

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

May 26, 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

CITY OF WILLARD
PLANNING AND ZONING
REGULAR MEETING
May 26, 2020
7:00 P.M.

Notice posted on May 20, 2020

Notice is hereby given that the City of Willard, Planning and Zoning will conduct a regular meeting at 7:00 p.m., May 26, 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 February 25, 2019.
5. Citizen Input.
6. Public Hearing for changes to the Land Development Regulations: Chapter 400.
7. Discussion/Vote on changes to the Land Development Regulations: Chapter 400.
 - a. Signs
 - b. Sidewalks
 - c. Cul-de-sac
8. Discussion/Vote on a lot combination for Martin Gogle.
9. Public Hearing for the Annexation for Joyce Borchardt at 3151 N State Highway AB.
10. Discussion/Vote on Annexation for Joyce Borchardt at 3151 N State Highway AB.
11. New Business.
12. Unfinished Business.
13. 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
February 25, 2020
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: Andrew Presley, Rick Wilson, Mike Cronkhite, Jennifer Wall, Donald Hancock and Robbie Bryant.

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 Jose Casanova 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 August 27, 2019.

Motion was made by Pat Lloyd and seconded by Valorie Simpson to approve the Minutes from the August 27, 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.

Discussion/Vote on Lot Combination for Citizen's Memorial Hospital.

Director of Development Randy Brown gave the background on the property and reason for the lot combination. Discussion was made on the future of the property. A representative from Citizen's Memorial Hospital (CMH) stated that the west side of the property will be a clinic. Motion was made by Terry Kathcart and seconded by Valorie Simpson to approve the Lot Combination for CMH. 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 on Lot Combination for Chuck Murfin.

Motion was made by Pat Lloyd and seconded by Mayor Hendrickson to approve the Lot Combination for Chuck Murfin. 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 on Gauge Crossing Planning Development.

Director of Development Randy Brown discussed the request of changing the side yard setback from 10 feet to 6 feet because the builder would like to add the garages to the house instead of having driveways on the side of the house with detached garages in the backyards. Discussion was made on the design concepts, exterior of the homes, signs and HOA. Mr. Brown stated that the HOA Covenants and Restrictions will have verbiage about maintaining greenspace/Detention so it will not become City responsibility. Mr. Gray stated that the changes to this Planned Development are decreased setback, increased square footage of homes, and increase of the greenspace. Mr Brown

also informed the Commission that Matt Kelley was conducting flood planning on New Melville Road, adding in box culverts that would cost around \$30,000-\$40,000, plus 800 feet of cast iron water line replacement, which would cost him an additional \$30,000-\$40,000. Motion was made by Mayor Hendrickson and seconded by Jose Casanova to approve the Planned Development changes contingent on information being provided by the Developers engineer that will ensure the side yard setback reduction will be a positive addition of green space. Motion carried with a vote of 6-1. Voting aye: Jose Casanova, Pat Lloyd, David Helton, Terry Kathcart, Alderman Whitman and Mayor Hendrickson. Voting nay: Valorie Simpson.

This information will be provided to the Board of Aldermen with the Planning and Zoning recommendation of approval.

New Business.

Terry Kathcart handed out a paper on minimum standards request with a Developer is setting up an HOA. Discussion was made on the City Codes, greenspace, and the legality of requiring verbiage.

Unfinished Business.

None.

Adjourn.

Motion was made by Mayor Hendrickson and seconded by Jose Casanova 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 8:20 p.m.

Valorie Simpson, Secretary

Terry Kathcart, Chairman



Agenda Item#7

**Discussion/Vote on changes to the Land
Development Regulations: Chapter 400.**

- a. Signs**
- b. Sidewalks**
- c. Cul-de-sac**

Background Report for Chapter 400 Land Development Regulations proposed changes

Date: May 26,2020

Staff background information – The Land Development Regulations have been adopted to protect and provide for the health, safety and general welfare of the City. They provide for adequate light, air, open space and to protect from flooding and dangers. They ensure adequate transportation and circulation throughout the City and ensure the provision of adequate Public Infrastructure to serve the population. They prevent water pollution and provide for adequate drainage facilities. The LDR'S help preserve and protect the value of land and buildings and help promote the efficient use of funds. Last, they encourage the orderly development and guide staff and officials to make good planning and land development decisions regarding new development. As time goes by, trends change and sometimes the regulations become restrictive to what developers are proposing and also as times change so does the need to change the codes to meet the spirit and intent of good planning principles that help foster partnerships with developers and other local agencies, for example the Fire Department . In summary staff would ask for your consideration to change the following sections of the Willard Municipal Code:

1. ARTICLE X Signs – Please find the attached document for your review. This conflict came up recently as staff has been working with Architects representing Domino's Pizza. After reviewing their request to have 50% of the sign animated it became clear that this change needed to occur to allow businesses to advertise and market their service and/or product. Domino's Franchise sign is standard thru out the southwest Missouri region but because of our current sign regulation (400.880 E. An animation display shall not exceed 10% of the total permitted square footage of sign surface.) staff could not issue the permit. Staff is proposing to remove not to exceed ten percent (10%) of the total permitted square footage of the sign surface. Staff is proposing adding **be placed at least ten (10) feet above street grade.**
2. Sidewalks- Section 400.1310 in the Willard Municipal Code provides for regulations concerning construction and placement of sidewalks. It refers you to chapter 405.150 Design Standards for Public Improvements where it further explains details for locations, widths, and provisions for the Americans with Disability Act. In addition the Code also has standard detailed drawings to refer to for construction. Title IV Attachment 1:2 shows our current typical 31 ft. road section with a four (4) foot sidewalk. To be in compliance with the ADA regulations staff is proposing changing 405.150 Sidewalks B.1 to five (5ft) instead of our current requirement of four (4) feet. Staff is also proposing changing Title IV Attachment 1:2 (Drawing #2) to reflect the change from four (4) feet to five (5) feet.

3. Culs de sac Design- Section 400.1270 of the Willard Municipal Code explains the general requirements for Streets. It refers to the Design Standards Article II Section 405.120 General Requirements G.- Permanent dead-end streets or culs-de-sac shall be no longer than eight hundred (800) feet and shall provide at the closed end a paved turnaround having a minimum diameter of eighty (80) feet to the face of the outside curb and one hundred (100) feet to the street ROW Line. See Drawing 1. Staff provides the Willard Fire Protection District Department officials with all plans for new subdivisions for their review and comments concerning accessibility and fire flow capability. The forty (40) foot radius is always a concern for their larger trucks and they always request a modification to accommodate a one hundred (100) foot diameter turnaround. Staff is proposing to change our current design standard from eighty (80) ft to one hundred (100) feet. This is a current design requirement for City of Springfield street construction.

Proposed - Section E.
CHANGE

Section 400.880 Calculating Number of Signs and Sign Surface Area.

