

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

July 23, 2019

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

James McKee

Randy Brown, Director of Development

www.cityofwillard.org

CITY OF WILLARD
PLANNING AND ZONING
REGULAR MEETING
July 23, 2019
7:00 P.M.

Notice posted on July 19, 2019

Notice is hereby given that the City of Willard, Planning and Zoning will conduct a regular meeting at 7:00 p.m., July 23, 2019 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 June 25, 2019.
5. Citizen Input.
6. Public Hearing for Robertson Estates Phase 2 Preliminary Plat and Development Plan.
7. Discussion/Vote for Robertson Estates Phase 2 Preliminary Plat and Development Plan.
8. Discussion/Vote for West Ridge Preliminary Plat.
9. Resolution adopting the 2019 Comprehensive Plan.
10. Discussion/Vote on Proctor Road Lot Split for Right-of-Way.
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
June 25, 2019
7:00 P.M.

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

City Attorney Ken Reynolds was present.

Citizens present: Tina Horn, Bob Horn, Katie Gaspard, Brandon Jenson, Chris Cox, Lou Ann Cox, Kim Haase, Jeremy Bumgarner, Cary Gudde, Dan Jacobs, Derek Lee (Lee Engineering), Stephen Brabo and Brandi Brabo.

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

Mayor Hendrickson led the pledge of allegiance.

Roll Call

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

Approval of Agenda

Motion was made by Mayor Hendrickson with a second by Alderman Whitman to approve the Agenda. Motion carried with a vote of 8-0. Voting aye: Jose Casanova, James McKee, David Helton, Valorie Simpson, Terry Kathcart, Alderman Whitman, Mayor Hendrickson and Pat Lloyd.

Approval of the Minutes from the Meeting February 26, 2019, Work Study May 9, 2019 and Meeting May 28, 2019.

Terry Kathcart stated that the Mayor had led the pledge during the February 26th meeting, not himself. However, it was ok to leave it. Motion was made by Mayor Hendrickson and seconded by Terry Kathcart to approve the Minutes from the February 26, 2019 Meeting. Motion carried with a vote of 7-0. Voting aye: Jose Casanova, James McKee, David Helton, Valorie Simpson, Terry Kathcart, Alderman Whitman and Pat Lloyd. Mayor Hendrickson abstained.

Motion was made by Valorie Simpson and seconded by Mayor Hendrickson to approve the Work Study minutes from May 9, 2019. Motion carried with a vote of 8-0. Voting aye: Jose Casanova, James McKee, David Helton, Valorie Simpson, Terry Kathcart, Alderman Whitman, Mayor Hendrickson and Pat Lloyd.

Motion was made by Alderman Whitman and seconded by Jose Casanova to approve the Minutes from the Meeting on May 28, 2019. Motion carried with a vote of 7-0. Voting aye: Jose Casanova, James McKee, David Helton, Terry Kathcart, Alderman Whitman, Mayor Hendrickson and Pat Lloyd. Valorie Simpson abstained.

Citizen Input.

Bob Horn, 8057 Farm Road 100, wanted to express his appreciation for getting to serve. However, he felt his resignation was forced. He stated that the Commission was not in compliance with the code during the February, April, May and July of 2018 Meetings.

Discussion/Vote to appoint Chairman, Vice-Chairman and Secretary.

Valorie Simpson nominated Terry Kathcart to serve as Chairman. Motion was made by Valorie Simpson and seconded by Jose Casanova to appoint Terry Kathcart as Chairman. Motion carried with a vote of 7-0. Voting aye: Jose Casanova, James McKee, David Helton, Valorie Simpson, Alderman Whitman, Mayor Hendrickson and Pat Lloyd. Terry Kathcart abstained.

Terry Kathcart nominated Jose Casanova as Vice-Chairman. Motion was made by Terry Kathcart and seconded by Valorie Simpson to appoint Jose Casanova as Vice-Chairman. Motion carried with a vote of 7-0. Voting aye: James

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

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

Public Hearing for 2019 Comprehensive Plan.

City Attorney Ken Reynolds opened the Public Hearing at 7:13 p.m. for the 2019 Comprehensive Plan.

Bob Horn discussed his issues with the Code, to include the Enforcement of Codes, soft touch approach, annexation and wells. He suggests that it be reviewed again.

No other citizens wished to speak, so Attorney Reynolds closed the public hearing at 7:18 p.m.

Discussion/Vote to adopt the 2019 Comprehensive Plan.

City Administrator Brad Gray discussed the timeline used for the plan. Brandon Jenson (SMCOG) discussed public comments and the process and feedback received. Discussion was made on items to considered changing. He felt there was good feedback in our Community and a good representation.

Motion was made by David Helton and seconded by Valorie Simpson to approve the 2019 Comprehensive Plan. Motion carried with a vote of 7-0. Voting aye: Jose Casanova, James McKee, David Helton, Valorie Simpson, Terry Kathcart, Alderman Whitman and Mayor Hendrickson. Pat Lloyd abstained.

Discussion/Vote to accept the Longview Subdivision Sewer Relocation and Easement.

Director of Development Randy Brown discussed the easement. Discussion was made on the issues and the reason for the request. Motion was made by Pat Lloyd and seconded by Mayor Hendrickson to accept the Longview Subdivision Sewer Relocation and Easement. Motion carried with a vote of 8-0. Voting aye: Jose Casanova, James McKee, David Helton, Valorie Simpson, Terry Kathcart, Alderman Whitman, Mayor Hendrickson and Pat Lloyd.

Public Hearing for Robertson Estates Phase 2 Sketch Plan.

City Attorney Ken Reynolds opened the public hearing for the Robertson Estates Phase 2 Sketch Plan at 7:43 p.m.

