



AGENDA ITEM ANALYSIS

Project/Issue Name: 21-R-16 A Resolution of the City Council of the City of Republic, Missouri, Approving a Preliminary Plat for Akhtar Park, a Residential Subdivision Consisting of Approximately 17.49 Acres Located at 634 West Hines Street.

Submitted By: Chris Tabor, Principal Planner, BUILDS Department

Date: April 20, 2021

Issue Statement

Cedar Park LLC has requested review and approval of a Preliminary Plat of approximately Seventeen Point Four Nine (17.49) acres, Akhtar Park, consisting of one (1) residential lot zoned Agricultural (AG), one (1) residential lot zoned Multi-Family Residential (R-3) and six (6) residential lots zoned Two-Family Residential (R-2), 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 Seventeen Point Four Nine (17.49) acres of land located at the 634 West Hines Street. The property is split-zoned with Five Point Seven Four (5.74) acres of Agricultural (AG), Eight Point Seven Six (8.76) acres Multi-Family (R-3), and Two-Family Residential (R-2), the property contains and is used for agricultural purposes only.

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 (1) Agricultural (AG) lot with a lot size of 249,891 SF, one Multi-Family (R-3) lot with a lot size of 381,708 SF, and six (6) Two-Family Residential (R-2) lots with a minimum lot size of 13,907 SF. The Preliminary Plat also consists of streets, open space, and detention area.

Transportation Plan

The Preliminary Plat proposes two (2) new Local Street connections: the first to North Cedar Avenue in West Brook Center and the second connection to West Meadows Drive in The West Meadows Subdivision. Also proposed, is one (1) private street with connection to West Red Maple Drive in West Meadows Subdivision. New public streets will be dedicated to the City during the Final Platting Process; deficient Right-of-Way (ROW) along West Hines Street will be dedicated to the City during the Final Platting Process.

A Traffic Impact Study (TIS) was not required of the Applicant during Rezoning.

Water and Wastewater Master Plan

The referenced parcel is not currently connected to municipal utilities, development of the property will require connection to the City's water and sanitary sewer systems. The development will be served through a looped water main system with connections to a six (6) inch water main located at the termination of Red Maple Drive in West Meadows Subdivision and to a six (6) inch water main located at the future intersection of North Cedar Avenue and West Meadows Drive. The development will connect to an existing eight (8) inch sewer main located at the termination of Red Maple Drive, which will serve lots 1 through 5 and 7. Lot 6 will be served by an eight (8) inch sewer main located at the termination of West Meadows Drive. The sanitary sewer system flows 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 Akhtar Park has been platted for the construction of one (1) single-family residential lot [zoned Agricultural (AG)], one (1) multi-family residential lot, and six (6) two-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** contain two identified sinkholes. These have been included on the Preliminary Plat. Requirements in the City's Municipal Ordinance limit new construction near sinkholes by requiring a thirty (30) foot construction setback [410.700.I].

Stormwater: The Preliminary Plat contains a Stormwater Detention Area along the eastern sides of lots 1 and 2, a second Stormwater Detention Area in the northwest of lot 8, designed to control the release of stormwater attributable from the development. The Plat contains a



conceptual layout of the Detention Area; the area will be designed to mitigate existing conditions to reduce the amount of post-development flows to less than pre-development

flows. The first Stormwater Detention Area's outflow will flow onto adjacent property to the east of lots 1 and 2, while the second Stormwater Detention Area's outflow will flow to the west of lot 8; a Stormwater Report will be reviewed by the TRT during Infrastructure Design review.

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.**