[Ord. No. 020227 §1(10.5), 2-27-2002; Ord. No. 060508C §1, 5-8-2006; Ord. No. 131209 §1, 12-9-2013]

- A. (Reserved)
- B. Two-sided and multisided signs shall be considered as one (1) sign, provided that:
 - 1. The distance between the backs of each face of a two-sided sign does not exceed three (3) feet.
 - 2. The distance between the backs of a "V" type sign does not exceed five (5) feet.
- C. The total sign surface area shall include letters, emblems, background and illuminated areas. Multiple signs on the same structure shall all be inclusive of the total area. Supporting structure, framework or bracing shall be excluded from calculation.
- D. The sign surface area of two-sided or multisided signs shall be calculated in the following manner:
 - 1. The surface area of a two-sided, back-to-back sign shall be calculated by totaling the area of only one (1) side of the sign, as long as the distance between the backs of the signs does not exceed three (3) feet. If the distance exceeds three (3) feet, both sides will be added and used in calculation.
 - 2. The surface area of a double-faced sign constructed in the form of a "V" shall be calculated by totaling the area of the largest side, as long as the angle of the "V" does not exceed thirty degrees (30°) and the distance between the backs of the signs does not exceed five (5) feet. If the angle of the "V" exceeds thirty degrees (30°), or the distance between the backs of the signs exceed five (5) feet, or the sign has more than two sides; the area summation of all sides shall be the calculation total.
- E. An animation display shall ~~not exceed ten percent (10%) of the total permitted square footage of sign surface.~~ **be placed at least ten (10) feet above street grade**

Current

City of Willard, MO
Monday, January 6, 2020

Chapter 400. Land Development Regulations

Article X. Signs

Section 400.840. Purpose.

[Ord. No. 020227 §1(10.1), 2-27-2002; Ord. No. 131209 §1, 12-9-2013]

This Article establishes standards for the erection and maintenance of signs in order to protect the safety of persons and property; to promote the efficient communication of information; to protect the public welfare; and to preserve and enhance the visual character and economy of the City of Willard. Except as otherwise provided, no sign shall be erected, moved, or modified except in accordance with the provisions of this Article.

Section 400.850. Definitions.

[Ord. No. 020227 §1(10.2), 2-27-2002; Ord. No. 131209 §1, 12-9-2013]

Unless otherwise provided, words and phrases used in this Article shall be defined in the following manner:

SIGN

Any words, numbers, figures, devices, designs or trademark by which anything is made known, such as are used to designate an individual, a firm, profession, business or a commodity and which are visible from any public street.

SIGN, ATTACHED

Any sign substantially and permanently attached to, painted on, etched on or supported by any part of a building exterior.

SIGN, DETACHED (FREESTANDING)

Any sign other than an attached sign and including any inoperable vehicle or any trailer located for the purpose of advertising.

SIGN, OFF-PREMISES (BILLBOARD)

A sign that draws attention to or communicates information about a business, service, commodity, accommodation, attraction or other activity that is conducted, sold or offered at a location other than the premises on which said sign is located.

SIGN, PORTABLE

Any sign not permanently attached to the ground or other permanent structure or a sign designed to be transported from one place to another, including, but not limited to, signs designed to be transported on wheels; menu and sandwich board signs; balloons or other inflatable figures.

SIGN, PROJECTING

Any sign that is attached to and projects away from the building surface or face.

SIGN, ROOF

[Ord. No. 020227 §1(10.4), 2-27-2002; Ord. No. 060508C §1, 5-8-2006; Ord. No. 131209 §1, 12-9-2013]

- A. The following provisions shall apply to all signs in the City:
 - 1. *Prohibited signs.* The following signs are specifically prohibited:
 - a. Signs which advertise or promote unlawful activity.
 - b. Signs which may be confused with a traffic control signal, sign or devise, the light of an emergency or road equipment vehicle or any other governmental agency sign.
 - c. Signs which hide from view any traffic or street sign, signal or similar traffic control or directional sign.
 - d. Signs which use searchlights or strobe lights that attract the attention of the public.
 - e. Portable signs, except as specifically allowed as a temporary sign in Section 400.860.
 - 2. *Sign illumination.* All illuminated signs shall be designed, constructed and located to eliminate or minimize glare.
 - 3. *Sign condition.* All signs, including supports, braces and anchors, shall be installed and maintained as indentified in the municipal building codes of the City of Willard.

Section 400.880. Calculating Number of Signs and Sign Surface Area.

[Ord. No. 020227 §1(10.5), 2-27-2002; Ord. No. 060508C §1, 5-8-2006; Ord. No. 131209 §1, 12-9-2013]

- A. (Reserved)
- B. Two-sided and multisided signs shall be considered as one (1) sign, provided that:
 - 1. The distance between the backs of each face of a two-sided sign does not exceed three (3) feet.
 - 2. The distance between the backs of a "V" type sign does not exceed five (5) feet.
- C. The total sign surface area shall include letters, emblems, background and illuminated areas. Multiple signs on the same structure shall all be inclusive of the total area. Supporting structure, framework or bracing shall be excluded from calculation.
- D. The sign surface area of two-sided or multisided signs shall be calculated in the following manner:
 - 1. The surface area of a two-sided, back-to-back sign shall be calculated by totaling the area of only one (1) side of the sign, as long as the distance between the backs of the signs does not exceed three (3) feet. If the distance exceeds three (3) feet, both sides will be added and used in calculation.
 - 2. The surface area of a double-faced sign constructed in the form of a "V" shall be calculated by totaling the area of the largest side, as long as the angle of the "V" does not exceed thirty degrees (30°) and the distance between the backs of the signs does not exceed five (5) feet. If the angle of the "V" exceeds thirty degrees (30°), or the distance between the backs of the signs exceed five (5) feet, or the sign has more than two sides; the area summation of all sides shall be the calculation total.

- 2. A maximum of three-fourths (0.75) square foot of additional sign surface area per linear foot of lot street frontage in excess of two hundred (200) feet shall be allowed.

Section 400.920. Signs Permitted in "M" Manufacturing Districts.

[Ord. No. 020227 §1(10.9), 2-27-2002; Ord. No. 131209 §1, 12-9-2013]

- A. The maximum sign surface area permitted on any lot in any manufacturing district shall be one (1.0) square foot of sign surface area per linear foot of lot frontage.
- B. If a lot has frontage on more than one (1) street, the total sign surface area permitted on that lot shall be the sum of the sign surface area allotted to each street on which the lot has frontage.

Section 400.930. Sight Triangles.

[Ord. No. 020227 §1(10.10), 2-27-2002; Ord. No. 131209 §1, 12-9-2013]

A. Signs At Street Intersections.

- 1. Street intersection sight triangles shall reflect the street classification as established in the Willard Comprehensive Plan. Minimum requirements for sight triangles shall be in accordance with the following table. The sight triangle shall be measured along the right-of-way as illustrated in Figure 400.930 contained in Subsection (B) of this Section. The City may require additional triangle area for clear sight and safety as may be warranted by special condition as determined by the Administrative Official.
- 2. Signs may be erected in the street intersection sight triangles. However, any such sign must be at least ten (10) feet above street grade except for supports, which may not exceed one (1) foot in width or diameter or be spaced less than ten (10) feet apart from any other stationary object.

Street Sight Triangle Requirements						
Intersecting Street	Highway	Arterial	Collector Single-Family Residential	Collector All Others	Local Residential Single-Family	Local Residential Multifamily
Highway	A	A	B	B	B	
Arterial	A	A	B	B	C	B
Collector: single-family residential	B	B	C	C	C	C
Collector: all others	B	B	C	C	C	C
Local residential	B	C	C	C	C	C

Key:
 A — 100 feet by 100 feet sight triangle
 B — 30 feet by 30 feet sight triangle
 C — 10 feet by 10 feet sight triangle

B. Signs At Street/Driveway Intersections.

- E. No part of a detached sign may exceed a height, measured from ground level, of twenty-five (25) feet in the "C-1" District, forty-five (45) feet in the "C-2" District and thirty (30) feet in the "M-1" and "M-2" Districts and fifteen (15) feet in all other districts.
- F. Freestanding signs shall meet the minimum setback requirements as established in the following table:

Street Classification	Minimum Setback (feet)
Highway	15
Arterial	15
Collector: single-family residential	10
Collector: all others	10
Local residential	10

Section 400.950. Detached Signs.