Dan Jacobs, 213 Lynne Drive, discussed detention and storm water, private drive, and the maintenance of the property. Stephen Brabo, 208 Lynne Drive, stated that storm water was a very big problem for the area.

Derek Lee, Engineer for the project, stated that the water that is causing them problems is coming from across Farmer. The storm water from the south that is adding to the problem will have its own diversion and detention.

Chris Cox, 310 Willey, would like to make it clear there are flooding issues on his property.

No other citizens wished to speak so Attorney Reynolds closed the public hearing at 7:58 p.m.

Discussion/Vote for Robertson Estates Phase 2 Sketch Plan.

Derek Lee, Engineer for the project, discussed the storm water. Mr. Brown then discussed the current and preliminary maps. Mr. Lee reiterated that the stormwater from the south will have its own diversion and detention, and the plans will be reviewed by a City Engineer.

Mr. Gray discussed the sewer line rerouting and the relief to the pressure on that line that serves Lynne Drive.

Discussion was then made on the cul-de-sac length and an access easement.

Motion was made by David Helton and seconded by Jose Casanova to approve the Robertson Estates Phase 2 Sketch Plan. Motion carried with a vote of 7-0. Voting aye: Jose Casanova, James McKee, David Helton, Valorie Simpson, Terry Kathcart, Alderman Whitman and Mayor Hendrickson. Pat Lloyd abstained.

Discussion/Vote for Northbrooke Lot 4 and 5 Replat.

Mr. Brown discussed the replat for Northbrooke being proposed. Discussion was made on the lot size and proposed plans. This replat would make lot 5 a full 2 acres which would be large enough for the proposed plan of a 24-unit building.

Motion was made by James McKee and seconded by Valorie Simpson to approve the Northbrooke Lot 4 and 5 Replat. Motion carried with a vote of 8-0. Voting aye: Jose Casanova, James McKee, David Helton, Valorie Simpson, Terry Kathcart, Alderman Whitman, Mayor Hendrickson and Pat Lloyd.

New Business.

Attorney Reynolds stated that while the Commission was non-compliant with City Code in early 2018 as Mr. Horn stated, they were legally OK.

Unfinished Business.

Mr. Brown discussed West Ridge subdivision on Farm Road 68. Discussion was made on the original plans that were all approved through the Commission and the Board. Discussion was then made on requirement changes for the development to match current code. Motion was made by Pat Lloyd and seconded by Valorie Simpson to approve West Ridge moving forward with updating their design standards, development plan, Covenants and Restrictions, and then bring a Final Plat with Covenants and Restrictions back to Planning and Zoning without needing to re-accomplish all of the previous steps. Motion carried with a vote of 8-0. Voting aye: Jose Casanova, James McKee, David Helton, Valorie Simpson, Terry Kathcart, Alderman Whitman, Mayor Hendrickson and Pat Lloyd.

Adjourn.

Motion was made by Pat Lloyd and seconded by Jose Casanova to adjourn. Motion carried with a vote of 8-0. Voting aye: Jose Casanova, James McKee, David Helton, Valorie Simpson, Terry Kathcart, Alderman Whitman, Mayor Hendrickson and Pat Lloyd.

Meeting adjourned at 8:38 p.m.

Valorie Simpson, Secretary

Terry Kathcart, Chairman

CITY OF WILLARD, MISSOURI

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



AGENDA ITEM # 7

Discussion/Vote for Robertson Estates Phase 2 Preliminary Plat and Development Plan.

Back ground Report for Robertson Estates Phase 2 Preliminary Plat and Development Plan

Date – July18, 2019

Location – 309 S Farmer Rd.

Applicant – Taylor Robertson / Bill Turner

Tract Size – 16.80 acres

Existing Zoning – R-1

Proposed Zoning – Planned Development District

Surrounding Land Uses –

North – R-1 Single Family

South – Willard Public School

West – Undeveloped R-1 currently used as agriculture

East – property is bounded by Farmer Rd. existing R-1 on the east side of Farmer Rd.

History – The parent property was divided back in 2015 /2016 creating one (1) single family tract and six (6) duplex lots with the remaining approximate seventeen (17) acres being left for future development. The owner wishes to sell the property to a developer who is proposing a thirty-four (34) lot single -family planned Development. The proposed lots are only eighty (80) feet wide and do not conform with the traditional R-1 lot width requirement of a hundred (100) feet, therefore a zoning change is required from R-1 to R-1 Planned Development District.

Utilities are available for this site.

Water – Public works replaced the 4" main with a 10". It is located on the east side of Farmer and will require a road bore to extend it into the property.

Sewer – Sanitary sewer is existing and runs thru the property east and west and north and south. The line that runs north and south will be retired and a new line constructed to accommodate the proposed lot layout.

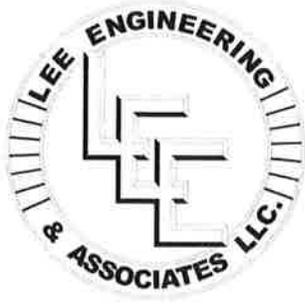
Stormwater – The northern portion of the property currently lies within a designated FEMA Floodplain. We currently have drafts for the updated maps that show most of the area being taken out of the floodplain. These maps will be adopted in late 2020 however staff is recommending that any structures that fall within the perimeter of the existing mapped flood zones be elevated no less than the 1 ft above BFE. Precautionary measures should be taken and consideration should be given to the property owners to the north to protect their property from adverse effects of the drainage from this development.

Streets / Sidewalk – Street/ Sidewalk construction will adhere to all Willard Design Standards which will be addressed at the time of construction plan review and approval. Minimum ROW requirement is (50) feet. Minimum sidewalk width is five (5) feet. A wood chip walking trail is being proposed around the common area.

