

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 28, 2020

7:00 p.m.

Willard Community Building

220 W. Jackson, Willard, MO

PLANNING AND ZONING MEMBERS

Alderman Whitman

Terry Kathcart, Chairman

Valorie Simpson, Secretary

Mayor Corey Hendrickson

Dave Helton

Jose Casanova, Vice-Chairman

Randy Brown, Director of Development

www.cityofwillard.org

CITY OF WILLARD
PLANNING AND ZONING
REGULAR MEETING
July 28, 2020
7:00 P.M.

Notice posted on July 21, 2020

Notice is hereby given that the City of Willard, Planning and Zoning will conduct a regular meeting at 7:00 p.m., July 28, 2020 at the Willard Community Building, 220 W. Jackson, Willard, MO.

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 23, 2020.
5. Citizen Input.
6. Public Hearing on text amendments to the Land Development Regulations, Chapter 400.
7. Discussion/Vote on text amendments to the Land Development Regulations, Chapter 400.
8. Discussion/Vote to accept the Final Plat for Gauge Crossing.
9. Discussion/Vote to accept the Final Plat for Meadows North Subdivision.
10. New Business.
11. Unfinished Business.
12. 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 23, 2020
7:00 P.M.

Staff present: City Administrator, Brad Gray; City Clerk, Jennifer Rowe; and, Director of Development, Randy Brown.

City Attorney Ken Reynolds was not present.

Citizens present: None.

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

Roll Call

Present: David Helton, Valorie Simpson, Terry Kathcart and Mayor Hendrickson.

Approval of Agenda

Motion was made by Mayor Hendrickson with a second by David Helton to approve the Agenda. Motion carried with a vote of 4-0. Voting aye: David Helton, Valorie Simpson, Terry Kathcart and Mayor Hendrickson.

Approval of the Minutes from the Meeting May 26, 2020.

Motion was made by Valorie Simpson with a second by Mayor Hendrickson to approve the Minutes from the May 26, 2020 Meeting. Motion carried with a vote of 4-0. Voting aye: David Helton, Valorie Simpson, Terry Kathcart and Mayor Hendrickson.

Citizen Input.

None.

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

- A. Chairman: Motion was made by Valorie Simpson with a second by Mayor Hendrickson to appoint Terry Kathcart as Chairman. Motion carried with a vote of 4-0. Voting aye: David Helton, Valorie Simpson, Terry Kathcart and Mayor Hendrickson.
- B. Vice-Chairman: Motion was made by Mayor Hendrickson with a second by David Helton to appoint Jose Casanova as Vice-Chairman. Motion carried with a vote of 4-0. Voting aye: David Helton, Valorie Simpson, Terry Kathcart and Mayor Hendrickson.
- C. Secretary: Motion was made by Terry Kathcart with a second by Mayor Hendrickson to appoint Valorie Simpson as Secretary. Motion carried with a vote of 4-0. Voting aye: David Helton, Valorie Simpson, Terry Kathcart and Mayor Hendrickson.

Discussion on Sign Code Changes.

Director of Development Randy Brown discussed the proposed changes for the Sign code. Discussion was made on detached signs, as well as exempt signs. Motion was made by Valorie Simpson and seconded by Terry Kathcart to concur with the proposed changes and allow staff to advertise for a public hearing and bring the official changes to the July P&Z Meeting for approval. Motion carried with a vote of 4-0. Voting aye: David Helton, Valorie Simpson, Terry Kathcart and Mayor Hendrickson.

New Business.

Mr. Brown updated the Commission on the Miller Road Project, Hunt Road Sidewalk Project, and CMH property.

Unfinished Business.

None.

Adjourn.

Motion was made by David Helton and seconded by Mayor Hendrickson to adjourn. Motion carried with a vote of 4-0. Voting aye: David Helton, Valorie Simpson, Terry Kathcart and Mayor Hendrickson.

Meeting adjourned at 7:32 p.m.

Valorie Simpson, Secretary

Terry Kathcart, Chairman

CITY OF WILLARD, MISSOURI

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Agenda Item# 7

Discussion/Vote on text amendments to the Land Development Regulations, Chapter 400.

Background Report for Sign Ordinance

Date: June 17, 2020

Introduction- At the May 26th P/Z meeting staff had brought a proposed change to the sign ordinance that deleted the % of animation allowed. The discussion led to staff recommending the Commission table the item to allow staff more time to research and gather more information. Staff has provided for your review sign ordinances from three (3) other communities and also included our current sign ordinance for reference and comparison. After reviewing our current ordinance and reviewing the other three, staff determined additional definitions should be added to our current ordinance to clarify the difference in animation and electronic message boards. Looking further into the current ordinance it was determined by staff that the formula used to calculate the allowed surface area of a detached sign was very restrictive compared to the other surrounding communities sign ordinances. In effort to accommodate and support new business as Willard continues to grow -

Staff proposes the following changes to our current sign ordinance:

400.850 Definitions (add):

Animation - Any action or motion other than flashing lights, automatic changeable copy, or indexing that attempt to develop a pictorial scene through the movement of lights or parts of a sign.

Electronic Message Sign - A sign that can be electronically or mechanically changed by remote or automatic means

Change Section 400.950 Detached Signs:

4. A premise located in a commercial district shall be allowed a detached sign with a sign surface area determined by adding fifty (50) square feet to a ratio of one (1) square foot of surface area per lineal foot of frontage along the street. The maximum surface area for any detached sign shall be two hundred and fifty (250) square feet.