[Ord. No. 020227 §1(10.12), 2-27-2002; Ord. No. 131209 §1, 12-9-2013]

- A. Detached (freestanding) signs shall be permitted according to the following requirements:
 1. Each premises containing a multifamily use, permitted non-residential use or legal non-conforming use shall be permitted one (1) detached sign.
 2. If a development is located on a corner lot that has at least one hundred (100) feet of frontage on each of the two (2) intersecting streets, the development may have one (1) detached sign along each street frontage.
 3. Premises with more than seven hundred fifty (750) feet of frontage along a public street may have one (1) additional detached sign; however, a minimum of three hundred (300) feet of separation shall be maintained between signs and a minimum setback of twenty-five (25) feet from adjacent property lines is maintained for both signs.
 4. The surface area of a detached sign may not exceed three-tenths (0.3) square foot for every linear foot of street frontage. Total sign shall not exceed fifty (50) square feet in surface area if the lot has less than two hundred (200) feet of total street frontage, seventy-five (75) square feet on lots with frontage of two hundred (200) feet or more but less than four hundred (400) feet and one hundred (100) square feet on lots with four hundred (400) or more feet of street frontage. Lots with more than one (1) side of street frontage may include all frontage in sign area square footage calculation.

Section 400.960. Off-Premises Signs.

[Ord. No. 020227 §1(10.13), 2-27-2002; Ord. No. 060911 §1, 9-11-2006; Ord. No. 131209 §1, 12-9-2013]

Off-premises signs (billboards) shall be permitted only in the "C-1" and "C-2" Commercial Districts and in the "M-1" and "M-2" Industrial Districts. The surface area of a detached, off-premises sign shall be subject to the provisions of Section 400.880 if the sign is oriented towards a street classified as an arterial, collector or local street. Where the street towards which the sign is oriented is classified as a highway, a single side of a detached off-premises sign may not exceed three-fourths (0.75) square foot in surface area for every linear foot of street frontage. In no case may a single side of such sign exceed two hundred (200) square feet in surface area.

Republic, Missouri

Section 415.080. Provisions For Signs in Business Areas. [CC 1999 §26-117; Ord. No. 99-42 §1, 9-27-1999; Ord. No. 04-71 §1, 12-27-2004; Ord. No. 05-23 §1, 3-28-2005; Ord. No. 07-20 §1, 4-9-2007; Ord. No. 08-18 §1, 2-25-2008; Ord. No. 08-67 §1, 9-8-2008]

- A. *General Provisions.* These provisions shall apply to all permanent signs in business areas as defined in this Chapter.
1. A sign in a business area shall conform to regulations for a sign in a non-business area if the sign is within twenty-five (25) feet of a non-business area.
 2. Flashing lights or animation on signs in business areas shall be placed at least ten (10) feet above street grade.
 3. Both on-premises or off-premises signs are allowed in general commercial and less restrictive zoning districts. Only onpremises signs are allowed in more restrictive districts. Offpremises detached signs shall conform to the standards for on-premises signs, with the following exceptions:
 - a. Off-premises detached signs shall maintain a minimum front yard setback of twenty-five (25) feet. [Ord. No. 15-19 §1, 8-10-2015]
 - b. Off-premises detached signs shall maintain a maximum radius of one thousand five hundred (1,500) feet between all other off-premises detached signs. Off-premises detached signs shall maintain a maximum height of forty (40) feet and a maximum effective area of four hundred (400) square feet. [Ord. No. 15-19 §1, 8-10-2015]
 - c. Off-premises detached signs are prohibited within one hundred twenty-five (125) feet of a non-business area.
 4. Sign regulations enforced by the Missouri Highway and Transportation Commission along the primary highway system in the City shall take precedence over any less restrictive requirements of this Chapter.
 5. All heights specified in this Code shall be measured from street grade at a point perpendicular to facing street unless otherwise specified.
- B. *Detached Signs.* Detached signs are allowed in business areas.
1. A premises fronting on a collector street shall be allowed a detached sign with an effective area determined by adding

Reference

- | | |
|--------------------|--------------------|
| Section
415.080 | Section
415.080 |
|--------------------|--------------------|
- effective area shall not exceed one-half ($\frac{1}{2}$) square foot per lineal foot of the wall length.
3. A premises may have a roof sign only if it does not have a detached or projecting sign. No part of the sign shall extend beyond any wall. The methodology used to determine the effective area allowed for detached signs shall be used to calculate the effective area allowed for roof signs.
 4. A business may have a projecting sign only if it does not have a roof sign or a maximum number or allowable detached signs for that premises. Where a business frontage would allow the use of two (2) or more detached signs, a projecting sign may be substituted for one (1) of the detached signs. Projecting signs shall have a minimum clearance of ten (10) feet above the highest level of the ground under the sign at the sign's lowest point and shall not exceed twenty (20) square feet in effective area.
 5. Each premises containing more than one (1) business shall reserve one (1) detached sign to identify either the entire premises, or businesses located there, desiring to be identified, unless otherwise approved by the Community Development Department. **[Ord. No. 16-23 § 1, 11-28-2016]**
- D. Menu board signs shall be governed by the provisions of Section 415.030 paragraph (14).
- E. Commercial subdivision signs shall:
1. Be limited to one (1) subdivision sign per entrance.
 2. Not exceed an effective area of three hundred (300) square feet.
 3. Not exceed a height of twenty-five (25) feet.
 4. Comply with all other applicable provisions of the sign ordinance (i.e., "Intersection Clear Sight Triangle").
 5. Be limited to displaying the names of companies located in the subdivision and no advertising matter shall be allowed on the sign.
 6. Not supersede any other detached signs allowed within this Section.
 7. Be placed in a sign easement.

current

City of Willard, MO
Monday, January 6, 2020

Chapter 400. Land Development Regulations

Article XV. Required Public Improvements

Section 400.1310. Sidewalks.

[Ord. No. 020227 §1(15.8), 2-27-2002]

- A. Sidewalks shall be required along one (1) side of all streets. If the Commission finds that unusual or peculiar conditions prevail with respect to traffic and/or safety of pedestrians, the Commission may require different standards of walkway improvements to ensure safe pedestrian access to schools, parks, other public use areas or adjoining streets.
- B. Sidewalks shall be constructed in conformance with the provisions of Chapter **405**, Design Standards for Public Improvements. Sidewalks may be constructed of other suitable materials if the Commission determines that:
 - 1. Such sidewalks will serve residents of the development as adequately as concrete walks; and
 - 2. Such sidewalks would be more environmentally desirable or more in keeping with the overall design of the development; and
 - 3. The City will not incur greater than normal expense in maintaining such sidewalks dedicated for public use.

Section 405.150: Sidewalks

[Ord. No. 020227 §1(Art. II §2.4), 2-27-2002]

A. Sidewalks shall be constructed on one (1) side of all streets and shall not be built over water lines.

B. Sidewalks shall be located within the street right-of-way, one (1) foot inside the right-of-way line. Sidewalk subgrade shall be compacted to ninety-five percent (95%) Standard Proctor ASTM D698. Sidewalks shall be constructed of Portland concrete and shall be ~~six (6)~~ **four (4)** inches thick. ~~Expansion joints shall be provided every fifty (50) feet;~~ contraction joints ~~at~~ **shall be provided every five (5) feet.** Sidewalk widths shall be constructed to the following applicable minimum standard:

1. Sidewalks along minor streets shall be a minimum of ~~four (4)~~ **five (5)** feet wide.

2. Sidewalks along collector and arterial streets and in the vicinity of schools, recreation areas and other community facilities shall be a minimum of five (5) feet wide.

