

# CITY OF WILLARD, MISSOURI

224 W. Jackson Street P.O. Box 187 Willard, MO 65781 417-742-3033 417-742-3080 Fax



## MEETING AGENDA AND PACKET

### PLANNING AND ZONING COMMISSION

**Regular Meeting**

**February 25, 2020**

**7:00 p.m.**

**Willard City Hall**

**224 W. Jackson Street**

### PLANNING AND ZONING MEMBERS

**Alderman Whitman**

**Terry Kathcart, Chairman**

**Valorie Simpson, Secretary**

**Mayor Corey Hendrickson**

**Dave Helton**

**Jose Casanova, Vice-Chairman**

**Pat Lloyd**

**Randy Brown, Director of Development**

**[www.cityofwillard.org](http://www.cityofwillard.org)**

CITY OF WILLARD  
PLANNING AND ZONING  
REGULAR MEETING  
February 25, 2020  
7:00 P.M.

Notice posted on February 19, 2020

Notice is hereby given that the City of Willard, Planning and Zoning will conduct a regular meeting at 7:00 p.m., February 25, 2020 at Willard City Hall, 224 W. Jackson, Willard, Missouri.

The tentative agenda of this meeting includes:

PLEDGE OF ALLEGIANCE

1. Call the meeting to order.
2. Roll Call.
3. Agenda Amendments/Agenda Approval.
4. Approval of the Minutes from the Meeting August 27, 2019.
5. Citizen Input.
6. Discussion/Vote on Lot Combination for CMH Hospital.
7. Discussion/Vote on Lot Combination for Chuck Murfin.
8. Discussion/Vote on Gauge Crossing Planned Development.
9. New Business.
10. Unfinished Business.
11. Adjourn.

REPRESENTATIVES OF THE NEWS MEDIA MAY OBTAIN COPIES OF THIS NOTICE BY CONTACTING:

Jennifer Rowe  
224 W. Jackson  
Willard, Missouri 65781  
(417)742-5302

CITY OF WILLARD, MISSOURI  
PLANNING AND ZONING  
REGULAR MEETING  
August 27, 2019  
7:00 P.M.

Staff present: City Administrator, Brad Gray; Director of Development, Randy Brown; and Planning Assistant, Abby Brixey.

City Attorney Ken Reynolds was not present.

Citizens present: Sam Baird, Keith Logan and Vaunda Logan.

Meeting opened by Chairman Terry Kathcart at 7:00 P.M.

Mayor Hendrickson led the pledge of allegiance.

**Roll Call**

Present: Jose Casanova, Pat Lloyd, David Helton, Valorie Simpson, Terry Kathcart, Alderman Whitman and Mayor Hendrickson.

**Approval of Agenda**

Motion was made by Valorie Simpson with a second by Mayor Hendrickson to approve the Agenda. Motion carried with a vote of 7-0. Voting aye: Jose Casanova, Pat Lloyd, David Helton, Valorie Simpson, Terry Kathcart, Alderman Whitman and Mayor Hendrickson.

**Approval of the Minutes from the Meeting July 23, 2019.**

Motion was made by Valorie Simpson seconded by Jose Casanova to approve the Minutes from the July 23, 2019 Meeting. Motion carried with a vote of 7-0. Voting aye: Jose Casanova, Pat Lloyd, David Helton, Valorie Simpson, Terry Kathcart, Alderman Whitman and Mayor Hendrickson.

**Citizen Input.**

None.

**Public Hearing on Medical Marijuana Code Changes.**

Mayor Hendrickson opened the Public Hearing on the Medical Marijuana Code Changes at 7:02 p.m. No citizens wished to speak so the Public Hearing was closed at 7:03 p.m.

**Discussion/Vote on Medical Marijuana Code Changes.**

City Administrator Brad Gray discussed the Medical Marijuana Code Changes being presented. Discussion was made on the Ordinance and State regulations. Motion was made by Valorie Simpson and seconded by Alderman Whitman to approve the Medical Marijuana Code Changes contingent upon adding buffers for Type 1 and Type 2 extraction, and approval from the City Attorney. Motion carried with a vote of 7-0. Voting aye: Jose Casanova, Pat Lloyd, David Helton, Valorie Simpson, Terry Kathcart, Alderman Whitman and Mayor Hendrickson.