Staff Recommendation: For a member of the Commission to recommend approval of the changes as presented and for staff to advertise a Public Hearing for the July 21, 2020 meeting or deny and make recommendations to staff on what they would like changed.

400.850

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

ANIMATION - Any action or motion other than flashing lights, automatic changeable copy, or indexing that attempt to develop a pictorial scene through the movement of lights or parts of a sign.

ELECTRONIC MESSAGE SIGN - A sign that can be electronically or mechanically changed by remote or automatic means

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 — Any sign erected and constructed wholly on and over the roof of a building, supported by the roof structure of a building and extending vertically above the highest portion of the roof.

SIGN, WALL — A sign in a parallel plane to and attached upon a structure's wall.

400.950

A. Detached (freestanding) signs shall be permitted according to the following requirements:

1. Each premises containing a multifamily use, permitted nonresidential 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.~~ **A premise located in a commercial district shall be allowed a detached sign with a sign surface area determined by adding fifty (50) square feet to a ratio of one (1) square foot of surface area per lineal foot of frontage along the street. The maximum surface area for any detached sign shall be two hundred and fifty (250) square feet.**

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

Any sign erected and constructed wholly on and over the roof of a building, supported by the roof structure of a building and extending vertically above the highest portion of the roof.

SIGN, WALL

A sign in a parallel plane to and attached upon a structure's wall.

Section 400.860. Exempt Signs.

[Ord. No. 020227 §1(10.3), 2-27-2002; Ord. No. 131209 §1, 12-9-2013]

The following signs shall not require a sign permit, but must be in conformance with all other applicable provisions of this Article:

Address numbers and name plates. Address numbers and unlighted name plates not exceeding one (1) square foot in area per dwelling unit or business. Such signs must be attached to the principal structure, be parallel with the wall to which it is attached, and no part of said sign may extend into any required yard setback.

Banner signs. Signs, consisting of a flexible lightweight material, such as a banner, not exceeding twenty-four (24) square feet of area. One (1) sign per premises is permitted, posted for not more than thirty (30) business days per year.

Construction site signs. Construction site identification signs, exceeding no more than one (1) sign per site, with no more than thirty-two (32) square feet in area.

Directional signs. Signs directing and guiding traffic on private property that do not exceed one and one-half (1 1/2) square feet each.

Flags. Flags, pennants or insignia of any government or non-profit organization when not displayed in connection with a commercial promotion.

Governmental signs. Signs erected by or on behalf of or pursuant to the authorization of a governmental body, including legal notices, identification and information signs, traffic and directional signs or regulatory signs.

Neighborhood identification signs. Neighborhood identification signs, such as a masonry wall, landscaping or other similar materials that are combined to display neighborhood identification. The message of such signs shall display only the name of the neighborhood.

Non-commercial signs. Signs of a religious, political or other non-commercial nature that do not exceed sixteen (16) square feet in area and that are not internally illuminated.

Official signs. Signs of a non-commercial nature erected by public utilities.

Real estate sale or lease signs. Detached or attached, non-illuminated, temporary on-premises signs pertaining to the sale or lease of the premises. Such signs shall not exceed twelve (12) square feet in area. For lots exceeding five (5) acres and having street frontage in excess of four hundred (400) feet, one (1) additional sign may be erected with an area not to exceed thirty-two (32) square feet. Such signs shall be removed within fourteen (14) days of sale or lease of the premises.

Temporary special event signs. Temporary signs not exceeding thirty-two (32) square feet in area, erected to advertise a special event of a commercial, civic, educational, philanthropic,

religious, political or similar nature. Such signs may be erected no sooner than two (2) weeks before the event and shall be removed no later than five (5) days after the event.

Vehicular signs. Signs painted on or permanently attached to vehicles. Vehicular signs may not contain flashing or blinking lights nor any animation.

Window signs. Any sign, symbol or picture designed to provide information about a business, activity, service or event that is placed against or near to the interior glass surface; and is visible from the exterior of the window. Window signs shall not exceed fifty percent (50%) of the glass square footage area.

Section 400.870. General Provisions.

[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 device, 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 identified 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.
 - E. An animation display shall not exceed ten percent (10%) of the total permitted square footage of sign surface.

Section 400.890. Signs Permitted in "R-1," "R-2" and "R-4" Residence Districts.

[Ord. No. 020227 §1(10.6), 2-27-2002; Ord. No. 131209 §1, 12-9-2013]

- A. Unless otherwise provided in Section 400.860, the following signs shall be permitted in the "R-1," "R-2" and "R-4" Residence Districts:
 1. One (1) non-illuminated name plate or sign for each dwelling unit, not exceeding one (1) square foot in area, indicating the name of the occupant. Such signs must be attached to the principal structure, be parallel with the wall to which it is attached, and no part of said sign may extend into any required yard setback.
 2. One (1) non-illuminated name plate or identification sign not exceeding twelve (12) square feet in area for buildings other than dwellings, provided that said sign shall be attached to and parallel with the front wall of the building.
 3. One (1) white, illuminated, on-premises church or school bulletin board not exceeding eighteen (18) square feet in area.
 4. Non-illuminated real estate sale or lease sign or signs not exceeding a total area of twelve (12) square feet pertaining to the sale or rental of the property on which said sign is located.