3. Sidewalks in the vicinity of commercial districts or shopping centers shall be a minimum of eight (8) feet wide.

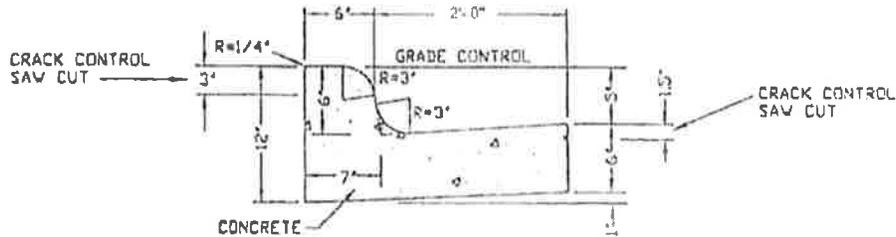
C. Whenever the Board of Aldermen finds that a means of pedestrian access is necessary from the subdivision to schools, parks, playgrounds or other roads or facilities and that such access is not conveniently provided by sidewalks adjacent to the streets, the developer may be required to construct other walkway improvements to provide such access in compliance with the requirements of Chapter **400** Land Development Regulations, Article **XV**, Required Public Improvements.

D. All sidewalks shall be constructed up to each intersecting street and wheelchair ramps shall be provided at intersections and other major points of pedestrian flow. Where required, wheelchair ramps and depressed curbs shall be constructed in accordance with the standards of the Americans With Disabilities Act in effect at the time of construction.

E. A grass planting strip shall be provided between the curb and the sidewalk.

WILLARD CITY CODE

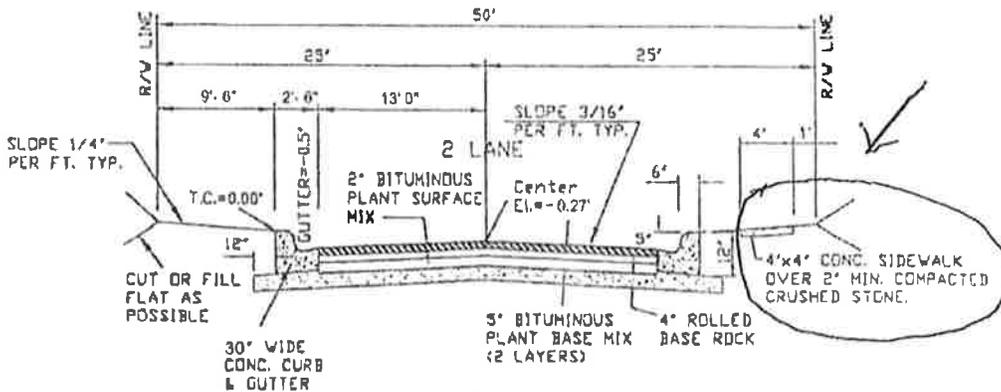
DRAWING NO. 2. STREET DETAILS



STANDARD CONCRETE CURB & GUTTER

NOT TO SCALE

1. CRACK CONTROL JOINTS AT 15', SAW CUT, FILLED WITH BITUMINOUS JOINT SEALER
2. EXPANSION JOINTS AT 60' INTERVALS, TANGENTS OF CURVES 100 FEET OR LESS, AND SIDES OF CURB STRUCTURES.
3. CONCRETE TO BE 4000 PSI, COMMERCIAL READY MIX.



PLANT MIX BITUMINOUS PAVEMENT
TYPICAL 31' STREET SECTION (W/CURB)

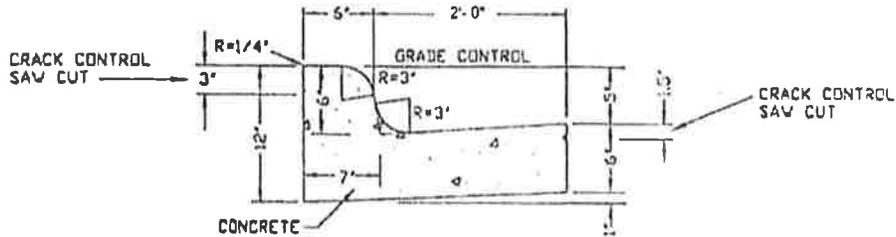
ARTERIAL AND COLLECTOR RESIDENTIAL STREET PAVEMENT SPECIFICATIONS

TACK COAT (MO-DOT SECTION 407)	2" ASPHALT WEAR SURFACE (MO-DOT SECTION 461-3P2) *
TACK COAT (MO-DOT SECTION 407)	4" ASPHALT BASE (MO-DOT SECTION 301) *
PRIME COAT (MO-DOT SECTION 408)	4" ASPHALT BASE (MO-DOT SECTION 301) *
	BASE ROCK (MO-DOT 304-TYPE 1) *
	SUBGRADE (MO-DOT 209) *

* = ALL LAYERS TO HAVE 95% COMPACTION AND DENSITY AT OPTIMUM MOISTURE OR ASPHALT CONTENT. LABORATORY TEST RESULTS ARE REQUIRED BEFORE ACCEPTANCE.

Proposed
Change

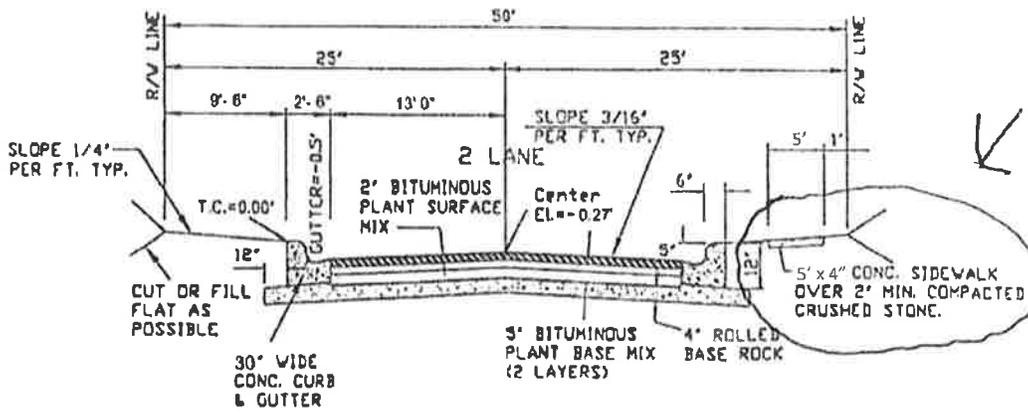
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2. EXPANSION JOINTS AT 60' INTERVALS, TANGENTS OF CURVES 100 FEET OR LESS, AND SIDES OF CURB STRUCTURES.
3. CONCRETE TO BE 4000 PSI, COMMERCIAL READY MIX.

