: Karen Haynes, Planning Manager, BUILDS Department

Date: January 19, 2021

Issue Statement

Turner Residential Holding, LLC has requested review and approval of a Preliminary Plat of approximately forty-eight and a half acres (48.5), Oak Hills, consisting of one hundred thirty-five (135) residential lots, zoned High Density Single-Family Residential, common area/detention, 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 forty-eight and a half **(48.5) acres** of land located at 7012 West Farm Road 170. The property is zoned High Density Single-Family Residential (R1-H) and is currently utilized for agricultural purposes and contains one (1) agricultural structure.

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 one hundred thirty-five (135) residential lots, zoned High Density Single-Family Residential (R1-H) with a minimum lot size of 7,000 square feet. The Preliminary Plat of Oak Hills contains lots ranging in area from 7,115 square feet to 19,942 square feet.

Transportation Plan

The Preliminary Plat contains a new north-south Collector that will be constructed as a part of the development; the Collector is identified by the City's Transportation Plan and Major Thoroughfare Plan, connecting Farm Road 170 to the south. The development connects to Heritage Street at Olde Town at Kerr Place, contains two (2) new entrances into the development, and approximately one and a half (1.5) miles of street and sidewalk which will be dedicated to the City during the Final Platting Process. A Traffic Study was submitted, reviewed, and approved as a part of the Rezoning Process.

Water and Wastewater Master Plan

This site is currently served by City of Republic water and sanitary sewer services. The Preliminary Plat indicates connection to the ten (10) inch water main located parallel to Farm Road 170, to the eight (8) inch water main on the east side of Heritage Street, creating a looped water system. The development will connect to the existing eight (8) inch gravity sanitary sewer main running west to east across the property, flowing to the McElhaney Lift Station and Shuyler Creek Lift Stations before being pumped to the Wastewater Treatment Plant (WWTP); both stations and the WWTP have sufficient capacity to serve the development.

Zoning Code

The Preliminary Plat of Oak Hills has been platted for the construction of one-hundred thirty-five (135) 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 contains two (2) **identified sinkholes** on the southeast portion of the property. A Sinkhole Analysis Report was submitted, reviewed, and approved during the Preliminary Plat Review Process; a thirty (30) foot setback, required by Republic City Code, has been indicated on the Plat.

Stormwater: The Preliminary Plat contains a Stormwater Detention area of approximately 1.75 acres, designed to control the release of stormwater attributable from the development. 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.**