Section 400.900. Signs Permitted in "R-3" Residence Districts.

[Ord. No. 020227 §1(10.7), 2-27-2002; Ord. No. 131209 §1, 12-9-2013]

- A. The following signs shall be permitted in the "R-3" Residence District:
1. All signs permitted in the "R-1," "R-2" and "R-4" Residence Districts.
 2. One (1) non-illuminated, attached or detached name plate identification sign not exceeding six (6) square feet in area for boardinghouses or rooming houses.
 3. One (1) white illuminated attached or detached identification sign not exceeding sixteen (16) square feet in area for multiple dwellings having four (4) or more dwelling units or for buildings other than dwellings.
 4. All signs in the "R-3" Residence District that are not attached to the wall of the building shall be set no more than five (5) feet from the building.

Section 400.910. Signs Permitted in "C" Commercial Districts.

[Ord. No. 020227 §1(10.8), 2-27-2002; Ord. No. 131209 §1, 12-9-2013]

- A. The maximum sign surface area inclusive of all attached signs permitted on any lot in any commercial district shall be determined by:
1. A maximum of one-half (0.5) square foot of sign surface area per linear foot of lot street frontage up to two hundred (200) feet of frontage. Lots without at least twelve (12) feet of street frontage shall be allotted six (6) square feet of area for a sign.
 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.

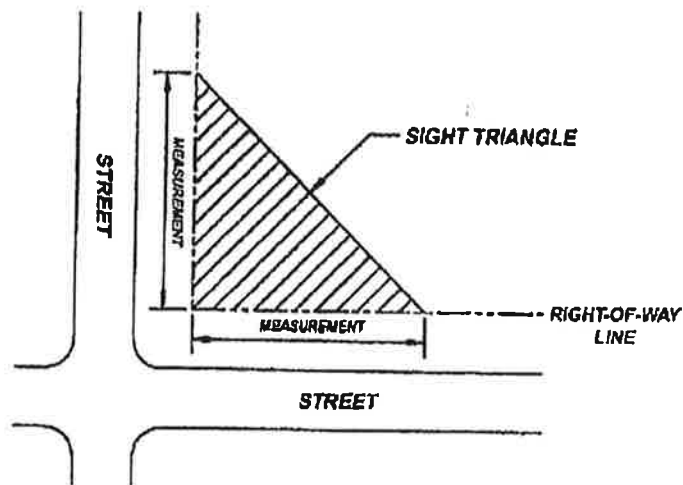
Street Sight Triangle Requirements						
Intersecting Street	Highway	Arterial	Collector Single-Family Residential	Collector All Others	Local Residential Single-Family	Local Residential Multifamily
Highway	A	A	B	B	B	
Arterial	A	A	B	B	C	B
Collector single-family residential	B	B	C	C	C	C
Collector: all others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

1. Signs may be erected in the street/driveway sight triangles. However, any such sign shall 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.
2. Figure 400.930 illustrates the measurement of a street/driveway sight triangle. A street/driveway sight triangle shall be measured as follows:

A triangle formed by the intersection of a public street and a driveway where the triangle area is that area encompassed within two (2) intersecting lines formed by the edge of the pavement, curb, roadway or projection thereof and extending forty (40) feet down the street from the right edge of the driveway when standing in the driveway facing the street and extending twelve (12) feet from the edge of the street extending up the driveway pavement and a third imaginary line connecting the other two (2) lines without overlaying the pavement. On the left side of the driveway, the triangle is determined by measuring sixty-five (65) feet down the street pavement from the edge of the driveway and measuring twelve (12) feet down the driveway pavement from the edge of the street and an imaginary third line connecting the other two (2) lines without overlaying the pavement.

Figure 400.930 Sight Triangles for Street/Driveway Intersections



Section 400.940. Location, Setback and Height Requirements.

[Ord. No. 020227 §1(10.11), 2-27-2002; Ord. No. 060508C §1, 5-8-2006; Ord. No. 131209 §1, 12-9-2013]

- A. No sign or supporting structure, other than a governmental sign, shall be located in or over any public property or right-of-way, unless the sign is attached to a structural element of a building and pursuant to the appropriate Section of the Willard Municipal Building Code, and State and Federal statute pertaining to right-of-way restrictions.
- B. No sign shall extend beyond a parapet or be located upon a roof. This Subsection shall not apply to temporary displays, including animated displays, erected on roofs of structures in connection with the observation of holidays.
- C. Wall signs attached to a building shall not extend past the edge of the exterior wall and shall not project more than eighteen (18) inches away from the wall.
- D. Projecting signs shall have a minimum clearance of ten (10) feet above grade and shall not project more than eighteen (18) inches from the wall to which it is attached.

- 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.

Section 400.970. Legal Non-Conforming Signs.