Staff Comments – Comments were received from the Willard Fire Protection District and CJW Engineers and have been included for your review. Staff has reviewed the proposed preliminary plat and plan and offer the following comments for your consideration- At this time, several of

the informational items required for the Preliminary Development Plan Application submittal, as listed in the Willard Municipal Code Section 400.510 have not been submitted, therefore a complete review and staff summary was not included in this report. The information may be submitted prior to the meeting by the developer's engineer and will be reviewed and passed on to you as soon as we receive it. All pertinent Fire Department recommendations should be followed. Feel free to contact me if you have any questions prior to the meeting.

Randy Brown
Director of Development



LEE ENGINEERING AND ASSOCIATES, L.L.C.

CIVIL ENGINEERING & DESIGN

2101 W. CHESTERFIELD BLVD., SUITE C202, SPRINGFIELD, MO 65807
TELEPHONE: (417) 886-9100 • FACSIMILE: (417) 886-9336 • dlee@leeengineering.biz

PD Zoning Report for

Robertson Subdivision

A Proposed Subdivision in Willard, Missouri

Project Number 1915

Submitted to:

The City of Willard

June 7th, 2019

Developer: Bill Turner
1331 N Farmer Avenue
Springfield, Mo 65802
(417) 224-3643

1. Purpose

The purpose of requesting a PD for Robertson Subdivision is to provide a unique single family residential development. The layout provides a large common area with nature trail / dog walk to be used by the residents. The PD also allows smaller lots than what is allowed in R-1 zoning. The current zoning is R-1 which allows 2.5 units per acre. The proposed development is 2.0 units per acre therefore the proposed PD provides a reduction in density and more open space than what is permitted in a R-1 development. The proposed development is surrounded by a mixture of uses with the North Elementary School and R-3 zoning to the South. To the East is a neighborhood with a mixture of lot sizes ranging from 1/8 acre to 1/3 acre lots. To the North Lots 1-6 of the Robertson Estates Phase 1 Final Plat are zoned R-2. To the West are undeveloped lots bounded by US 160 and a subdivision. The proposed PD is consistent with the surrounding developments. Below is a list of goals as described by the Willard Municipal Code.

- a. The proposed development is congruent with the spirit and intent of the Willard Comprehensive Plan.

The proposed development is for single family homes. The surrounding neighborhoods are a mixture of a school, a church, single and multi-family homes. The proposed density is less than 2.5 dwelling units per acre which is permitted in R-1 developments. The PD allows green space to be provided in a common area to be used for the enjoyment of the entire neighborhood as opposed to individual lots.

- b. The proposed development efficiently utilizes the available land and protects natural features such as trees and an intermittent stream.

The proposed development does not seek more intensity than what is allowed in R-1 districts. The layout efficiently uses the natural intermittent stream and topography for common area. The existing trees in the common area will be preserved to protect the natural environment in the common area. A nature trail / dog walk will be installed to be used for the enjoyment of the neighborhood.

- c. The proposed development provides for harmonious and coherent site and building design.

The proposed development will contain single family homes with a nature trail/dog walk in a common area which provides a harmonious and coherent site and building design. The average lot size is 0.39 acres.

- d. The development is located where transportation, police, fire protection and other public facilities are available.

The development has adequate transportation, police and fire protection. The proposed development is adjacent to Willard North Elementary School and South Farmer Road. Preliminary Site Investigation indicates there is electric, communications, water, and sewer running parallel to South Farmer Road.

- e. The development is consistent with the Willard Comprehensive Plan and adopted plans and policies of the City.

The development is a single family PD with less dwelling units per acre than what is allowed as currently zoned in R-1. The development also provides more green space than what is required in the current R-1 zoning.

- f. The PD district varies from standard R-1 requirements by allowing more narrow lots with an average lot size of 0.39 acres.

The PD allows the development to provide more green space in common areas in lieu of larger lots.

2. Standards for preliminary development plan

- a. Intensity of Development

- 1) Maximum number dwelling units: 33
- 2) Minimum square footage of dwelling units: 1,400 sf
- 3) One Single-family detached dwelling allowed per lot

b. Uses permitted

This PD will allow the uses permitted in R-1 Single-Family Residence Districts as described in the Willard Municipal Code.

c. Bulk, area and height requirements

- 1) Front Yard Setback: 35' (or as described on the plat)
- 2) Side Yard Setback: 10'
- 3) Back Yard Setback: 35'
- 4) Lot areas shall be as described on the plat
- 5) Maximum lot coverage: 40%
- 6) Dwellings minimum first floor area: 900 square feet
- 7) Maximum structure height for primary structure: 30'
- 8) Maximum structure height for accessory structure: 16'

d. Public facilities

A wood chip nature trail / dog walk will be constructed by the developer and on-going maintenance will be provided by the home owners association.

e. Architectural Features/Landscaping Requirements

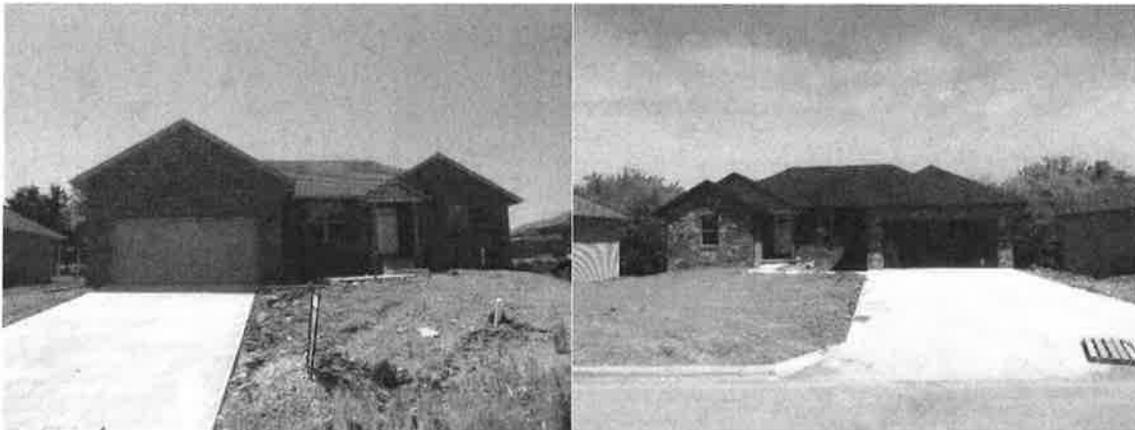
- 1) Brick or rock – front side only required
- 2) The two homes that front Farmer Road will be constructed with brick or rock on all sides
- 3) Architectural asphalt shingles
- 4) The development will have brick mailboxes
- 5) The development will have one tree in each front yard. The tree will be a minimum of 6' tall.

