



AGENDA ITEM ANALYSIS

Project/Issue Name: 20-R-48 A Resolution of the City Council of the City of Republic, Missouri, Approving a Preliminary Plat for Birch Pointe, a Residential Subdivision Consisting of Approximately 20.10 Acres Located in the 500 Block of South Kansas Avenue.

Submitted By: Karen Haynes, Planning Manager, BUILDS Department

Date: November 17, 2020

Issue Statement

HMR Properties, LLP has requested review and approval of a Preliminary Plat of approximately (20.10) acres, Birch Pointe, consisting of (62) residential lots, zoned Medium Density Single-Family Residential (R-1M), 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 (20.10) acres of land located at the 5100 Block of South Kansas Avenue. The property is zoned Medium Density Single-Family Residential (R-1M), 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 (62) Medium Density Single-Family Residential (R-1M) 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 contains lots ranging in size from (9,000) square feet to (15,361) square feet.

Transportation Plan

The Preliminary Plat proposes (1) new street (West Holly Street Avenue) connection to South Kansas Avenue and connects to existing streets in the Savannah Heights Subdivision to the north. The new public streets, internal to the subdivision, will include approximately (3,605) feet of street and (3,918) linear feet of sidewalk, which will be dedicated to the City during the Final Platting Process.

Water and Wastewater Master Plan

City of Republic water and sanitary sewer service is available at the referenced property. The site is in proximity to six (6) inch water mains in Savannah Heights and a ten (10) inch water main along Kansas Avenue; development of the property requires connecting these water mains to form a looped water main system. The municipal water system currently has the capacity to serve a potential development at this location. An (8) inch gravity sanitary sewer line is in proximity to the site, flowing to the Lift Station #2, before being pumped to the Treatment Facility, having capacity to serve the site.

Zoning Code

The Preliminary Plat of Birch Pointe has been platted for the construction of (62) 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 contains three (3) identified sinkholes, located near the western and north western boundaries of the development. 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 Birch Pointe meets the requirements of the referenced Ordinance.

Stormwater: The Preliminary Plat proposes Stormwater Detention Areas in the northwest and northeast corners 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 into the Savannah Heights existing stormwater conveyance system. 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.**