[Ord. No. 020227 §1(10.14), 2-27-2002; Ord. No. 131209 §1, 12-9-2013]

- A. Any sign lawfully erected before the effective date of this Article, but which does not comply with the requirements and restrictions of this Article, shall be considered a legal, non-conforming sign and may be continued subject to the provisions of this Section.
- B. A non-conforming sign shall not be expanded in size or effective area or altered in any manner so as to increase the degree of non-conformity. Illumination shall not be added to any non-conforming sign.
- C. A non-conforming sign shall not be moved or replaced except to bring the sign into complete conformance with this Article.
- D. Except for safety requirements, a non-conforming sign shall not be structurally altered so as to prolong the life of the sign. Non-conforming signs may be repaired so long as the cost of materials and labor for such work does not exceed within any twelve-month period fifty percent (50%) of the value (tax value if listed for tax purposes) of the sign.
- E. If a non-conforming sign is destroyed, it may not be reconstructed or replaced except in conformity with the provisions of this Article. A sign shall be considered destroyed if more than fifty percent (50%) of the sign structure or backing has been altered, for whatever reason, from its original appearance.
- F. Abandoned, destroyed or discontinued non-conforming signs shall be removed within thirty (30) days after determination by the City Administrative Official. A sign shall be considered abandoned or discontinued if:
 1. For a period of twelve (12) consecutive months the sign advertises a service, product or activity that is no longer operating, being conducted or offered.
 2. For purposes of this Section, a sign is considered blank if:
 - a. The advertising message displayed becomes illegible in whole or substantial part.

Section 400.980. Sign Permits and Inspection.

[Ord. No. 020227 §1(10.15), 2-27-2002; Ord. No. 131209 §1, 12-9-2013]

Except as otherwise provided in this Article, no sign shall be erected, moved, enlarged, illuminated or substantially altered without first obtaining a sign permit for each sign in conformance with the requirements of Article III, Section 400.200. Repainting or changing

the message on a sign shall not be considered a substantial alteration and shall not require a sign permit.

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 to accept the Final Plat for Gauge Crossing.

FINAL PLAT OF GAUGE CROSSING,

A REPLAT OF PART OF TRACT 2 OF GOODWYN/FREEDOM
BANK MINOR SUBDIVISION LOCATED IN THE SE 1/4 OF SEC. 26, T30N, R23W,
IN THE CITY OF WILLARD, GREENE COUNTY, MISSOURI

OWNER/DEVELOPER:
ATM SQUARE, LLC
7588 N FARM ROAD 119
WILLARD, MO 65081

GRID NORTH
NOTE: ALL BEARINGS ARE BASED ON
GPS OBSERVATIONS IN THIS PROJECT
AND CENTRAL ZONE

BASIS FOR COORDINATES
BASED ON THE MISSOURI COORDINATE
SYSTEM OF 1983, CENTRAL ZONE
NAD 83 DATUM
NAD 83 DATUM
ELECTRIC GRID
GRID FACTOR = 0.99999
ALL DIMENSIONS IN FEET. 1 INCH = 3.280833 FEET

LEGEND

- — CALCULATED POINT
- FOUND EXISTING IRON PIN
- — ALL SURVEYING EQUIPMENT
- NORTH; — SOUTH; — EAST; — WEST
- BUILDING STRACK LINE; — GARAGE/STAMPING
- LOT/1/2 AND CORNER; — POINT — ADJUTANT
- UTILITY EASEMENT

PLAT NOTES

1. TOTAL AREA = 307,815.17 SQ. FT. APPROX. MORE OR LESS
2. TOTAL NUMBER OF LOTS = 23
3. THE PROPERTY LIES IN FLOOD ZONE A AND IS ACCORDING TO FLOOD FLOOD INSURANCE MAP, PANEL NUMBER 28070101C, EFFECTIVE DATE DECEMBER 17, 2019.
4. RECORD SOURCE OF TITLE BOOK 2011, PAGE 30213
5. CLASS OF PROPERTY — URBAN
6. ALL LOT CORNERS SHALL BE SET AT LEAST 90 DAYS AFTER THE DATE OF RECORDING OF THIS PLAT.
7. ZONING DISTRICT — PD
8. UNLESS SHOWN OTHERWISE, THE MINIMUM BUILDING STRACKS ARE AS FOLLOWS:
FRONT 15' — SIDE 10' — REAR 20' — MAX. STRUCTURE HEIGHT 45'
9. SET 1/2" IRON PINS WITH CAPS "202011985" AT ALL REAR LOT CORNERS.
FRONT LOT CORNERS ARE IDENTIFIED BY "1/2" DIA. "48" SET" IN THE CONCRETE CURB AND OUTLET AT A 10' EXTENSION OF THE SIDE LOT LINE AND 12" OF OVERLAP OF THE SIDE LOT LINE IN THE CURBLINE.
10. COMMON AREA 1 IS DEDICATED TO THE LOT OWNERS OF GAUGE CROSSING SUBDIVISION.
11. RESTRICTIVE COVENANTS FOR THIS SUBDIVISION RECORD AT THE GREENE COUNTY RECORDER'S OFFICE.
12. NO LOTS OR STRUCTURES SHALL BE IN ANY DRAINAGE EASEMENTS.
13. THE DATA ON THIS SECTION IS NOT LOCATED IN A STORM WATER DISTRICT AS OF THE DATE OF RECORDING AND MAY BE SUBJECT TO FUTURE ASSESSMENT COST IF INCLUDED IN FUTURE STORMWATER BENEFIT DISTRICT CREATION NECESSARY RESULTING FROM PROBLEMS CAUSED BY SURFACE WATER RUNOFF. THIS IS DUE TO THE FACT THAT THE SURFACE WATER RUNOFF IS CURRENTLY BEING ACCOMMODATED BY STREET AND OPEN DRAINAGE FACILITIES.
14. MAINTENANCE OF ANY AREA REFERRED TO AS A DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER ON WHOSE LOTS THE EASEMENT IS LOCATED.