3. Pictures of Housing and Nature Walk

- a. The picture below is taken at the Springfield Lake trail. The intent is to provide a wood chip trail like the one shown. Maintenance for the trail will be provided by the home owners association. These trails are used by many people daily. The maintenance consists of trimming back growth 3 or 4 times a year and spreading wood chips once a year.



- b. The pictures below are taken at Longview Subdivision in Willard at the intersection of Farm Road 103 and East Simpson Street. Longview Subdivision was developed by the same owner and the lots were constructed by the same home builder that will be constructing the lots at Robertson Subdivision. The lots in Longview Subdivision are $\frac{1}{4}$ acre lots with 80' of frontage.





City of Willard

Zoning Case No. _____
Application Date _____
Application Fee \$300.00 paid 6/13/2019

**APPLICATION
ZONING CHANGE (REZONING)**

We, the undersigned, ask the City of Willard, Missouri Board of Aldermen to approve a zoning change as requested in this application on the tract of land described below. We attest to the truth and correctness of all facts and information presented with this application and agree to pay all advertising and mail notification costs for the public hearings as required by the *Willard Land Development Regulations*. The City of Willard is authorized to prepare and publish all required legal advertising and mail notifications, the cost of which is to be billed to the name listed below for payment.

Present Zoning Classification R-1 Requested Zoning Classification PD

Legal Description of Property Requested to be Rezoned (attach additional sheet if needed):

Street Address or Other Common Property Description ALL THAT DESCRIBED AS "RESERVED" IN THE FINAL PLAT OF ROBERTSON ESTATES PHASE 1, AS RECORDED IN THE BOOK AAA PAGE 503 OF THE GREENE COUNTY DEED RECORDS.

Property Owner's Name(s) BT & TD INVESTMENTS, LLC

If corporation, Corporate Official Name and Seal: _____

Mailing Address 910 E Dade 166 Eoanor Mo 65646
Telephone Number 417-224-3143 Fax Number _____

PROPERTY OWNER'S SIGNATURE:

Bill Turner
(Not necessary if there is an authorized representative. Authorized representative must sign below).

AUTHORIZED REPRESENTATIVE:

I hereby certify that I am authorized to represent all of the property owners of the above described tract in this application. A power of attorney is attached.

Name BT & TD Investments LLC C/o Bill Turner Signature _____

Address 910 E Dade 166 Eoanor Mo 65646 Telephone 417-224-3143

BILL ADVERTISING AND NOTIFICATION COSTS TO:

Name BT & TD INVESTMENTS, LLC Telephone _____

Address 910 E Dade 166 Eoanor Mo 65646

QUESTIONS ON REZONING APPLICATION

(Attach additional sheets if necessary)

1. What is the current use of the property? Undeveloped currently zoned R-1

2. Why are you requesting a change in zoning?

The purpose of requesting a PD for Robertson Subdivision is to provide a unique single family residential development. The layout provides a large common area with nature trail / dog walk to be used by the residents. The PD also allows smaller lots than what is allowed in R-1 zoning. The current zoning is R-1 which allows 2.5 units per acre. The proposed development is 2.0 units per acre therefore the proposed PD provides a reduction in density and more open space than what is permitted in a R-1 development. The proposed development is surrounded by a mixture of uses with the North Elementary School and R-3 zoning to the South. To the East is a neighborhood with a mixture of lot sizes ranging from 1/8 acre to 1/3 acre lots. To the North Lots 1-6 of the Robertson Estates Phase 1 Final Plat are zoned R-2. To the West are undeveloped lots bounded by US 160 and a subdivision. The proposed PD is consistent with the surrounding developments. Below is a list of goals as described by the Willard Municipal Code.
3. Are there any deed restrictions or restrictive covenants that would affect the use of this property?
If so, what are they?
NO

4. Has a rezoning ever been requested for this property in the past by the current owner? What zoning classification was requested and when?
NO

5. If the rezoning is approved, does the applicant intend to develop the property?
YES, With single family homes.

APPLICATION CHECKLIST

ZONING CHANGE (REZONING) City of Willard, Missouri

This checklist is provided to help you make sure that you submit everything that is required for a complete rezoning 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, 30 working days prior to the Planning and Zoning Commission public hearing at which the request for rezoning will be heard. Contact the City Clerk at the telephone number below for filing deadlines and meeting dates.