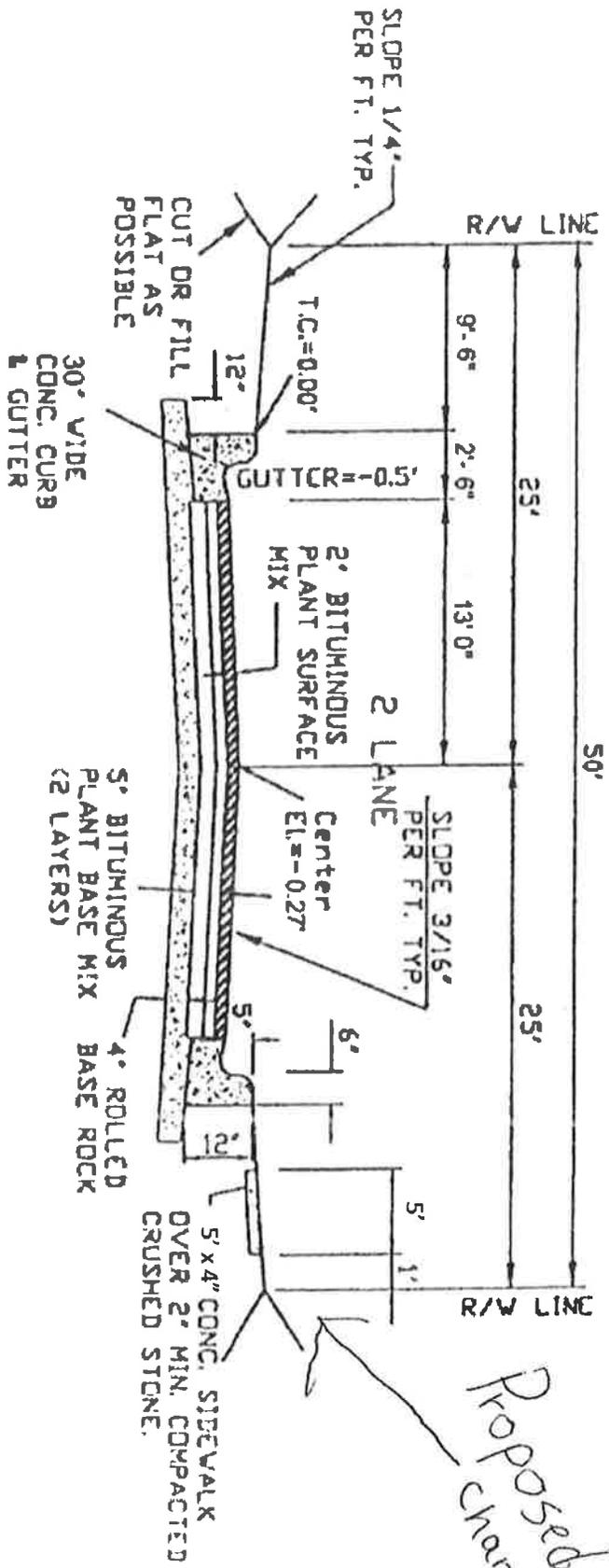


PLANT MIX BITUMINOUS PAVEMENT
TYPICAL 31' STREET SECTION (W/CURB)

ARTERIAL AND COLLECTOR RESIDENTIAL STREET PAVEMENT SPECIFICATIONS

TACK COAT (MO-DOT SECTION 407)	2" ASPHALT WEAR SURFACE (MO-DOT SECTION 401-3P2) *
TACK COAT (MO-DOT SECTION 407)	4" ASPHALT BASE (MO-DOT SECTION 301) *
PRIME COAT (MO-DOT SECTION 408)	4" ASPHALT BASE (MO-DOT SECTION 301) *
	BASE ROCK (MO-DOT 304-TYPE 1) *
	SUBGRADE (MO-DOT 209) *

* = ALL LAYERS TO HAVE 95% COMPACTION AND DENSITY AT OPTIMUM MOISTURE OR ASPHALT CONTENT. LABORATORY TEST RESULTS ARE REQUIRED BEFORE ACCEPTANCE.



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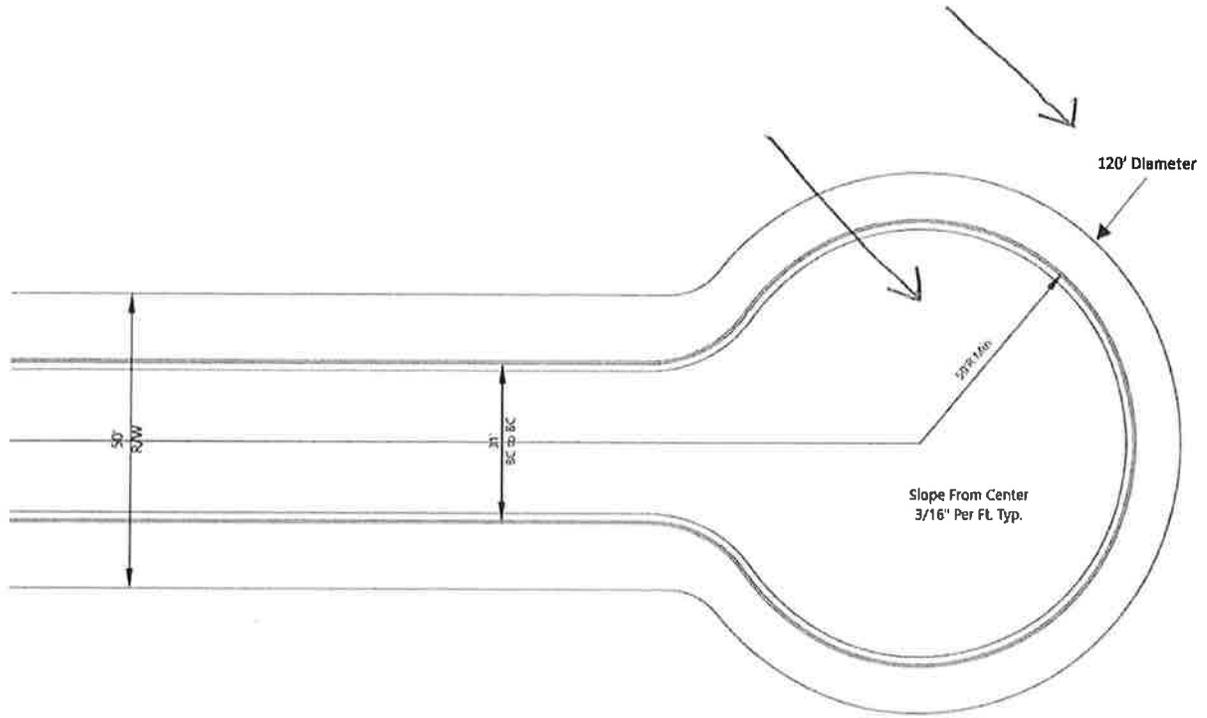
* ALL LAYERS TO HAVE 95% COMPACTION AND DENSITY AT OPTIMUM MOISTURE OR ASPHALT CONTENT. LABORATORY TEST RESULTS ARE REQUIRED BEFORE ACCEPTANCE.

