



hdesigngroup

March 9, 2021

Karen Haynes
Planning Manager
BUILDS Department- City of Republic
Republic Mo. 65738

RE: Density Increase Request- Jeff Boyce PDD at MM & 60.

Dear Karen Haynes,

This letter serves as the formal request of the developer, Jeff Boyce with JSB Investments LLC, for a density increase to the above referenced Planned Development that applies to two areas as identified below:

- Lot #3- We are requesting an increase from 17.43 DU per Acre to 20 DU per Acre.
- Lot #7- We are requesting an increase from 17.43 DU per Acre to 19 DU per Acre.

Per our ongoing discussions and meetings, this development qualifies for the requested density increase under the parameters of Section 505.140.E as follows:

1. Off-site improvements, improved street intersections and widening, utility upgrades, in excess of what is otherwise warranted by the development or required- *This project has a substantial amount of such public improvements that would not otherwise be required.*
4. Creative development design, i.e., improved streetscapes, lighting, landscaped areas and greenspace, mixed use facilities, urban design elements, etc.- *This project indeed has a mixed-use overall concept to help provide commercial and living opportunities together in a single development.*

Please review and forward to the Planning and Zoning Commission for formal request of the proposed density increases.

Respectfully Submitted,

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Brent M. Stevens AIA
Principal / Architect