

5/5/2022  
EXHIBIT #1

**Requirements and Standards Applicable to  
Planned Development District No. \_\_\_\_\_**

**Prepared by:  
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**A. INTENT**

The intent of the Planned Development District (PDD) is to create a mixed-use development made up of single family and multifamily. The proposed development plan provides a diverse mixture or variations of land uses and densities as required by section 405.220 of the City's Zoning Regulations.

The second requirement of these regulations requires that the design involve the provision of all infrastructure deemed necessary to adequately serve the potential development. See the attached exhibit for the proposed infrastructure improvements.

The third requirement of the Zoning Regulations requires the development to promote the City's Comprehensive Plan. This proposed PDD aligns with the City's Objectives 1B and 1C of the Land Use Plan by providing the community with a variety of housing options and by creating multiple new options consistent with those identified as in demand in the City's Housing Market Study completed in 2021.

The proposed PDD meets the intent of the fourth requirement of the Zoning Regulations in multiple ways. This development will connect to the City's utility system that are already present at the perimeter of the development. This ensures the project will have little burden to the City as it relates to utility maintenance upon completion of the project. The proposed roadway network associated with the PDD conforms to the Major Thoroughfare Plan by providing a secondary arterial street through the heart of the development. This secondary arterial extends from the southern boundary to the northern boundary as an extension of Kansas Avenue. Also, the PDD takes into account the proposed primary arterial along the southern boundary of the development. This improved roadway network will lessen congestion in the streets. It will also provide easier access for fire, police, and ambulance services to the eastern limits of the city.

These amenities for the single family areas will include a swimming pool with bath house and restrooms, an indoor gym with equipment, a sports court, open park space, and play areas as seen in the attached exhibit central to the development. The R-3 area will have a swimming pool with pool house, open park space, and play areas.

To ensure a clean, safe, and vibrant neighborhood, Covenants, Conditions, and Restrictions (CCRs) will be developed and recorded. These CCRs will not only establish a Neighborhood Association. They will also layout requirements for building standards the new homes must adhere to.

The average lot size of the single-family residential lots on this project will be 55 feet by 110 feet. Multiple builders have reached out to the developer specifically requesting this lot size.

In an attempt to keep housing affordable in the Republic community, the developer's best opportunity is a reduction of lot cost by increasing the number of lots. Our current floor plans accommodate the width of the lots while accounting for the setbacks. With these floor plans, there is an opportunity to have a smaller width lot without sacrificing great curb appeal. The reduction in lot width also allows us to have additional green space for the community while maintaining appropriate densities to make the project financially viable. The developer's market research shows that community space is favored over large side yards. Today's buyer enjoys a sense of community that can be shared in common areas. Most developers are purely concerned with maximum density, while this project development group prefers to use some of the width savings for the enjoyment of the community, something not offered by our competitors in other current new construction entry level communities. This developer believes what we are proposing is the type of communities that most Republic homeowners desire.

## **B. DEFINITIONS**

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

## **C. INTENSITY OF DEVELOPMENT**

Development shall adhere to the following standards.

1. The area densities shall not exceed the following. Refer to Exhibit #2 for Area Locations:
  - a. Area A (Single Family) – 291 lots. 127 lots in phase 1. 95 lots in phase 2. 69 lots in phase 3. 7.26 dwelling units per acre.
  - b. Area B (Multifamily) – 300 multifamily units. Approximately 19 units per acre.

## **D. USES PERMITTED**

1. Area A – Shall adhere to “Area A” Single-Family Residential District as defined in this PDD
2. Area B – Shall adhere to “R-3” Multi-Family Residential District
3. In all areas A and B, not-for-profit neighborhood facilities, including indoor and outdoor recreation facilities, operated by a neighborhood or community organization or a property owners' association, shall be a Permitted use.

## **E. BULK, AREA AND HEIGHT REQUIREMENTS**

Development shall adhere to the following standards.

### **Area A (Single Family Residential):**

1. Minimum lot size = 6,000 square feet or approximately 7.26 dwelling units per acre.
2. Minimum Yard Requirements
  - a. Front Yard = 20-ft
  - b. Rear Yard = 25-ft
  - c. Side Street Setback = 15-ft

- d. Interior Side Yard Setback = 5-ft

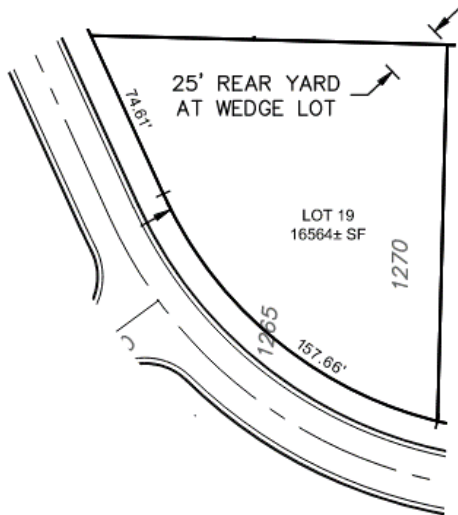
**Area B (R-3):**

Shall adhere to Article 405-V except:

- 1. Coordinating note #5, per section 405.540 does not apply.

For both Area A and B:

- 1. On a curve or cul-de-sac, the lot width shall be measured along the cord at the front yard setback.
- 2. On wedge shaped lots Rear Yards shall be measured from the rear point of the lot as shown below.



**F. Public Facilities**

Public utilities, roads and stormwater shall be designed in accordance with the City of Republic Design Standards. Water will be connected to the existing public system along Hwy 174 and to the existing Sandstone Subdivision to the east. Electric will be provided by the local utility provider. Sanitary Sewer will connect to the existing public main at the eastern limit of the development. A new lift station will be designed and constructed in phase 1 of this development. The lift station will be placed in the existing floodplain that passes through the development. The force main will be routed to the east boundary of the development and discharge to the existing Sandstone Subdivision sewer system. The new lift station will be sized to handle this Prairie Ridge development flows only. Also, 100 gpm of flow from the apartment buildings will be sent to the existing lift station #2 on the south side of Hwy 174 due to the lack of capacity of the gravity system in the Sandstone Subdivision to the east. Stormwater detention will be provided internally to the PDD where feasible.

**G. ACCESS TO PUBLIC THOROUGHFARES**

Access to the public street system shall conform to those shown on the attached Development Plan as well as the PDD specific traffic study completed by CJW. Turn lanes are warranted on State Highway 174 at the time of Phase 3 of the development as well as Phase 4 per the traffic study. Internal public streets shall be designed in accordance with the City of Republic design standards and will have 50-foot dedicated right of way widths. It is understood that the city secondary arterial through the center of the property will have an 80 foot right of way.

**H. 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.

**I. SIGNS**

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

**J. LANDSCAPING & SCREENING**

1. Landscaping and screening within Areas A and B shall comply with the City of Republic Article 405-X and Article 405-XI in effect at the time of development.
2. No buffer will be required between the proposed Area A and the existing R1-M of the existing Sandstone Subdivision at the east boundary of the proposed development.
3. No buffer will be required between this proposed development and the existing agriculture (A-1) nor agriculture-residence (A-R) Greene County parcels adjacent to this development to the north.

**K. MAINTENANCE OF COMMON AREAS AND FACILITIES**

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

**L. 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. Proposed approximate phasing of lots within the PDD is as follows:

- Phase 1: 127 Single Family Lots (Area A)
- Phase 2: 95 Single Family Lots (Area A)
- Phase 3: 69 Single Family Lots (Area A)
- Phase 4: 300 Dwelling Units (R-3)

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 410.150 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.