Proposed change

Proposed
Changes

LAND USE
Title IV Attachment 1
City of Willard
APPENDIX A

DRAWING NO. 1. CUL-DE-SAC



MAX. LENGTH OF STREET WITH
CUL-DE-SAC SHALL BE 800'

STANDARD CUL-DE-SAC

Section 405.120. Streets — General Requirements. [Ord. No. 020227 §1(Art. II §2.1), 2-27-2002]

- A. The classifications, extent, width, grade and location of all streets shall conform to the Willard Comprehensive Plan and major street plan. In any case where additional street right-of-way is required, the additional right-of-way shall be split on both sides of the existing right-of-way unless otherwise approved by the Board of Aldermen. Where not shown, the arrangement and design standards of streets shall conform to the provisions herein and/or the Missouri Department of Transportation or Greene County where applicable. Streets which have an entry onto a State highway will require approval from the Missouri Department of Transportation. Streets which have an entry onto a Greene County roadway will require County approval.
- B. The arrangement of streets in new subdivisions shall be coordinated with existing, proposed and anticipated streets outside of the subdivision. Provision shall be made for the continuation of existing streets in adjoining areas.
- C. When a new subdivision adjoins a tract susceptible to being subdivided, new streets shall be extended to the boundaries of such tract.
- D. Streets shall be related appropriately to the topography and street grades shall conform as closely as practical to the original topography. Street grades shall be in accordance with the requirements of this Chapter.
- E. Street jogs with centerline offsets of less than one hundred fifty (150) feet shall be prohibited.
- F. Local streets shall be designed so as to discourage through traffic. However, provisions must be made for the extension of arterial and collector streets into and from adjoining areas.
- G. Permanent dead-end streets or culs-de-sac shall be no longer than eight hundred (800) feet and shall provide at the closed end a paved turnaround having a minimum diameter of ~~eighty (80)~~ **one hundred (100)** feet to the face of the outside curb and ~~one hundred (100)~~ **one hundred twenty (120)** feet to the street right-of-way line. See Drawing No. 1.
- H. Any street dead-ended for access to an adjoining property or temporary in nature because of authorized staged development shall be provided with temporary, all-weather turnaround at the end of the street and the use of such turnaround shall be guaranteed to the public until such time as the street is extended.

Proposed Change



Section
405.120

Section
405.120

Every lot shall have access to a road that provides reasonable ingress and egress for emergency vehicles as well as for the intended use of the lot.

- I. When a subdivision abuts or contains an arterial street, the Planning and Zoning Commission may require marginal access streets, reverse frontage lots or other such treatment as may be necessary for adequate protection of abutting properties and to provide separation of through and local traffic.
- J. Half-streets shall be prohibited except where such streets, when combined with a similar street (developed previously or simultaneously) on property adjacent to the subdivision, create a street that meets the right-of-way and pavement requirements of Chapter 400 Land Development Regulations and this Chapter. In such case, the developer shall dedicate that portion of land in the proposed subdivision that will complete the street right-of-way to the minimum standards.

Current

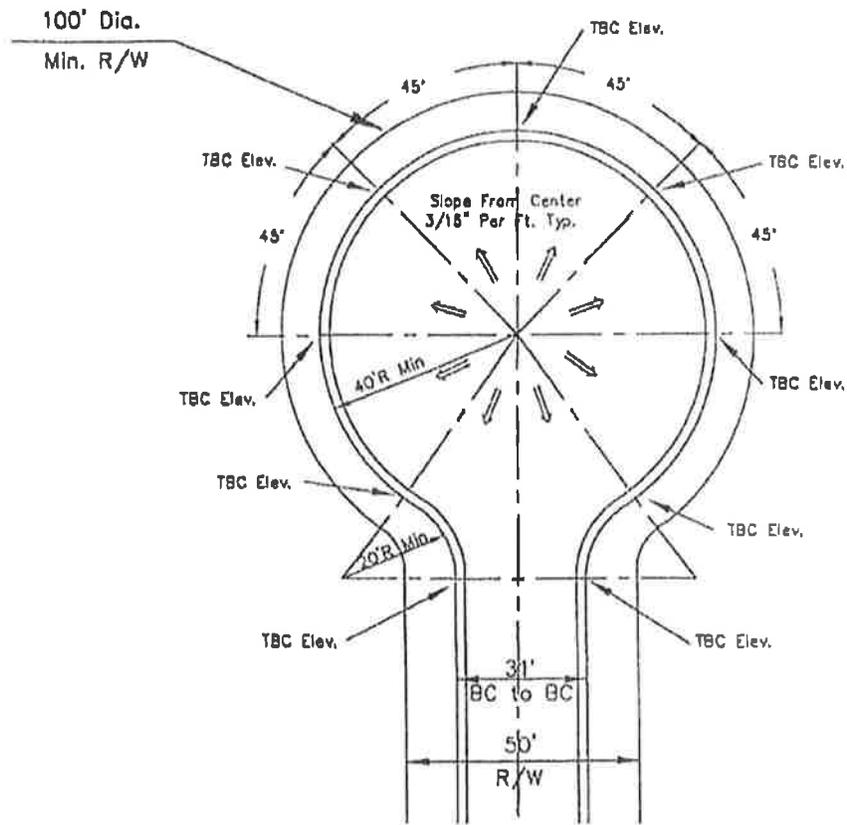
LAND USE

Title IV Attachment 1

City of Willard

APPENDIX A

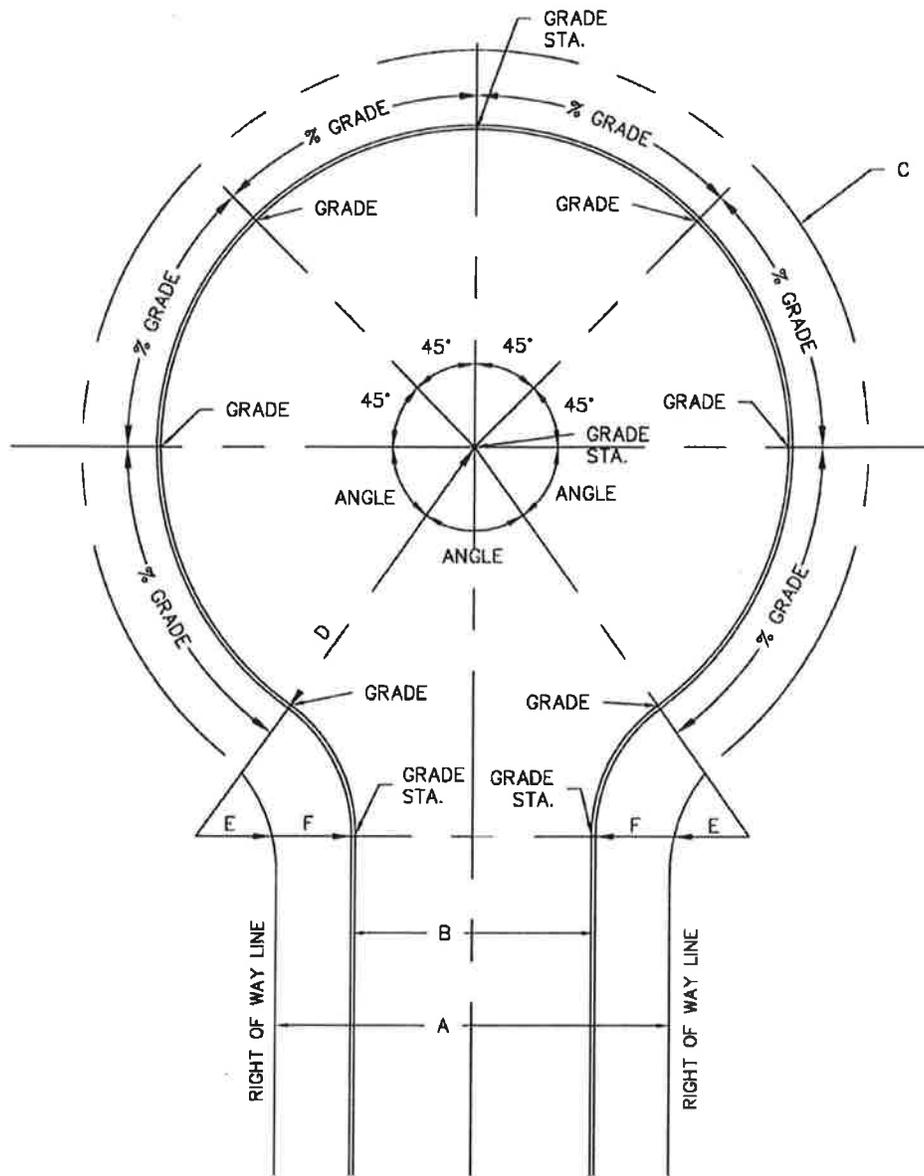
DRAWING NO. 1. CUL-DE-SAC



MAX. LENGTH OF STREET WITH
CUL-DE-SAC SHALL BE 800'