CERTIFICATE OF APPROVAL — BOARD OF ALDERMEN

I, _____, City Clerk of Willard, Greene County, Missouri, hereby certify that the subdivision shown on this survey was accepted and approved by the Board of Aldermen of the City of Willard by Ordinance No. _____ on the _____ day of _____, 20____.

CITY CLERK (SEAL)

CERTIFICATE OF APPROVAL — PLANNING & ZONING COMMISSION:
I hereby certify that the subdivision as shown on this survey has been approved by the City of Willard, Missouri Planning and Zoning Commission this _____ day of _____, 20____.

EXECUTIVE SECRETARY

CERTIFICATE OF OWNERSHIP

ATM SQUARE, LLC, hereby certify that I (am or we are) the owner(s) of the property described herein, which property is located within the City of Willard, Missouri, that I (or we) freely adopt this plan of subdivision and dedicate and convey to the public for public use all areas shown on this plat as streets, alleys, rights-of-way, walks, parks, easements and other public places, except those common areas specifically stated on this plat. I (or we) will maintain all such areas until the other of recordation is accepted by the appropriate public agency. I (or we) further certify that there are no suits, claims, liens or trusts on the property conveyed hereon.

OWNER: ATM SQUARE, LLC NO SEAL

STATE OF MISSOURI

COUNTY OF GREENE

On this _____ day of _____, 20____, before me personally appeared _____, to me known, who, s/he swears, s/he is the person described herein and that the same execution of the foregoing instrument is his/her free act and deed. In witness whereof, I have hereunto set my hand and offered my official seal in my office in Greene County, Missouri.

Notary Public

NOTARY PUBLIC (SIGNATURE)

NOTARY PUBLIC (PRINTED NAME)

MAP COMMISSION EXEMPT



PROPERTY DESCRIPTION:
A PART OF THE GOODWYN/FREEDOM BANK MINOR SUBDIVISION IN THE CITY OF WILLARD, GREENE COUNTY, MISSOURI, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 30 NORTH, RANGE 23 WEST OF THE 6TH PAID, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF TRACT 2 OF THE SAID GOODWYN/FREEDOM BANK MINOR SUBDIVISION, THENCE S82°15'24\"

MINIMUM FINISH FLOOR ELEVATION

LOT #	ELEVATION TO BE USED IN ALL CONSTRUCTION FOR STORM WATER	MINIMUM FINISH FLOOR ELEVATION
LOT 1	1188.80'	1188.80'
LOT 2	1188.80'	1188.80'
LOT 3	1188.80'	1188.80'
LOT 4	1188.80'	1188.80'
LOT 5	1188.80'	1188.80'
LOT 6	1188.80'	1188.80'
LOT 7	1188.80'	1188.80'
LOT 8	1188.80'	1188.80'
LOT 9	1188.80'	1188.80'
LOT 10	1188.80'	1188.80'
LOT 11	1188.80'	1188.80'
LOT 12	1188.80'	1188.80'
LOT 13	1188.80'	1188.80'
LOT 14	1188.80'	1188.80'
LOT 15	1188.80'	1188.80'
LOT 16	1188.80'	1188.80'
LOT 17	1188.80'	1188.80'
LOT 18	1188.80'	1188.80'
LOT 19	1188.80'	1188.80'
LOT 20	1188.80'	1188.80'
LOT 21	1188.80'	1188.80'
LOT 22	1188.80'	1188.80'
LOT 23	1188.80'	1188.80'

DECLARATION NOTES:

MEASUREMENTS AND DATA SHOWN AS SET HEREIN PLACED UNDER THE PERSONAL SUPERVISION OF BARRY D. MCKEY, P.L.S. - 200701985
LOCATION OF IMPROVEMENTS AS SHOWN HEREON WAS TAKEN FROM VISUAL INSPECTION OF PHYSICAL EVIDENCE ON THE PREMISES AND RECORDS OF ANY APPROPRIATE PUBLIC AGENCIES AND THESE MEASUREMENTS AND THESE RESULTS MAY NOT BE ALL INCLUSIVE
PROPERTY BOUNDARIES AS SHOWN ARE GENERALLY BASED ON RECORDS OF RECORDING JURISDICTION BUT OF NECESSITY MAY BE SUBJECT TO RECORDS OF RECORDING JURISDICTION OF OTHER JURISDICTIONS AND THESE RESULTS MAY NOT BE ALL INCLUSIVE
CLASS OF SURVEY: URBAN

