



AGENDA ITEM ANALYSIS

Project/Issue Name: 20-R-25 A Resolution of the City Council of the City of Republic, Missouri, Approving a Preliminary Plat for Oakwood Heights 1st Addition, A Residential Subdivision Consisting of Approximately 4.30 Acres Located in the 2000 Block of East Hines Street.

Submitted By: Karen Haynes, Planning Director

Date: August 18, 2020

Issue Statement

Little Apple Investment Property, LLC has requested review and approval of a Preliminary Plat of approximately (4.30) acres, Oakwood Heights 1st Addition, consisting of (3) residential lots, zoned Multi-Family Residential (R-3), 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 (4.3) acres of land located at the 2000 Block of East Hines Street. The property is zoned Multi-Family Residential (R-3), the property contains no structures.

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 (3) Multi-Family Residential (R-3) lots with a minimum required lot size of (2,500) square feet and consists of streets, open space, and detention areas. The Preliminary Plat of Oakwood Heights 1st Addition contains lots with an average size of (42,277) square feet.

Transportation Plan

The Preliminary Plat proposes (1) new Local Street connection to East Haley Street, (1) new street connection to East Hines Street, and (1) new Local Street connection to Mary Beth Street, as well as an area of ROW for a future street connection to the approximately (2.7) acre parcel to the west. The new public streets, internal to the subdivision, will include approximately (955) feet of street and sidewalk, which will be dedicated to the City during the Final Platting Process.

Water and Wastewater Master Plan

The referenced parcel contains sections of water, sanitary sewer, and stormwater pipes installed by a developer during construction of the townhomes to the west; these utility pipes were never tested and accepted, nor dedicated during Final Platting. Subsequent development will require testing of these systems and the construction of additional utility pipes to serve the development, as needed. The development will be served through the existing active and non-active (6) inch water mains, creating a looped water main system from East Mary Beth Street to Hines Street to East Haley Street.

The development will utilize the existing sanitary sewer mains; the sanitary 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 Oakwood Heights 1st Addition has been platted for the construction of (3) multi-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 indicates utilizing the existing Stormwater Detention Areas in the Oakwood Heights Subdivision to the west and the New Vista Subdivision to the east, both areas were originally sized to accommodate Multi-Family Residential 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.**