

04/11/2022

EXHIBIT #1

**Requirements and Standards Applicable to  
Planned Development District No. 21-005**

**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 commercial, 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 new destination-style commercial development along US Highway 60. This PDD is providing multiple options consistent with those identified as in demand in the City's Housing Market Study completed in 2021. The commercial piece of the development is filling a need for a commercial node at the eastern limits of the City of Republic.

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 collector street along the southern boundary of the development. Also, the PDD takes into account the proposed primary arterial along the eastern 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 Area B will include a swimming pool with pool house, 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, play areas, and walking trails.

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 (Commercial) – 11.785 acres of land and 2.357 acres of floor area. Approximately 0.20 floor area ratio.
  - b. Area B (Single Family Residential) – 160 Lots. 68 lots in phase 1 and 92 lots in phase 2. 7.26 dwelling units per acre.
  - c. Area C (Multifamily) – 228 multifamily units. Approximately 9 units per acre.

## **D. USES PERMITTED**

1. Area A – Shall adhere to “C-2” General Commercial District
2. Area B – Shall adhere to “Area B” Single-Family Residential District as defined in this PDD
3. Area C – Shall adhere to “R-3” Multi-Family Residential District
4. In both Areas B and C Non-commercial, 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 (C-2):**

1. Lots will be subject to the City's Site Plan Review requirements and procedures.
2. Minimum Yard Requirements
  - a. Front Yard = 15-ft

- b. Rear Yard = 15-ft
  - c. Side Street Setback = 15-ft
  - d. Interior Side Yard Setback = 6-ft
3. Maximum lot coverage = 90%
  4. No maximum building height unless the structure is adjacent to a single-family residential district, in which case the height of the structure shall remain below a forty-five degree (45°) bulk plane as measured from the boundary of the adjacent residential district.

**Area B (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

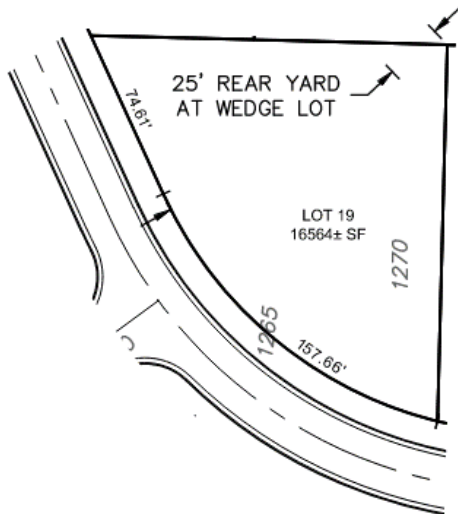
**Area C (R-3):**

Shall adhere to Article 405-V except:

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

For both Area B and C:

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 Farm Road 101. Electric will be provided by the local utility provider. Sanitary Sewer will connect to the existing public main along the southern limit of the property as well as the existing main that runs through the site, from north to south, on the western side of the development. 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. 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. The collector street along the southern portion of the property will have a dedicated 70-foot right of way. The MoDOT primary arterial along the eastern portion of the boundary will have a dedicated 110-foot right of way. It is understood that the design, deferred bonding/construction, and construction of the city collector on the south boundary of the development and the MoDOT primary arterial will be dependent upon phasing of the development and the impact on the City's transportation system. Individual lot drive connections to the primary arterial from Phase 3/Area A will not be allowed. Shared access to South Farm Road 103 will be required.

**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 through C shall comply with the City of Republic Article 405-X and Article 405-XI in effect at the time of development.
2. C-2 Zoning is proposed at the southeast corner of the PDD which is adjacent to Greene County zoning district Rural Residence (RR-1). A type B buffer will be provided and comply with the City of Republic Article 405-X in effect at the time of development.

**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. Sinkholes shall have a 30 foot wide buffer provided around all sinkholes.

**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: 68 Single Family Lots (Area B)

- Approximately 42,900 square feet of general retail (C-2)
- Phase 2: 92 Single Family Lots (Area B)
- Phase 3: Approximately 59,800 square feet of general retail (C-2)  
228 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.