



AGENDA ITEM ANALYSIS

Project/Issue Name: 20-R-34 A Resolution of the City Council of the City of Republic, Missouri, Approving a Preliminary Plat for Greenfield Estates, a Residential Subdivision Consisting of Approximately 23.48 Acres Located in the 7500 Block of West Farm Road 174.

Submitted By: Karen Haynes, Community Development Department

Date: September 15, 2020

Issue Statement

GFE Properties, LLC has requested review and approval of a Preliminary Plat of approximately (23.48) acres, Greenfield Estates, consisting of (82) residential lots, zoned High Density Single-Family Residential (R-1H), 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 (23.48) acres of land located at the 7500 Block of West Farm Road 174. The property is zoned High Density Single-Family Residential (R-1H), the property contains no structures.

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 (82) High Density Single-Family Residential (R-1H) lots with a minimum required lot size of (7,000) square feet and consists of streets, open space, utility easements, and detention areas. The Preliminary Plat of Greenfield Estates contains lots with an average size of (7,774.64) square feet.

Transportation Plan

The Preliminary Plat proposes (1) new street (Bailey Avenue) connection to West Farm Road 174 and (1) new street connection to Timber Oak Street, through the undeveloped 12 Stones PDD property to the west. The new public streets, internal to the subdivision, will include approximately (5,463) feet of street and sidewalk, which will be dedicated to the City during the Final Platting Process.

Water and Wastewater Master Plan

The site is not currently served by City of Republic water or sanitary sewer service. The site is in proximity to two (10) inch water mains, which will provide connections for a looped water main through the subdivision; connection to the southwest line will require an Off-Site Utility Easement and agreement with the owner of the Twelve Stones property to the west.

The site is in proximity to an (8) inch sanitary sewer approximately 345 feet from the western boundary line of the subject property; connection to the main will require an Off-Site Utility Easement and agreement with the owner of the Twelve Stones property to the west. There is also an alternative sanitary sewer connection, travelling through Rankin Acres to the south, connecting to an existing sanitary sewer main; the alternative will require the Developer to acquire Off-Site Easements. The sanitary sewer flows to the Shuyler Creek Lift Station and through a force main to the Wastewater Treatment Facility. The City's water and sanitary sewer systems have the capacity to serve the proposed development; final evaluations of capacity will be performed during subsequent development review.

Zoning Code

The Preliminary Plat of Greenfield Estates has been platted for the construction of (82) single-family residential lots and associated infrastructure, including public streets and sidewalks, 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 not** contain any identified sinkholes.

Stormwater: The Preliminary Plat proposes a Stormwater Detention Area in the southwest corner of the property, designed to control the release of stormwater attributable from the development. 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, located within Greene County's jurisdiction; the City's TRT will work with the Greene County Engineering Staff on review and permitting during Infrastructure Construction Plan Review. 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, stormwater detention and the acquirement of utility easements 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.**