BLK.	NO.	AREA	LENGTH	CH. LENGTH	CH. BEARING	BEARING ANGLE
C1	502.00'	48.32'	48.32'	180.00'	180.00'	04.37.13"
C2	188.80'	49.64'	49.64'	180.00'	180.00'	04.37.13"
C3	470.01'	29.80'	29.80'	180.00'	180.00'	04.37.13"
C4	241.75'	29.80'	29.80'	180.00'	180.00'	04.37.13"
C5	487.70'	18.31'	18.31'	180.00'	180.00'	04.37.13"
C6	530.00'	29.80'	29.80'	180.00'	180.00'	04.37.13"
C7	15.00'	13.71'	13.71'	180.00'	180.00'	04.37.13"
C8	82.00'	33.71'	33.71'	180.00'	180.00'	04.37.13"
C9	82.00'	33.71'	33.71'	180.00'	180.00'	04.37.13"
C10	82.00'	33.71'	33.71'	180.00'	180.00'	04.37.13"
C11	82.00'	33.71'	33.71'	180.00'	180.00'	04.37.13"
C12	82.00'	33.71'	33.71'	180.00'	180.00'	04.37.13"
C13	82.00'	33.71'	33.71'	180.00'	180.00'	04.37.13"
C14	82.00'	33.71'	33.71'	180.00'	180.00'	04.37.13"

I, Barry D. McKay, do hereby certify that this plat was prepared under my supervision from an actual survey of the land herein described, prepared by Barry D. McKay, dated July 1, 2020, and signed by Barry D. McKay, P.L.S. No. 200701985 and that the measurements and lot corner and other data were taken in place, under the personal supervision of Barry D. McKay, P.L.S. No. 200701985 in accordance with the Missouri Minimum Standards for Property Boundary Surveys on the Subdivision Regulations of Willard, Greene County, Missouri.

Signature: _____ P.L.S. No. 200701985 Date: _____

BDM & ASSOCIATES, LLC
Land Surveyors and Planners
472 186th ROAD, QUAKERS, MISSOURI 65797
CLIENT: ATM SQUARE, LLC 417-833-1171
DESCRIPTION: SUBDIVISION SURVEY JOB No. 20-1001-1
LOCATION: 130N 23W, WILLARD, MO DATE: 02/02/2020
ORDERED BY: WATT KELLEY SCALE: 1" = 40'
DWC # 1882-1-1

PROFESSIONAL LAND SURVEYOR
NO. 1882-1-1
P.L.S. 200701985

THIS MEASUREMENT HAS BEEN CHECKED AND FOUND TO BE CORRECT AND ACCURATE.



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

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

Meeting Date: July 28, 2020

ISSUE IDENTIFICATION

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

DISCUSSION AND ANALYSIS

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

The City's adopted Planned Development District regulations provide for these variations in minimum standards based on a determination and finding by the Planning and Zoning

Commission and City Council that the development satisfies the criteria outlined in City Code Section 400.510 "Planned Development District."

PURPOSE AND INTENT

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

I. DESIGN

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

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

II. TRANSPORTATION / UTILITIES

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

III. PARKING

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

IV. USES AND DENSITY LEVELS

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

Impermeable Surface (Roads / Driveways) – 1.05 Acres (20.2%)
Home and Garage Footprint (1,500 Square Feet per Lot) - .75 Acres (14.4%)
Open Space (Yards / Detention Area) – 3.4 Acres (65.4%)

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

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

V. IMPACT OF DEVELOPMENT

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

VI. MAINTENANCE OF COMMON AREAS

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

VII. PHASING

This development will NOT be phased and will include the full public improvements to allow for the final platting of 22 single-family residential lots (Lots 1-22) and a mixed-use commercial / multi-family lot to the North (Lot 23). All public improvements have been completed at this time. Once the lots are completed and ready for homes to be built, we estimate a total buildout period of two years.

VIII. VARIANCE FROM STANDARD CODE

- Street Width – The proposed width of Gauge Street is 29' which is 2' feet narrower than the standard width of 31'. This is in order to create a narrower feel that will cause people to drive slower and take more caution when navigating through the neighborhood.
- Lot Dimensions – The width of the lots varies from standard code and will be set at 50'. This is intended to create a "pocket neighborhood" feel that allows for the construction of smaller footprint homes that are in closer proximity to one another.
- Setbacks – The setbacks for the lots vary from standard code and will be as follows:
 - Front Yard Setback – 15 Feet
 - Side Yard Setback – 6 Feet
 - Rear Yard Setback – 25 Feet

IX. CHANGES FROM PRELIMINARY PLAT

The only change from the preliminary plat was the deletion of one residential lot on the South end of the property to allow for additional water detention and green space.

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

Discussion/Vote to accept the Final Plat for Meadows North Subdivision.

**FINAL DEVELOPMENT PLAN
FOR
NORTH MEADOWS SUBDIVISION**

SECTION 26, T30N, R23W
WILLARD, GREENE COUNTY, MISSOURI

GENERAL NOTES:
 1. ALL UTILITIES SHALL BE SHOWN AND LOCATED AS INDICATED.
 2. ALL UTILITIES SHALL BE MAINTAINED AT ALL TIMES.
 3. ALL UTILITIES SHALL BE MAINTAINED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
 4. ALL UTILITIES SHALL BE MAINTAINED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
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 10. ALL UTILITIES SHALL BE MAINTAINED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

LEGEND:

- FOUND HIGH-PH
- SET POINT IN ON MARKER AS NOTED
- △ ROW MARKER
- BOUNDARY LINE
- EASEMENT LINE
- SETBACK LINE
- (M) MEASURED
- (D) DEED
- (R) RECORD
- BATTERY SWER MANHOLE
- SANITARY SWER CLEANOUT
- SANITARY SWER SERVICE LINE
- LOTTY POLE
- ELECTRIC METER
- OVERHEAD POWER
- UNDERGROUND ELECTRIC
- GUY WIRE
- PHONE/COMMUNICATION MANHOLE
- CABLE TV SERVICE
- CABLE TV SERVICE
- OVERHEAD POWER
- WATER VALVE
- GAS VALVE
- FIRE HYDRANT
- FENCE LINE (AS NOTED)
- HEAD SIGN (TOP OF SIGNAL LIGHT, ETC)
- SUBSTATION
- TRANSFORMER
- STREET LIGHT BASE
- SECONDARY PREDICTAL BASE