**Discussion/Vote for Lot Split for 420 E. Hughes Road.**

Director of Development Randy Brown discussed the request and his review of the property. Motion was made by Valorie Simpson and seconded by Terry Kathcart to approve the Lot Split for 420 E. Hughes Road. Motion carried with a vote of 7-0. Voting aye: Jose Casanova, Pat Lloyd, David Helton, Valorie Simpson, Terry Kathcart, Alderman Whitman and Mayor Hendrickson.

**New Business.**

None.

**Unfinished Business.**

None.

**Adjourn.**

Motion was made by Jose Casanova and seconded by Mayor Hendrickson to adjourn. Motion carried with a vote of 7-0. Voting aye: Jose Casanova, Pat Lloyd, David Helton, Valorie Simpson, Terry Kathcart, Alderman Whitman and Mayor Hendrickson.

Meeting adjourned at 8:02 p.m.

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Valorie Simpson, Secretary

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Terry Kathcart, Chairman

# CITY OF WILLARD, MISSOURI

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Agenda Item#

## Discussion/Vote on Lot Combination for CMH Hospital.

# CITY OF WILLARD, MISSOURI

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Agenda Item#

## 1. Discussion/Vote on Lot Combination for Chuck Murfin.

# CITY OF WILLARD, MISSOURI

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Agenda Item#

## **Discussion/Vote on Gauge Crossing Planned Development.**

February 3, 2020

City of Willard  
Attn: Randy Brown, Director of Development  
224 West Jackson Street  
Willard, MO 65781

Subject: Proposed Change to Gauge Crossing Planned Development

Dear Mr. Brown,

I am writing this letter to formally request a change with regards to our recent submission and preliminary approval of the Gauge Crossing Planned Development. Per our previous discussions, Mike Cronkhite has the lots under contract and will begin construction once the public improvements and final plat are completed. He has been working with his architect on designs and has some preliminary drawings of what the style of the homes might look like. They are having some significant issues with the garages located behind the homes and would like to move those back to traditional front entry garages and reduce the side yard setbacks to 6' to help accommodate the floorplans that he feels are the best fit for the development.

We would like to submit these minor changes to Planning and Zoning during the February meeting and get an approval for the changes. Attached to the letter are the following items for your review.

- Revised Preliminary Plat
- Revised Gauge Crossing PD
- Proposal from Cronkhite Homes with Pictures of Proposed Homes

If you have any questions or need additional information, please contact me on my cell phone at 417-846-5260 or email at [mattk@freedombk.com](mailto:mattk@freedombk.com).

Sincerely,



Matt W. Kelley  
ATM Square, LLC  
Member





**Project Name:** Planned Development District and Accompanying *Gauge Crossing* Development Plan for approximately 5.2-acre tract identified as Lots 1-22 with proposed detention area on the attached preliminary plat in the City of Willard, Missouri.

**Submitted By:** ATM Square, LLC (Owner / Developer)

**Meeting Date:** February 27, 2020

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#### ISSUE IDENTIFICATION

A development plan called *Gauge Crossing* has been submitted for approval as a Planned Development District. The property consists of approximately 5.2 acres of ground located on the East side of the 23-acre parent tract known as the *ATM Square Subdivision*. The property is bordered on the North by Hwy 160 and on the South by New Melville Road. The *Gauge Crossing* PD would allow for the creation of 22 single-family residential lots.

#### DISCUSSION AND ANALYSIS

The *Gauge Crossing* development plan includes a higher density single-family residential land use that is arranged in such a fashion that is uniquely conducive to the contemporary demand for housing amongst a vast group of homeowners in today's market. The overall density of housing is approximately 4.25 homes per acre. In order to accomplish the unique development scheme and arrangement, the development plan allows for building setbacks and lot dimensions that differ from the minimum standards under traditional R-1 zoning requirements. Additionally, there are other components of the plan that vary slightly from the City's conventional development regulations that will be outlined in the development plan. The purpose of this development is to design a distinct neighborhood with the intent of enhancing a sense of community and pride of ownership. The primary target market for this development will be young professional families and retired couples seeking a low maintenance home in a quiet pocket neighborhood. We feel as though these particular demographics are seeking communities like Willard that have excellent school systems and community resources nearby, such as the Frisco Trail and Stockton Lake.

