



AGENDA ITEM ANALYSIS

Project/Issue Name: 21-R-54 A Resolution of the City Council of the City of Republic, Missouri, Approving a Preliminary Plat for Josan Properties, a Commercial Subdivision Consisting of Approximately 5.7 Acres Located at 3030 East US Highway 60.

Submitted By: Karen Haynes, BUILDS Assistant Administrator

Date: November 16, 2021

Issue Statement

Josan Properties Arkansas, LLC has requested review and approval of a Preliminary Plat of approximately Five Point Seven (5.7) acres, Josan Properties, consisting of two (2) General Commercial (C-2) zoned lots 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 five point seven (5.7) acres of land located at 3030 East US Highway 60. The property is zoned General Commercial (C-2), appropriate for a commercial subdivision.

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 and associated easements to support the development of the subdivision.



Transportation Plan

The Preliminary Plat proposes utilizing the existing westernmost commercial entrance to the property to serve both lots; a new thirty-five (35) foot wide Cross-Access Easement between the two lots will be provided for access. The existing easternmost commercial entrance will be removed, as required by the Traffic Impact Study, MODOT, and the City of Republic for compliance with the safety standards and the adopted plans of these organizations. The entrance will be reconstructed to function as a right-in, right-out (RIRO); additional upgrades required by the TIS and MODOT may include channelizers or barriers in the US Highway 60 median to prevent left-hand turns into and out of the subject parcel.

MODOT and the BUILDS Department will review the Infrastructure and Building Plans for the development of the subject parcels; particulars regarding the construction of required improvements and the removal of existing improvements will be specified during these processes.

Water and Wastewater Master Plan

The referenced parcel currently has access to municipal water and sewer. Municipal water runs parallel to US Highway 60 at the front of the property; the need for an additional water main internal to the property and/or water main looping will be dependent upon proposed building construction and will be evaluated at the time of plan submittal. An existing sanitary sewer line is located on the southern portion of the property; the Preliminary Plat proposes an additional sanitary sewer main parallel to US Highway 60, which is proposed to provide service to any buildings with direct frontage on US Highway 60. The sanitary sewer system flows to the McElhaney Lift Station and then on to the Shuyler Creek Lift Station before traveling 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 Josan Properties has been platted for the construction of two (2) commercial lots and associated infrastructure, including 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 a very small portion of an identified sinkhole at the southwest corner of the subject property; the Preliminary Plat has been designed to incorporate the required thirty (30) foot sinkhole buffer.

Stormwater: The Preliminary Plat contains a Stormwater Detention Area near the eastern property line; the area will be designed to discharge post-development flow to less than or equal to pre-development flow from the property. 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 Property Owner's Association with such language included in the Final Plat.

Infrastructure Design: The design of the roadway entrances, 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.**