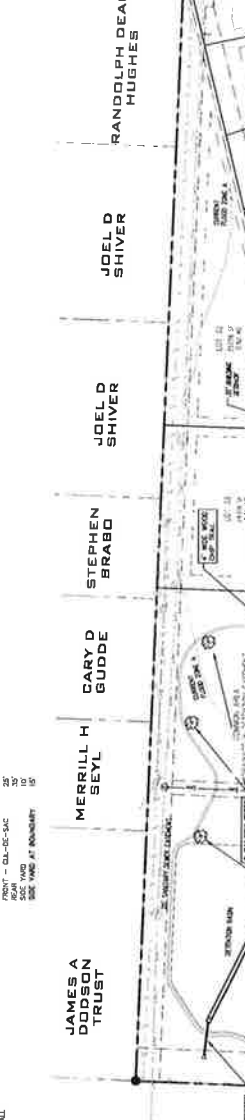
ADDITIONAL NOTES:

- 1. ALL UTILITIES SHALL BE MAINTAINED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
- 2. ALL UTILITIES SHALL BE MAINTAINED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
- 3. ALL UTILITIES SHALL BE MAINTAINED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
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- 10. ALL UTILITIES SHALL BE MAINTAINED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

PLANNING LEGEND:
 PREPARED CAMPY
 TREE 8" IN & TALL
 1" = 1' = 30'

PROPERTY DESCRIPTION:

All of the land of the four lots of Robertson Estates Phase One in the City of Willard, Greene County, Missouri, and all of the land of the four lots of Robertson Estates Phase One in the City of Willard, Greene County, Missouri, as shown on the recorded plat of Robertson Estates Phase One in the City of Willard, Greene County, Missouri, and being more particularly described as follows: Commencing at the Northeast corner of Lot One of Robertson Estates, a subdivision in the City of Willard, Greene County, Missouri, containing 47.25 acres, more or less, and containing therein the Point of Beginning, and containing therein the North line of said Lot One, a distance of 152.08 feet to an existing fence corner, thence, North 25° 34' 34" East, along and with said fence line, a distance of 220 feet to an existing fence corner, thence, South 69° 22' 53" East, along and with said fence line, a distance of 52.22 feet to the intersection of said fence with the North line of said Lot One, and the Point of Beginning, containing 574 square feet, more or less.

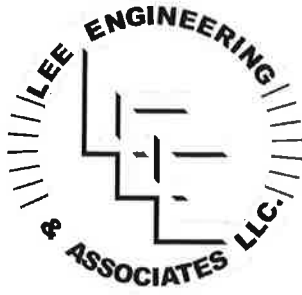


LEGEND:
 ● FOUND HIGH-PH
 ○ SET POINT IN ON MARKER AS NOTED
 △ ROW MARKER
 — BOUNDARY LINE
 — EASEMENT LINE
 — SETBACK LINE
 (M) MEASURED
 (D) DEED
 (R) RECORD
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 ○ SANITARY SWER SERVICE LINE
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 ○ UNDERGROUND ELECTRIC
 ○ GUY WIRE
 ○ PHONE/COMMUNICATION MANHOLE
 ○ CABLE TV SERVICE
 ○ CABLE TV SERVICE
 ○ OVERHEAD POWER
 ○ WATER VALVE
 ○ GAS VALVE
 ○ FIRE HYDRANT
 ○ FENCE LINE (AS NOTED)
 ○ HEAD SIGN (TOP OF SIGNAL LIGHT, ETC)

ADDITIONAL NOTES:
 1. ALL UTILITIES SHALL BE MAINTAINED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
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GENERAL NOTES:
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 10. ALL UTILITIES SHALL BE MAINTAINED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

PLANNING LEGEND:
 PREPARED CAMPY
 TREE 8" IN & TALL
 1" = 1' = 30'



LEE ENGINEERING AND ASSOCIATES, L.L.C.
CIVIL ENGINEERING & DESIGN

1200 E. WOODHURST DR., SUITE D200, SPRINGFIELD, MO 65804
TELEPHONE: (417) 886-9100 • FACSIMILE: (417) 886-9336 • dlee@leeengineering.biz

PD – Final Development Plan for

North Meadows Subdivision

A Proposed Subdivision in Willard, Missouri

Project Number 1915

Submitted to:

The City of Willard

July 10th, 2020

Submitted by:
Derek Lee, PE
Engineer

Lee Engineering & Associates, LLC
1200 E Woodhurst, Suite D200
Springfield, MO 65804
(417) 886-9100

Owner/ Developer:
B&T Developments, LLC
Bill Turner
Route 2, Box 2755
Seymour, Mo 65746
(417) 224-3643