The City's adopted Planned Development District regulations provide for these variations in minimum standards based on a determination and finding by the Planning and Zoning Commission and City Council that the development satisfies the criteria outlined in City Code Section 400.510 "Planned Development District."

## PURPOSE AND INTENT

The diversity of densities and arrangement of housing within the development site would be impossible to accomplish without the opportunity to plan the development in accordance with the Planned Development District provisions. We feel as though the proposed variations are warranted in order to facilitate the goals of this development, which themselves are viewed as providing a clear public benefit in ways that are not typical of traditional conventional single-family developments. This development has been designed to be congruent with the spirit and intent of the Willard Comprehensive Plan.

### I. DESIGN

The design utilizes all of the available space in the most efficient manner possible and will maintain all of the natural features of the ground including the large trees, which are one of the most attractive features of the property. In addition to the existing foliage, we will be planting trees on the Southern and Eastern portions of the property in order to create an elegant natural buffer from the existing residential developments. A landscape plan, showing conformance to existing code, will be submitted with the final development plan.

The design of the homes will be controlled through the use of Codes, Covenants, and Restrictions (CCR's) and must be approved by the developer prior to construction. We are currently working diligently to finalize the CCR's and will provide a copy to the City prior to the approval of the final development plan. All homes will have a main floor with a minimum livable square footage of 1,000 square feet. All homes will have a hard surface exterior including one or more of the following materials: wood, brick, stone, stucco, or cement products. The development will have a variety of architectural floorplans and designs with the intent that no two homes will look alike.

### II. TRANSPORTATION / UTILITIES

The development is centrally located in the main residential and commercial district of the City and has easy access off of proposed Proctor Road, which intersects with Miller Road. The development is located approximately ¼ mile from Hwy 160, a major highway linking Willard to Springfield and Interstate I-44. The location of the property will be easily accessible for emergency vehicles and has all of the utilities available on site for further development. This development will be located off of proposed Gauge Street, which is shown as a cul-de-sac. The inclusion of a cul-de-sac within this development was reasoned and designed to give the subdivision a "pocket neighborhood" and to have no impact with thru traffic onto New Melville. The traffic on Gauge Street should be primarily linked to the neighborhood, since it is not connected to any other road and will most likely be cautious neighbors driving at appropriate speeds. The traffic counts produced by this development are minimal and have essentially no impact on the surrounding areas. At an average of ten cars per day per house, *Gauge Crossing* would be adding 230 cars per day to the collector and arterial road systems. The future extension of Proctor road to the West will provide for alternate outlets including a full access to Hwy AB and limited access to Hwy 160.

### III. PARKING

All of the parking for this development will be handled off-street and will be contained within the drive-ways and the garages for each home. Due to the nature and design of the homes, a front entry two car garage will be utilized and a deeper driveway will be incorporated to allow for the parking of four additional cars.

### IV. USES AND DENSITY LEVELS

Density levels are always a topic of discussion with any residential development and are more sensitive with developments of a higher housing density level. Gauge Crossing will have a density of 4.25 homes per acre. Below is a breakdown of the different types of structures and the green space that will be present within the development.

Impermeable Surface (Roads / Driveways) – 1.05 Acres (20.2%)

Home and Garage Footprint (1,500 Square Feet per Lot) - .75 Acres (14.4%)

Open Space (Yards / Detention Area) – 3.4 Acres (65.4%)

The 22 lots governed by this Development Plan will be strictly for single-family residential use. This development is designed to attract good quality homeowners to Willard that take care of their property and lookout for their fellow neighbors.

The lot lying to the North of Proctor Road, Lot 23, will be a mixed-use purpose with both a commercial and mutli-family element. The current intent is to have a 5,000 square foot retail facility with 1,000 square foot loft apartments on the second level. We feel as though this type of commercial / multi-family development will fit in perfectly with Gauge Crossing and will be a mutally beneficial relationship. This lot will most likely be developed immediately upon the completion of the build out of Gauge Crossing. We will be actively seeking retailers for this facility and will want it at least 60% pre-leased prior to construction.

### V. IMPACT OF DEVELOPMENT

Given the similar density and nature of housing that is surrounding this site, we believe that this development is compatible with the surrounding areas. Single-family residential housing is located directly South of this project across and along New Melville. Multi-family housing is located directly East of the development off of Excalibur, and a variety of commercial development is located to the East as well along Proctor Road and Miller Road. To the West of the development, there is an apartment complex and other commercial development including a care facility, a commercial bank, and an office complex.