APPLICATION FORM:	
	List the current zoning classification of the property.
	List the zoning classification you are requesting. See the <i>Land Development Regulations, Article V</i> , for specific zoning district classifications.
	Provide the legal description of the property to be rezoned. You may attach the legal description on a separate sheet.
	List the current property owner's name, address, and telephone number. If a corporation, list the corporate official and include the corporate seal.
	Current property owner must sign the application unless there is an authorized representative. If authorized representative, include power of attorney.
	List the name and address for billing the legal advertising and mail notices for the public hearings before the Planning Commission and Board of Aldermen.
	Provide an answer to questions 1-5 on the application.
APPLICATION FEE:	
	Include \$300.00 application fee for zoning application. Applicant also responsible for advertising and notification costs for public hearings.
PROPERTY OWNERS NOTIFICATION:	
	Provide a list of property owners' names and addresses within 185 feet of the area to be rezoned that has been compiled from the records of the Greene County Assessor's Office or prepared by a title company authorized to issue title policies in the State of Missouri.
	Provide an addressed, stamped (not metered) business envelope for every property owner listed on the property owners' list.
<p>Note: The Planning and Zoning Commission <u>shall not</u> forward its recommendation to the Board of Aldermen when the applicant or the applicant's agent does not appear at the public hearing to provide evidence regarding the request for a change in zoning classification. Also, final action by the Board of Aldermen shall not be taken until the applicant has reimbursed the City for the costs of advertising and mail notifications to adjacent property owners.</p>	

Submit Applications To:
 Willard City Hall
 224 W. Jackson, PO 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

PLAT DESCRIPTION:

ALL THAT DESCRIBED AS "RESERVED" IN THE FINAL PLAT OF ROBERTSON ESTATES PHASE 1, AS RECORDED IN THE BOOK AAA PAGE 503 OF THE GREENE COUNTY DEED RECORDS.

PUBLIC NOTICE

Notice is hereby given that the Willard Planning and Zoning Commission shall meet on July 23, 2019 at 7:00 p.m. and the Willard Board of Aldermen shall meet on August 12, 2019 at 7:00 p.m. at Willard City Hall, 224 W. Jackson, to conduct public hearings to consider the proposed Preliminary Plat and Preliminary Development Plan for Robertson Estates Phase 2, a single family residential planned development. The parcel involved being located on S. Farmer Road, further identified by Greene County Assessor as Parcel #0726201099. The Board will take public comments at this meeting. 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 this request for the proposed planned development 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.



Providing Transportation and Engineering Solutions

5051 S. National, Ste. 7A
Springfield, MO 65810
Phone: 417.889.3400
Fax: 417.889.3402
www.GoCJW.com

Randy Brown
Director of Development
City of Willard
224 W Jackson St
Willard, MO, 65781

June 13, 2019

RE- Robertson Subdivision – Planned Development

Mr Brown,

The following are comments from a review of the Robertson Subdivision – Planned Development Rezoning.

There was a document turned in to the City that is titled "PD Zoning Report for Robertson Subdivision". I believe this title should be "PD-XXX", zoning for the proposed Robertson Subdivision land. With the XXX replaced with the next sequential PD number from the City of Willard.

The Planned Development is a self-defined zoning for this particular property. As such there needs to be enough information in the PD language to allow staff to evaluate future development of the land to make sure it is in compliance.

If approved the zoning will control any development on this land both now and in the future.

With this in mind, the rezoning to Planned Development must be approved prior to the approval of the Sketch Plan otherwise the Sketch Plan would be invalid as it would not meet the current land zoning for this property.

This review letter will deal with the rezoning of the property first and then the Sketch Plan.

The attached PD language includes most of the City of Willard required elements for a Planned Development. There are a few exceptions

1. The attached PD language does not have a minimum lot width included.
2. Item 1B of the attached PD language discusses a reduction in the density of development of this land. This development does not reduce the density of development of this land. This land contains a large area of flood prone land that should not be developed. If you think of the land logically and say I am going to use the same amount of ground to develop that I would under current R-1 zoning but have the PD will smaller lots then it is not possible that this PD would reduce the density of development. **If you define density as number of homes built on the property.**

3. The PD says "all allowable uses in the City of Willard's R-1 zoning".
R-1 Allowable Uses are as follows, (**this is for reference purposes**):

1. Single-Family Detached Dwelling, one per lot
2. Single-Family detached modular dwellings, one per lot
3. Family day care homes
4. Residential Group Homes.
5. Schools, etc
6. Churches
7. Parks or playgrounds
8. Home occupations
9. Government Buildings?
10. Public utilities and Buildings?
11. Truck patches with no retail
12. Nurseries and Greenhouses
13. Type I and Type II wireless facilities?

The review of the latest Sketch plat for this rezoning.

1. **The City of Willard's regulations say that streets shall be extended in all four cardinal directions.**

This is normally done to provide connectivity and access to adjoining properties. This particular property has a flood plain to the north so a street extension in that direction would be costly and therefore could be logically removed from the requirements.

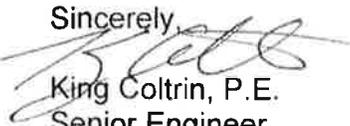
To the south is school property. The City should inquire of the school district whether or not they would like a stub street extended to their property. If the school does not want a street extended to their property, then that street could be removed from the required infrastructure for this project.

The "Proposed Street" should be extended all the way through the property to the adjoining property to the west.

2. City regulations say lots are a minimum of 100 feet wide, this PD has not defined the width yet, so the sketch plat layout does not meet the requirements for lot width.
3. The lots numbered 32 and 33 do not meet the City of Willard's requirements that lots front on a street. These lots would be difficult to assign addresses, or have 911 response. The two lots have an undefined driveway and surface to access the lots.

If you have any questions or comments, please feel free to contact me either by email or on my cell phone at 417-849-2165.

Sincerely,


King Coltrin, P.E.
Senior Engineer
King@gocjw.com



CJW Transportation Consultants, LLC
Providing Transportation and Engineering Solutions

Willard Fire Protection District Plat Review Form

Plat Name: Robertson Subdivision

Address: Sec 26, T30N, R23W

Contact: LEE Engineering & Associates L.L.C. Telephone: 417-886-9100 or _____

Fire Department Access and Systems

Road width

Bridge weight N/A

Height and width clearance of bridges N/A

Turning radius---- Change noted on plat in two locations, the entrance of the subdivision on Famer as well as the access to lot 32 and 33. Change to a bulb out turn.

