AGENDA ITEM ANALYSIS

Project/Issue Name:	21-R-49 A Resolution of the City Council of the City of Republic, Missouri, Approving a Preliminary Plat for Emerald Valley Phase 2, a Residential Subdivision Consisting of Approximately 48 Acres Located in the 1300 Block of North Main Street.
Submitted By:	Chris Tabor, Principal Planner for BUILDS Department
Date:	October 19, 2021

Issue Statement

Bester Properties LLC has requested review and approval of a Preliminary Plat of Emerald Valley Phase 2, a subdivision of approximately forty-eight (48) acres, consisting of one hundred and forty-five (145) residential lots zoned Single Family Medium Density Residential (R1-M), 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 forty-eight (48) acres of land located at the 1300 Block of North Main Street. The property is zoned Single Family Medium Density Residential (R1-M).

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 (145) Single Family Medium Density Residential (R1-M) lots with a minimum required lot size of 9,000 square feet and consists of streets, open space, utility easements, and detention areas. The Preliminary Plat of Emerald Valley Phase 2 has a density of 3 lots/acre.

Transportation Plan

The Preliminary Plat proposes two new Street connections: Topaz Boulevard and Citrine Street will both connect to Main Street. There are two future connection points created by this subdivision to serve future development: Topaz Boulevard, which terminates to the east, and Sapphire Avenue, which terminates to the north. These connections allow those adjacent parcels access to Emerald Valley as development progresses. New public streets will be dedicated to the City during the Final Platting Process; deficient Right-of-Way (ROW) along North Main Street will be dedicated to the City during the Final Platting Process.

A Traffic Impact Study (TIS) was required of the Applicant. The Study required determined that the future intersection of Main Street and Topaz Boulevard will require a designated southbound left turn lane.

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. Development will require an extension of the existing water main along the east side of Main Street (transitioning from a 10-inch to an 8-inch) from Emerald Valley Phase 1 to the northern edge of the new subdivision. The looping of the water system is expected to create a connection with the 6-inch main on North Hampton Avenue.

Wastewater will gravity-feed north from the east property line through an 8-inch main to the Evergreen Lift Station and then pumped to the Wastewater Treatment Plant.

Both the water and sewer system currently have the capacity to serve the potential development.

Zoning Code

The Preliminary Plat of Emerald Valley Phase 2 has been platted for the construction of one hundred forty-five single-family lots, associated infrastructure, including public streets and sidewalks, public water and sanitary sewer mains, and stormwater detention.

> **Floodplain:** The subject parcel **does** contain a Special Flood Hazard Area (SFHA/Floodplain); development of the subject parcel will require compliance with the City's Floodplain Ordinance.

> **Sinkholes:** The subject parcel contains one (1) identified sinkhole, located between lots 194 and 195 along the south side of Sapphire Avenue. A Sinkhole Analysis was completed by the Applicant and reviewed by the City; development of the property

requires compliance with Section 410.700 Sinkholes and Karst Features of the Republic Municipal Code, requiring a thirty (30) foot setback from the sinkhole rim for all development. The Preliminary Plat for Emerald Valley Phase 2 meets the requirements of the referenced Ordinance.

Stormwater: The Preliminary Plat contains two Stormwater Detention Areas between designed to control the release of stormwater attributable from the development; the first, 2.93 acres on the south edge of the subdivision, the second, 0.97 acres in the northwest corner. 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 Stormwater Detention Area's outflow will flow onto adjacent property to the south of 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 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.**