STANDARD CUL-DE-SAC

Reference



MINIMUM DIMENSIONS (FEET)			
DESCRIPTION	KEY	STANDARD	INDUSTRIAL
STREET RIGHT-OF-WAY WIDTH	A	50	60
STREET PAVEMENT WIDTH TO BACK OF CURB	B	27	37
CUL-DE-SAC RIGHT-OF-WAY RADIUS	C	60	75
CUL-DE-SAC PAVEMENT RADIUS TO BACK OF CURB	D	48.5	63.5
INTERNAL CURVE, RIGHT-OF-WAY RADIUS	E	20	20
INTERNAL CURVE, BACK OF CURB RADIUS	F	31.5	31.5

NOTE: MAXIMUM LENGTH OF CUL-DE-SAC SHALL BE 800 FEET.

CITY OF WILLARD, MISSOURI

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



Agenda Item#8

Discussion/Vote on a lot combination for Martin Gugle.

Background Report for Re-Plat of Lots 25 & 26 of the Autumn Brooke Subdivision

Date: May 26, 2020

Property Location: 675 and 677 Becky Street

Applicant: Martin Gugel

Proposed Property Description of Combined lots (Lot 25 A): ALL OF LOT 25 AND LOT 26 Of Autumn Brook Phase 1 Subdivision in the City of Willard Recorded in Plat Book ZZ Page 124, Greene County Recorders Office being located in the East Half of the Southeast Quarter of Section 36, Township 30 North, Range23 West

Current Zoning: Single Family Residential

Background Information: The applicant originally purchased lot 25 with a new home and later purchased lot 26 from the Developer. Lot 26 has a detention area on the north side of the lot making the building area of that lot smaller than most of the other lots in the subdivision. The applicant is requesting a re-plat to combine both lots with future intent to construct a detached garage adjacent to his home. There is a 15 ft. drainage easement running north and south between the two lots that allow for water to be diverted from the street to the detention area. Water is conveyed thru a concrete whistle from the storm box on Becky and empties into the detention basin. This easement along with any other utility easements and setback building lines will remain in place as part of the re-plat (lot combination). When the applicant/owner is ready to proceed with construction of the detached garage a building permit application and verification of approval from the Architectural Committee of the Autumn Brook Subdivision will be required.

Staff Recommendation: Staff supports the request for the re-plat (lot combination) of Lot 25 and Lot 26 and ask for consideration from the Commissioners to recommend approval of the re-plat to the Board of Aldermen.



City of Willard

Subdivision Autumn Brook Phase I
Application Date 5-9-20
Application Fee \$300.00
Pd by ck on 5-8-20
Receipt# 919563

**APPLICATION
RE-PLAT/LOT SPLIT**

We, the undersigned, request the City of Willard, Missouri Planning and Zoning Commission and Board of Aldermen to approve the re-plat/lot split as described in the attachment to this application, and attest to the truth and correctness of all facts and information for the proposed re-plat/lot split presented in this application.

Legal description of property (attach additional sheet if necessary): _____

Lots 25 & 26 of Autumn Brook Subdivision Phase 1

Address of re-plat/lot split; 677 & 675 Becky Street

Property Owner's Name Martin Gugel

If corporation, Corporate Official: _____

Mailing Address 677 Becky Street, Willard, MO 65781

Telephone Number 417-818-2972 Fax Number 417-864-1907

PROPERTY OWNER'S SIGNATURE(S):

Martin Gugel
(If corporation, signature of corporation official)

CHECKLIST
RE-PLAT/LOT SPLIT APPLICATION
City of Willard, Missouri

This checklist is provided to help you make sure that you submit everything that is required for a re-plat/lot split application. The application must be complete and all items listed on the checklist must accompany the application or this case will not be processed. The application must be submitted no later than 4:00 p.m. to the Willard City Hall, 15 working days prior to the Planning and Zoning Commission meeting at which the replat/lot split will be considered. Contact the City Clerk at the telephone number below for filing deadlines and meeting dates.

APPLICATION FORM:	
✓	Property owner's name, address, and telephone number. If a corporation, corporate official and corporate seal.
✓	Address/Subdivision of replat/lot split.
✓	Application signed by property owner, or if applicable, corporate official.
RE-PLAT/LOT SPLIT SURVEY:	
	Submit fifteen (15) copies of a certified survey signed and sealed by a registered land surveyor. The survey is to include the following information:
✓	A. All lots effected by the re-plat/lot split
✓	B. Location of any structures on the lots
✓	C. Exact nature, location and dimensions of all lots effected by re-plat/lot split
✓	D. Legal description of re-plat/lot split to be affixed to the certification sheet
✓	E. Certifications for Re-plat/Lot Split to be affixed to the survey, including: <ol style="list-style-type: none"> 1. Certificate of Ownership 2. Acknowledgment Certificate 3. Certificate of Approval-Planning and Zoning Commission 4. Certificate of Approval-Board of Aldermen
SKETCH PLAN:	
✓	Submit eight (8) 11" x 17" and three (3) 24"x36" copies of a sketch plan drawn to an approximate scale (one (1) inch equals one hundred (100) feet. of the proposed re-plat/lot split. The sketch plan is to include the following information:
✓	A. Tract boundaries.
✓	B. Proposed general lot layout
✓	C. Streets on and adjacent to the tract
✓	D. Location of any easements
✓	E. North point and approximate scale.
APPLICATION FEE:	
✓	Submit application fee of \$300.00. Applicant also responsible for recording fee and City Engineer review fees.

Submit Applications to:
Willard City Hall
224 W. Jackson, P.O. Box 187
Willard, Mo. 65781
(417)742-3033

For mail delivery, use the post office box address
For hand delivery or parcel delivery, use the street address

CITY OF WILLARD, MISSOURI

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



Agenda Item#10

Discussion/Vote on Annexation for Joyce Borchardt at 3151 N State Highway AB.

Background Report for Zoning Case# 4202020

Annexation Request

Date: May 26,2020

Property Location: 3151 N. State HWY AB

Applicant: Karl and Joyce Borchardt

Property Information: 2.82 ACRE-North 2A E11 R19 LKS LOT2 NW1/4(EX S 30 FT.) AND 196.66 FT. S1/2 E1/2 LOT 3 NW1/4 3/29/23 Parcel ID # 1403200107

Current Zoning Classification: Residential

Background Information: In mid March staff received a phone request for information concerning the annexation process. Staff contacted the applicant and discussed the procedure and Mr. Borchardt proceeded to file an application requesting the City of Willard annex his property into the Municipal boundary. Staff has reviewed the application and information provided by the applicant and finds it to be true and correct based on Greene County Assessor records. Staff has notified the affected neighboring properties within 185 ft. and have posted the property in compliance with Section 400.360 of the Willard Municipal Code- *NOTICES OF PUBLIC HEARING*

Staff Recommendation: Staff would ask for the Commission's consideration to recommend the approval of the annexation request from Mr. and Mrs. Borchardt to the Board of Aldermen.