Fire lane restrictions---- Change noted on plat in two locations, the access to lot 42 and 33 entire lane must be marked no parking fire lane only. Second location will be the turnaround at lot 16 and 17. The turnaround must be marked no parking fire lane only.

Fire lane obstructions

Driveway grade

Hydrant Location---- Noted on map at lot 7 and lot 13.

Hydrant Distance ---- No more than 500 feet apart.

8" or larger water main

Special notes

Will need to see a more detailed access plan for lots 34 and 33.

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 for West Ridge Preliminary Plat.

Background Report for West Ridge Subdivision

Date – July18, 2019

Location- 7640 W Farm RD 68

Applicant- Floyd Family Investments L.L.C.

Tract Size- 10 acres

Existing Zoning- R-1PDD

Proposed Zoning- R-1PDD

Surrounding Land Uses-

North- Property is bounded by the south side of Farm Rd. 68 on the north side of Fm.Rd. 68 is R-1 and agriculture

South- R-1 Single Family

East- R-1 Single Family

West – Undeveloped Agriculture

History – This tract of land was re-zoned by the owner (Mr. Floyd) back in May of 2008 from R-1 to R-1PDD. The Final Plat was submitted with the construction plans and Notice to proceed was given in March of 2008. Due to the housing market and overall economy at that time the owner never started construction on the development. The property has been setting idle only serving one single family rental since. Mr. Floyd passed away some time ago and now his children would like to complete the development their father had started. The owner's representative has submitted a new Preliminary Plat and it is the same as the original with the only exception being they are proposing to remove the old existing farm house and barn and create two additional lots in the subdivision. The original lot #18 was 64,846 sq. ft. and will be divided into three lots.

Staff Recommendation- Staff would ask for your consideration to recommend to the BOA approval of the proposed Preliminary Plat with the following conditions added- 1. A sidewalk should be constructed along the southern edge of Fm.R.d 68 and connect to the existing sidewalk on Arrowhead Rd. 2. Construction Plans for all Public Improvements should be resubmitted including any required Engineering reports. 3. All Fire Department comments should be considered. 4. Before Final Plat approval a current development plan should be submitted with all required information.

Randy Brown
Director of Development
City of Willard



City of Willard

Subdivision Case No. _____

Application Date 7/12/2019

Application Fee \$250.00 + \$2.50 per lot Residential

\$335.00 + \$3.35 per lot Commercial

\$300.00 + \$6.00 per lot PDD

paid \$420.00 7/12/2019

**APPLICATION
MAJOR SUBDIVISION – PRELIMINARY PLAT**

We, the undersigned, request the City of Willard, Missouri Planning and Zoning Commission and Board of Aldermen to approve the preliminary plat attached to this application, and attest to the truth and correctness of all facts and information for the proposed plat presented in this application.

Name of Preliminary Plat: West Ridge

Is a subdivision variance being submitted with this application? Yes _____ No ✓

If yes, applicant is to submit a subdivision variance application with this preliminary plat application.

Property Owner's Name Floyd Family Investment LLC and or assigns

If corporation, Corporate Official: _____

Mailing Address 5396 E Pleasant Valley Ln Springfield MO. 65809

Telephone Number 417-831-5088 Fax Number _____

PROPERTY OWNER'S SIGNATURE(S):

Floyd Family Investment LLC and or assigns
(If corporation, signature of corporation official)

Developer's Name: (If different from property owner)

Mailing Address _____

Telephone Number _____ Fax Number _____

City of Willard

224 West Jackson, P.O. Box 187 • Willard, MO 65781 • Phone 417-742-3033 • Fax 417-742-3080



March 19, 2008

COPY

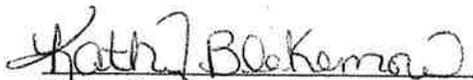
Charles A. Floyd, Trustee
5396 E. Pleasant Valley Lane
Springfield, Mo. 65809

Re: PDD Final Plan

Dear Mr. Floyd,

This letter is to inform you that the City of Willard, Board of Aldermen approved the Final Plan for West Ridge PDD on March 10th, 2008. (*Final Plan, Job #040508FD dated 02/04/08; Water Plans, Job #07-566 dated 02/21/08, stamped 02/22/08; Sanitary Sewer Plans, Job #07-566 dated 02/21/08, stamped 02/22/08; Paving & Drainage Plans, Job #07-566 dated 02/21/08, stamped 02/22/08*). If you have any questions feel free to contact our office at the above number.

Sincerely,


Kathy Blakemore, City Clerk

kb

BILL NO. 08-10

ORDINANCE NO. 080512C

AN ORDINANCE

AN ORDINANCE REZONING REAL ESTATE IN THE CITY OF WILLARD, MISSOURI FROM R-1 DISTRICT TO PLANNED DEVELOPMENT DISTRICT (PDD) CLASSIFICATION.

WHEREAS, the Planning and Zoning Commission of the City of Willard consider the Application for Charles A. Floyd, Trustee, Farm Road 68, to rezone from R-1 to PDD property, a tract of land, situated in the Northwest quarter on Section 23, Township 30, Range 23, City of Willard, Greene County, Missouri, and more particularly described as follows:

A PART OF THE WEST HALF (W1/2) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 23, TOWNSHIP 30 NORTH, RANGE 23 WEST OF THE 5TH P.M. IN GREENE COUNTY, MISSOURI DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 23; THENCE S87°43'28" E, ALONG THE NORTH LINE OF SAID W1/2 OF THE NW1/4, 506.26 FEET; THENCE S00°42'12"W, 844.68 FEET; THENCE N87°43'27"W, 525.25 FEET TO THE WEST LINE OF SAID NW1/4; THENCE N01°59'31" E, ALONG SAID WEST LINE, 844.37 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 10.00 ACRES SUBJECT TO ROADS NOW IN USE, EASEMENTS AND RESTRICTIONS OF RECORD.