### VI. MAINTENANCE OF COMMON AREAS

The maintenance of common areas within the District shall remain the responsibility of the developer unless turned over to a Homeowner's Association at a later date.

## VII. PHASING

This development will NOT be phased and will include the full public improvements to allow for the final platting of 22 single-family residential lots (Lots 1-22) and a mixed-use commercial / multi-family lot to the North (Lot 23). Anticipated construction time for the public improvements is 120 days from the time construction commences assuming no major weather or unforeseen engineering delays. Once the lots are completed and ready for homes to be built, we estimate a total buildout period of two years.

## VIII. VARIANCE FROM STANDARD CODE

- **Street Width** – The proposed width of Gauge Street is 29' which is 2' feet narrower than the standard width of 31'. This is in order to create a narrower feel that will cause people to drive slower and take more caution when navigating through the neighborhood.
- **Driveway Setback** – The driveways will all be set on a zero-lot line and will have no setback from the neighboring property line. Each home will have its own driveway and will not be shared with the neighboring property.
- **Lot Dimensions** – The width of the lots varies from standard code and will be set at 50'. This is intended to create a "pocket neighborhood" feel that allows for the construction of smaller footprint homes that are in closer proximity to one another.
- **Setbacks** – The setbacks for the lots vary from standard code and will be as follows:
  - Front Yard Setback – 15 Feet
  - Side Yard Setback – 6 Feet
  - Rear Yard Setback – 25 Feet

# **CRONKHITE HOMES**

**BIG ENOUGH TO DELIVER. SMALL ENOUGH TO CARE.**

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**CRONKHITE HOMES IS A PASSIONATE COMPANY. WE'RE PASSIONATE ABOUT CUSTOMER SERVICE, ABOUT DELIVERING VALUE, AND ABOUT LIVING OUR VALUES.**

**BUT MOST OF ALL, WE'RE PASSIONATE ABOUT PEOPLE. WE'RE NOT JUST A COMPANY. WE'RE PART OF THE LOCAL COMMUNITY. WE LOVE WHERE WE LIVE, AND WE LIVE WHERE WE PLAY. WE ALSO LOVE THAT WE'RE PART OF BUILDING A BETTER FUTURE FOR TOMORROW.**



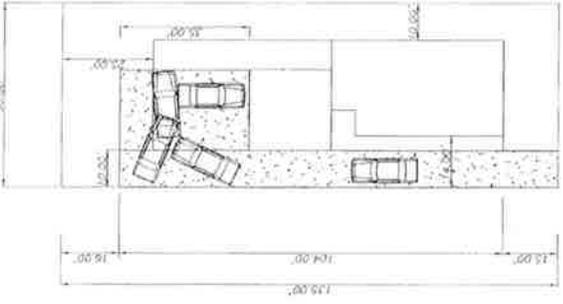
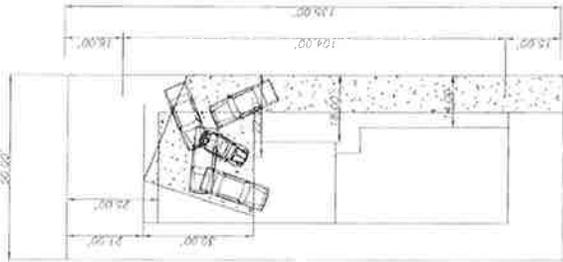
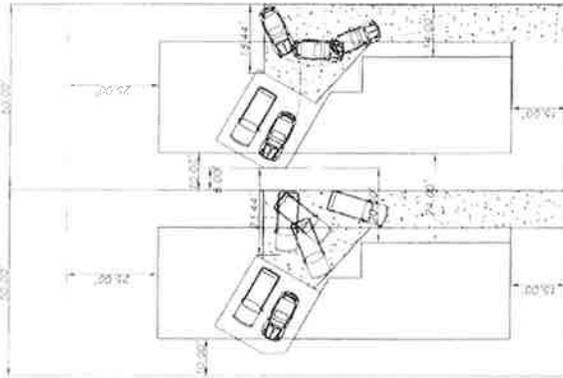
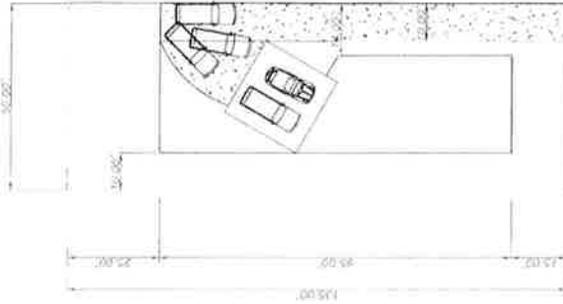
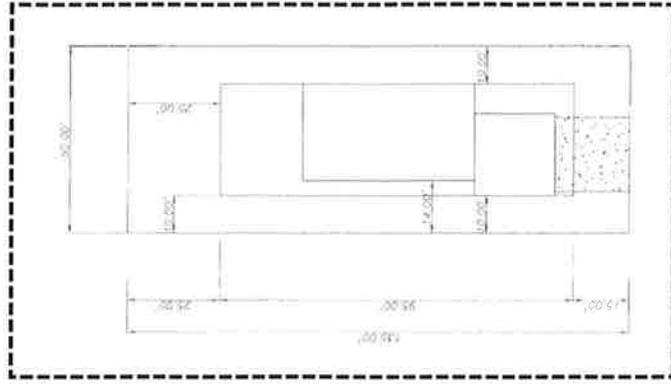
THANK YOU FOR TRUSTING CRONKHITE HOMES WITH WILLARD'S HIGHLY ANTICIPATED GAUGE CROSSING PROJECT. AFTER CAREFUL REVIEW, WE WOULD LIKE TO PROPOSE THE FOLLOWING CHANGES FOR CONSIDERATION:

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- ✓ REAR ENTRY GARAGE MOVED TO FRONT OF HOUSE
  - Allows for ease of resident parking
  - Reduces concrete footprint by nearly 1500 sq.ft. decreasing the impact of storm water run off
  - Minimizes cost of goods (concrete) maintaining desirable home prices
  - Allows for additional green space
  - Eliminates barrier (entry & view) between house and backyard
- ✓ 10' SIDE SETBACK REDUCED TO 6' SIDE SETBACK
  - Broadens selection of suitable floorplans attractive to target market
  - No additional impact to green space based on significantly reduced concrete usage if utilizing proposed front entry garage

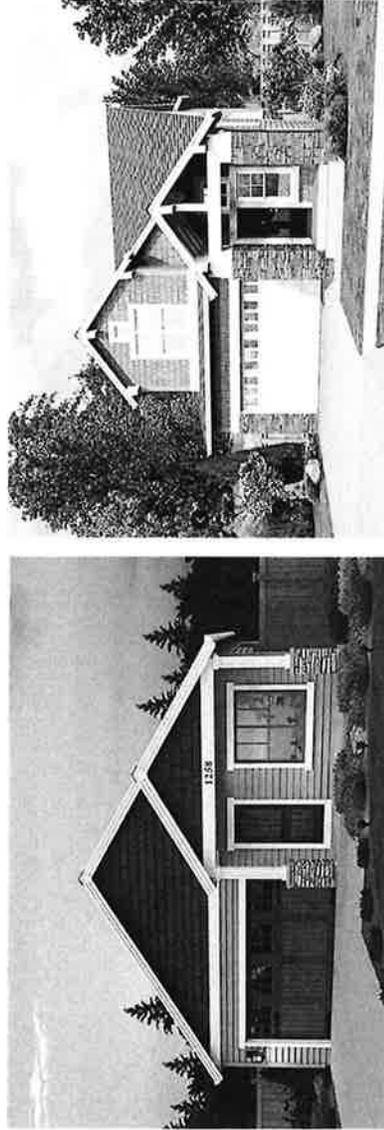
# REAR ENTRY GARAGE MOVED TO FRONT OF HOUSE

LOT STUDY REVEALS PARKING DIFFICULTIES AND 3X TYPICAL CONCRETE USAGE



# PRELIMINARY DESIGN CONCEPT

TRADITIONAL CRAFTSMAN STYLE ARCHITECTURE COUPLED WITH INNOVATIVE DESIGN ELEMENTS ALLOW FOR SIMPLE YET DISTINCTIVE LIVING FOR YOUNG PROFESSIONALS & RETIREES



# THANK YOU!

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