



AGENDA ITEM ANALYSIS

Project/Issue Name: 26-R-01 A Resolution of the City Council Approving a Preliminary Plat for Town East Crossing, a Commercial Subdivision Consisting of Approximately 8.97 Acres Located at 1193 North Oakwood Avenue.

Submitted By: Chris Tabor, Principal Planner

Date: January 20, 2026

Issue Statement

Town East Center, LLC and OR-Shamrock Richards, LLC have requested review and approval of a Preliminary Plat, Town East Crossing, consisting of two (2) commercial lots, across eight point nine seven (8.97) acres, zoned General Commercial (C-2), along with 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 eight point nine seven (8.97) acres of land located at 1193 North Oakwood Avenue. The Zoning District assigned to the property is General Commercial (C-2) and is appropriate for the proposed plat. Proposed Lot 1 is the current location of Town East commercial strip center. Lot 2 contains two existing homes to be demolished as the subdivision moves forward.

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 two (2) commercial lots. The Preliminary Plat also consists of streets, open space, and stormwater infrastructure.

Transportation Plan

The Preliminary Plat proposes a new Local Street connection from the termination of Republic Commons Drive to Oakwood Avenue. This new public street will be dedicated to the City during the Final Platting Process.

No lot will have access off US Highway 60. No new connection to US Highway 60 is being proposed.

Water and Wastewater Master Plan

The referenced parcels are currently connected to municipal utilities. The development will be served by two existing water mains, a 10" main on US Highway 60 and an 8" main along Oakwood Avenue. Wastewater service is also available onsite from an 8" gravity sewer main. Effluent flows from the site to the Schuyler Creek Lift Station before it is pumped to the Wastewater Treatment Facility. The water system, named Lift Stations, and Wastewater Treatment Facility have capacity to serve the intended use.

Zoning Code

The Preliminary Plat of Town East Crossing has been platted for the construction of two (2) commercial lots and necessary associated infrastructure: public streets, sidewalks and stormwater conveyance. The largest of these lots (lot 2) is 5.15 acres, while the smallest (lot 2) is 2.39 acres. The lots, as designed, meet the minimum requirements of the City of Republic Zoning Code.

Floodplain: The subject parcel **does not** contain any Special Flood Hazard Area (SFHA/Floodplain).

Sinkholes: The subject parcel **does not** contain any identified sinkholes.

Stormwater: The Preliminary Plat includes the depiction of a planned Stormwater Detention Area in the southwest corner of the proposed Lot 2. Currently, detention serving the proposed Lot 1 of this subdivision exists outside of the subject area and is located on Lot 2 of Town East Subdivision, which is directly north of the property and sits on the southwest corner of the US Highway 60 and Oakwood intersection. The

The Preliminary Plat contains a conceptual layout of the stormwater conveyance system. The exact size and placement of detention areas serving the remainder of land may be constructed as property develops; these areas will be designed to mitigate existing conditions to reduce the amount of post-development flows to less than pre-development flows. A Stormwater Report will be reviewed by the City Engineer during the City's review process.

Infrastructure Design: The design of infrastructure as it relates to streets, sidewalks, water and sanitary sewer systems, and stormwater 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.**