STATE HIGHWAY AB

03-29-23

FARM ROAD 106

PARID: 1403200107
GARBER, JOYCE E

ROLL: RP_GM
3151 N STATE HIGHWAY AB

Property Name	
Property Address	3151 N STATE HIGHWAY AB GREENE COUNTY
Subdivision	NONE
Tax District	181: Greene R2-WL
School District	R2: WILLARD
Living Unit	
Residential SqFt	1,876
Commercial SqFt	
Class	Residential
Brief Tax Description	2.82A M/L N 2A E T1R 19 LKS LOT 2 NW1/4 (EX S 30 FT) & S 196.66 FT E 194.04 FTS/2 E1/2 LOT 3 NW1/4) 3/29/23 (Note:Not to be used on legal documents)
Calculated Acres	2.82
	SECTION TOWNSHIP RANGE
	3 29N 23W
Book	2014
Page	01781814
Deed Date	30-MAY-14

Mailing Information

Owner1	GARBER, JOYCE E
Owner2	
In Care Of	
Address	PO BOX 233
City, State, Zip	WILLARD MO 65781-0233
Date last Updated	01-OCT-19

Market/Assessed Value

Residential Market	145,600
Residential Assessed = Residential Market *19%	27,660
Agriculture Market	0
Agriculture Assessed = Agriculture Market * 12%	0
Commercial Market	0
Commercial Assessed = Commercial Market * 32%	0
TOTAL MARKET	145,600
TOTAL ASSESSED	27,660
Previous Year Market	103,500

TOTALS	
Appraised Land	32,800
Appraised Improvements	112,800
Total Appraised	145,600
Land Assessed	6,230
Improvements Assessed	21,430
Total Assessed	27,660

Buffer search results

Results 1 - 8 of 8

Parcel ID	Owner Name	Parcel Address	Last Sale
14-03100142	✓ SMITH, LEX D ETAL TR	STATE HWY AB N	12/01/1998
14-03100164	✓ WILLARD PROPERTIES LLC	7053 7057 FARM ROAD...	03/15/2018
14-03100164	✓ WILLARD PROPERTIES LLC	7053 FARM ROAD 106 W	03/15/2018
14-03100164	✓ WILLARD PROPERTIES LLC	7057 FARM ROAD 106 W	03/15/2018
14-03200107	✓ GARBER, JOYCE E	3151 STATE HIGHWAY ...	05/30/2014
14-03200115	✓ FLEMING, MICHAEL L	3091 STATE HIGHWAY ...	02/01/2001
14-03200132	✓ STEELMAN, SAMUEL R	3215 STATE HIGHWAY ...	11/19/2018
14-03200141	✓ OHARO, JOHN	3123 STATE HIGHWAY ...	08/13/2018

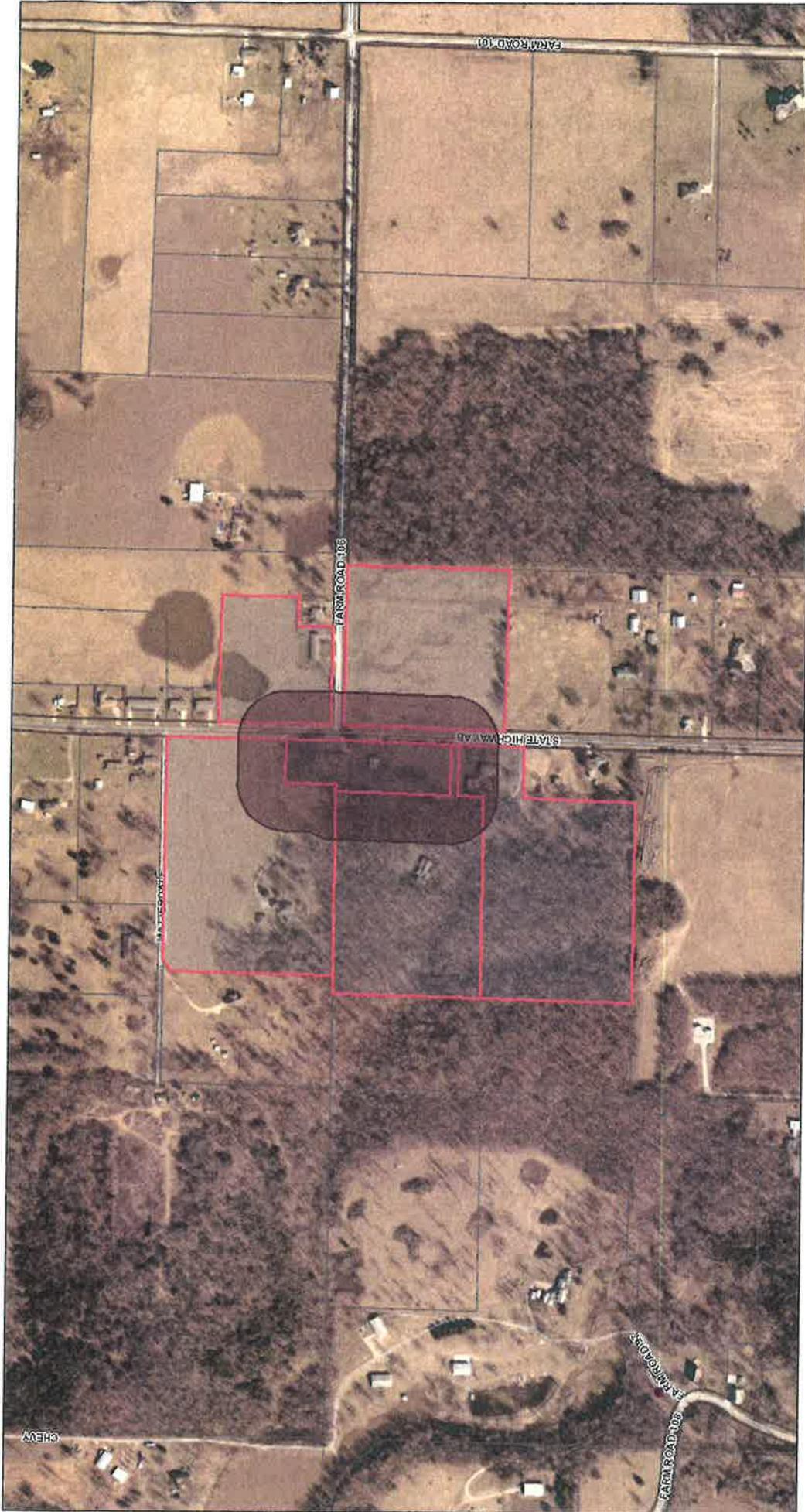
Subject Prop →

PUBLIC NOTICE

Notice is hereby given to all interested citizens that a Public Hearing will be held by Willard Planning & Zoning Commission on May 26, 2020 at 7:00 p.m. and the Board of Aldermen on June 8, 2020 at 7:00 p.m. at Willard City Hall, 224 W. Jackson St., Willard, MO for the annexation request by Joyce Borchardt of 3151 N State Highway AB. If you are unable to attend this meeting, you are welcome to send any comments in support of, in opposition to, or general inquiries regarding the annexation to Jennifer Rowe, City Clerk at:

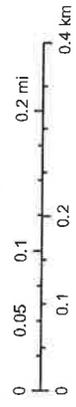
City of Willard
P.O. Box 187
Willard, MO 65781
(417) 742-5302
clerk@cityofwillard.org

If you have special needs, which require accommodation, please notify City personnel at City Hall. Accommodations will be made for your needs. Representatives of the news media may obtain copies of this notice by contacting the City Clerk at the information above.



April 28, 2020

1:5,584



City of Springfield GIS