1. General Information

- Legal Description – See Final Development Plan sheet
- Preliminary Development Plan approval granted: 8/12/2019
- Total single-family lots: 33
- Total acres: 16.79 ac
 - Residential single-family use: 12.95 ac (77.1%)
 - 2.0 units per acre
 - Non-residential use: 0.00 ac (0.0%)
 - Private open space: 2.42 ac (14.4%)
 - Public right-of-way: 1.42 ac (8.5%)
 - Off-street parking and loading: 0.00 ac (0.0%)

2. Standards for final development plan

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

a. Uses permitted

This PD is intended primarily for single-family detached dwellings, one (1) dwelling per lot. Other uses necessary to meet education, governmental, religious, recreation and other neighborhood needs are permitted or allowed as conditional uses subject to restrictions intended to preserve the residential character of the district. This PD allows for conditional uses permitted in R-1 Single Family Residence District as described in the Willard Municipal Code.

b. Bulk, area and height requirements

- 1) Front Yard Setback: 35' / 25' at cul-de-sac
 - a. Lot 32 and 33 front yard setback 35' from common area line.
- 2) Side Yard Setback: 10' / 15' along Farmer Road
- 3) Back Yard Setback: 35'
- 4) Lot areas shall be as described on the plat
- 5) Lot width: 80' typ. / Lots 1, 2, 3, 14, 15, 16, 17 < 80'
- 6) Maximum lot coverage: 40%
- 7) Dwellings minimum first floor area: 900 square feet
- 8) Maximum structure height for primary structure: 30'
- 9) Maximum structure height for accessory structure: 16'

c. 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.

d. **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) Mailboxes as approved by Willard Postmaster
- 4) Architectural asphalt shingles
- 5) The development will have one tree in each front yard. The tree will be a minimum of 6' tall.

3. Landscape

- Perimeter landscaping: None
 - 3 off-street parking spots are located greater than 50' from public right-of-way. The drive is perpendicular to the right-of-way and does not require perimeter or interior landscaping per section 400.730.B and C.
- Buffer landscaping: None
 - North Meadows is surrounded by R-1 zoning and will be used for residential single-family use only, thus it does not require any bufferyard.
 - Concerning R-1 zoning with school use to the South, it is the intent of 400.750 [(B) Buffer required when permitted non-residential uses locate adjacent to existing residential uses.] to require the bufferyard to be completed if the proposed use would be non-residential which is not allow for any lots in this subdivision.
- Common area landscaping: 8 canopy trees. See landscape plan. Common area to be complete before the recording of the final plat.
- Landscaping in common area to be owned and maintained by home owners association.

4. Open Space / Common Area

A 2.42 acre common area, located on the northwest section of the property, shall be owned and maintained by the home owners association. 8 canopy trees will be planted along with a 4' wide wood chip walking trail. An access drive and parking area with three parking spaces will be provided to access the trail. The detention basin will be located within the westerly portion of the open space. The entire common area will be utilized as a drainage easement, as reflected in the final plat. Articles and bylaws for the common area are presented in the covenants, conditions, and restrictions (CCRs).

5. CCRs

Covenants, conditions, and restrictions are attached for review and will be recorded. See attached.

6. Utility Plans

As-built on the Final Development Plan sheet is provided locating water mains, sanitary and storm infrastructure, electric, and telephone facilities. Gas service was also installed.

7. Summarization of Changes

No changes have been made to the zoning requirements from the Preliminary Development Plan. The basic layout of the development has remained consistent with the intent of the Preliminary Development Plan for North Meadows. Ownership of the property has changed to B & T Developments, LLC. A portion of lots 29-31 that contains an existing fence will be deeded to the adjoining property owner to the South, thus slightly changing the legal description, reflected on the Final Development Plan and the Final Plat. The detention basin from the Preliminary Plat is still located in the Northwest section of the property but has changed size and dimensions to meet City of Willard stormwater requirements. Stormwater is now conveyed in a pipe between lots 13 and 14 (compared to 12 and 13 on the Preliminary Development Plan). The sanitary sewer runs between Lots 12 and 13 (compared to 14 and 15 on the Preliminary Development Plan). The walking trail now goes around the top of the basin. The common area also added 3 parking spaces to access the walking trail. The building setback for Lot 32 adjusted as well. It now reflects the front yard as the 30' property line connecting to the common area, maintains the new fire service access easement as part of the front yard setback, and contains the appropriate 10' side yard setback and 35' backyard setback. This creates a more buildable area for Lot 32 and maintains all requirements. Brick mailboxes on the architectural features list on the Preliminary Development Report is removed as brick mailboxes are no longer allowed by USPS. Mailboxes will be required to meet current USPS regulations as approved by the Willard Postmaster.

The changes from the Preliminary Development Plan are minor and meant to provide harmonious and coherent site and building design. The PD is consistent with the surrounding developments and continues to meet the intent of the prior approved Preliminary Development Plan by:

- Being in conformance with the intent and spirit of the Willard Comprehensive Plan,
- Utilizing the natural topography for the well-being of the neighborhood with a 4' wood chip walking trail in a large common area,
- Providing 33 single-family lots with an average lot size of 0.39 acres and 2.0 dwelling units per acre (decrease of R-1 requirements),
- Providing more green space than R-1 requirements with a large common area,
- And being located with adequate transportation, police, and fire protection along with providing proper electric, communication, sewer, and storm infrastructure.

8. Proof of Easements and CCRs

All easements to be dedicated with the dedication of final plat.