WHEREAS, after Public Notice of a Public Hearing, as required by Statute, and after Public Hearing, the Planning and Zoning Commission recommended to the Board of Aldermen that the above described property be rezoned from R-1 to PDD Zoning Classification; and,

WHEREAS, the Board of Aldermen have received said recommendation and duly considered it and have received public comments, after public notice and hearing;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WILLARD, MISSOURI AS FOLLOWS:

Section 1: That the above-described property is hereby rezoned from R-1 Classification to PDD Classification.

Section 2: The City Clerk is hereby authorized and directed to cause the official zoning use map of the City of Willard to reflect this change in zoning classification. Such property shall for zoning purposes be identified by the letters PD followed by an identifying number.

Section 3: All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed in so far as any portion thereof shall conflict with this Ordinance.

Section 4: This Ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approved by the Mayor.

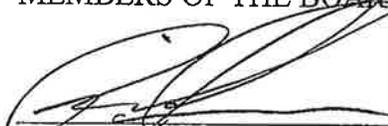
BILL NO. 08-10

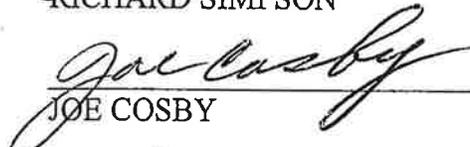
ORDINANCE NO. 0805120

READ TWO TIMES AND PASSED at the meeting of the Board of Aldermen of the City of Willard, Missouri, on the 12th day of May 2008.

MEMBERS OF THE BOARD OF ALDERMEN:

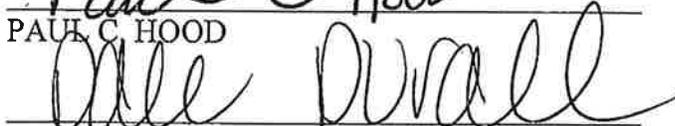
YES NO

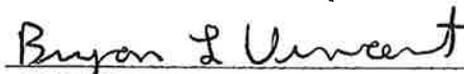

RICHARD SIMPSON


JOE COSBY


LOUIE AMODEO

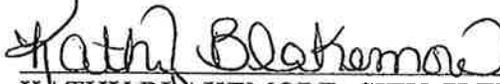

PAUL C HOOD


DALE DUVAL


BRYAN VINCENT



ATTEST:


KATHY BLAKEMORE, CITY CLERK

APPROVED BY:


JAMIE SCHOOLCRAFT, MAYOR

CITY OF WILLARD, MISSOURI

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



AGENDA ITEM # 9

Resolution adopting the 2019 Comprehensive Plan.

RESOLUTION NO. 19-01
RESOLUTION ADOPTING THE WILLARD COMPREHENSIVE PLAN

WHEREAS, it is in the best interests of the City of Willard to update their plan – adopted in 1999 – to establish guidance for the future growth of the City and that promotes the health, safety and welfare of the public, protection of the natural and man-made environment, and the efficient use of resources; and

WHEREAS, the City of Willard contracted with the Southwest Missouri Council of Government which conducted extensive study and has developed a Comprehensive Plan for the City of Willard; and

WHEREAS, proper notice was published in the Greene County Commonwealth which has general circulation within the City of Willard, at least fifteen (15) days prior to the public hearing; and

WHEREAS, the Chairman of the Planning Commission of Willard, Missouri called the meeting to order and opened a public hearing for the Willard Comprehensive Plan on June 25, 2019; and

WHEREAS, the report titled “Willard Comprehensive Plan”, maps, and charts were discussed; and

WHEREAS, it was moved and seconded that the report titled “Willard Comprehensive Plan”, maps, and charts contained therein, be approved as the Comprehensive Plan for the City of Willard, Missouri, and that copies to be certified to the Board of Aldermen and City Clerk, and that one (1) copy be recorded in the office of the Christian County Recorder of Deeds; and

WHEREAS, the motion carried with 6 aye votes and 1 abstention.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Willard, Missouri, that said Comprehensive Plan and all maps and charts included therein are hereby adopted.

Passed and Adopted by the Planning Commission on this 23rd day of July, 2019.

Chairman, Willard, Missouri
Planning Commission

ATTEST:

Secretary, Willard, Missouri
Planning Commission

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

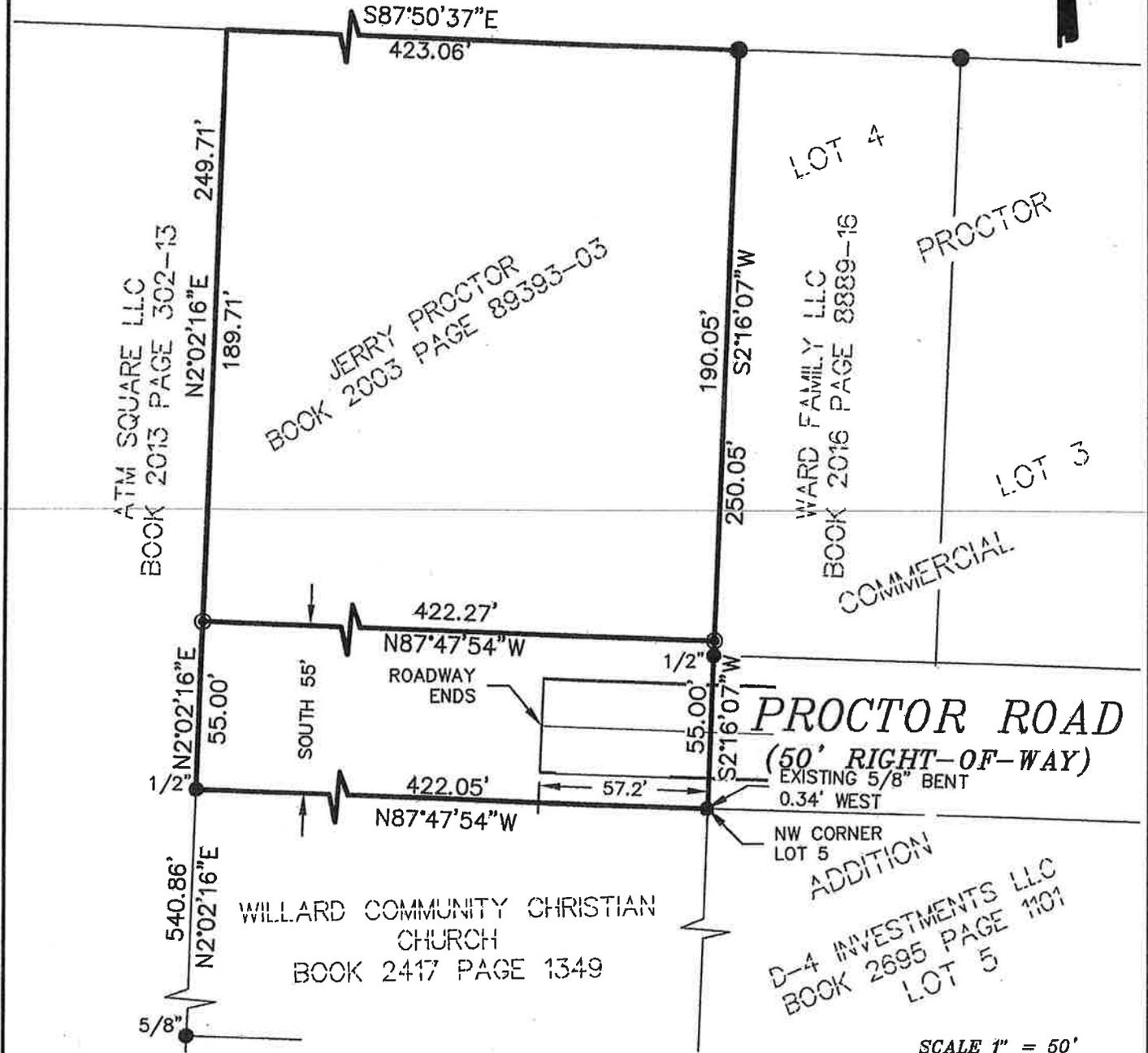
Discussion/Vote on Proctor Road Lot Split for Right-of-Way.

LEGEND

EXHIBIT B

- = EXISTING IRON PIN EXCEPT AS NOTED
- ⊙ = 5/8" IRON PIN SET CAPPED "LS-267D"

HIGHWAY 160



SCALE 1" = 50'

THIS EXHIBIT IS BASED ON A SURVEY OF THE PROPERTY SHOWN. THE FIELD PROCEDURES MEET THE CURRENT STANDARDS.

THIS IS **NOT** A PROPERTY BOUNDARY SURVEY DRAWING AND THE DRAWING DOES **NOT** MEET THE CURRENT STANDARDS FOR PROPERTY SURVEYS.

WILSON SURVEYING CO., INC.
 Surveying / Engineering / Land Planning
 1835 S. Stewart, Suite 124 Springfield, Missouri 65804
 Email: Rick.Wilson@wilsurveying.com
 (417) 522-7870

PREPARED FOR:

CITY OF WILLARD



DATE: AUGUST 30, 2018

DRAWN BY: APW
 CREW CHIEF: GA

PROJECT NO.: 18069
 DRAWING NO.: WA-105-348-B-EX

SHEET NO.
 1 of 1

9-7-2018

23,225

EXHIBIT A

ALL OF THE SOUTH 55 FEET OF A TRACT OF LAND DESCRIBED IN BOOK 2003, PAGE 89393, RECORDER'S OFFICE, GREENE COUNTY, MISSOURI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 5, PROCTOR COMMERCIAL ADDITION, A SUBDIVISION IN THE CITY OF WILLARD, GREENE COUNTY, MISSOURI AS RECORDED IN PLAT BOOK LL PAGE 44, GREENE COUNTY RECORDER'S OFFICE, SAID POINT BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 2003, PAGE 89393 AT SAID RECORDER'S OFFICE;
THENCE N87°47'54"W, ALONG THE SOUTH LINE OF SAID TRACT OF LAND, A DISTANCE OF 422.05 FEET TO AN EXISTING SURVEY MONUMENT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID TRACT OF LAND; THENCE N02°02'16"E, ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 55.00 FEET TO A SET SURVEY MONUMENT CAPPED 'LS267D'; THENCE S87°47'54"E, PARALLEL WITH THE SAID SOUTH LINE, A DISTANCE OF 422.27 FEET TO THE EAST LINE OF THE AFORESAID PROCTOR COMMERCIAL ADDITION AND A SET SURVEY MONUMENT CAPPED 'LS267D'; THENCE S02°16'07"W, ALONG SAID LINE, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING CONTAINING 23,219 SQ. FT.

WILSON SURVEYING CO., INC.
Surveying / Engineering / Land Planning
1835 S. Stewart, Suite 124 Springfield, Missouri 65804
Email: Rick.Wilson@wilsurveying.com
(417) 522-7870



DATE: AUGUST 30, 2018

SHEET NO.
1 of 1