

# **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**

**October 27, 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**

**Jose Casanova, Vice-Chairman**

**Mike McCroskey**

**Burnis Coleman**

**Randy Brown, Director of Development**

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

CITY OF WILLARD  
PLANNING AND ZONING  
REGULAR MEETING  
October 27, 2020  
7:00 P.M.

Notice posted on October 21, 2020

Notice is hereby given that the City of Willard, Planning and Zoning will conduct a regular meeting at 7:00 p.m., October 27, 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 August 25, 2020.
5. Citizen Input.
6. Public Hearing for Stone Creek Phase 2 & 3 Preliminary Planned Development.
7. Discussion/Vote on Stone Creek Phase 2 & 3 Preliminary Planned Development.
8. Public Hearing for Hoffman Hills Planned Development.
9. Discussion/Vote on the sketch plan for Hoffman Hills Planned Development.
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  
August 25, 2020  
7:00 P.M.

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

City Attorney Ken Reynolds was not present.

Citizens present: Kim Haase and associate.

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

**Roll Call**

Present: Jeff LaMontia, Valorie Simpson, Terry Kathcart, Alderman Whitman and Mayor Hendrickson. Not Present: Jose Casanova, Burnis Coleman and Mike McCroskey.

**Approval of Agenda**

Motion was made by Valorie Simpson with a second by Mayor Hendrickson to approve the Agenda. Motion carried with a vote of 5-0. Voting aye: Jeff LaMontia, Valorie Simpson, Terry Kathcart, Alderman Whitman and Mayor Hendrickson.

**Approval of the Minutes from the Meeting July 28, 2020.**

Motion was made by Mayor Hendrickson with a second by Alderman Whitman to approve the Minutes from the June 23, 2020 Meeting. Motion carried with a vote of 5-0. Voting aye: Jeff LaMontia, Valorie Simpson, Terry Kathcart, Alderman Whitman and Mayor Hendrickson.

**Citizen Input.**

None.

**Discussion on Stone Creek Phase 2.**

Director of Development Randy Brown discussed Stone Creek Subdivision. Discussion was made on the original plat approved in 2008 with Phase 1. He stated that Phase 2 would incorporate 34 lots. Discussion was made on what the new plans would be for Phase 2, along with floodplain. Mr. Haase discussed what types of homes he would like to build in this development and the engineering. The Commission requested that the Preliminary Plan be brought back in October with as much information as possible. Discussion was then mad on the green space and detention areas.

**New Business.**

None.

**Unfinished Business.**

Mr. Brown updated the Commission on the Miller Road Project, Sidewalk Project, Domino's and CMH.

**Adjourn.**

Motion was made by Valorie Simpson and seconded by Terry Kathcart to adjourn. Motion carried with a vote of 5-0. Voting aye: Valorie Simpson, Terry Kathcart, Jeff LaMontia, Alderman Whitman and Mayor Hendrickson.

Meeting adjourned at 7:40 p.m.

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Valorie Simpson, Secretary

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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 on Stone Creek Phase 2 & 3 Preliminary Planned Development.**

## **Background Report for Stone Creek Phase 2 and Phase 3**

**Date:** October 22, 2020

**Owner:** Kim Haase

**Location:** South of Stone Creek Phase 1, East and North of Hughes Rd

**Tract size:** approximately 27.1 acres

**Existing Zoning:** R-1

**Proposed Zoning:** R-1 Planned Development District

**Surrounding Land Uses:**

**North:** R-1 Planned Development

**South:** R-1, Agriculture

**West:** R-1, Agriculture

**East:** R-1, Agriculture

**Utilities:** Water was extended into the property with Phase 1

Sewer will be extended from Phase 1

Stormwater- the basin was previously constructed, this project is located adjacent to

Rainier Branch and is currently in a FEMA Flood zone.

Transportation: Ingress / Egress from Hughes Road.

**Staff Comments:** Staff received a submittal on October 1, 2020 from Whitlock Engineering consisting of the preliminary plat for Phase 2 and Phase 3 of the Stone Creek Planned Development. In addition an engineering report and development plan along with the rezoning application and major subdivision application was submitted. Staff forwarded all the information to Cochran Engineering for review based on the requirements of the Willard Municipal Code Section 400.510 Planned Development District. Comments from the City engineer were received dated October 14, 2020 and were forwarded back to Mr. Haase for his team to address. Staff has received some questions from Mr. Haase team but to date have not gotten any re-submittals. Please find the attached information for your review. If you have any questions, feel free to contact me at City Hall.

Randy Brown

Director of Development

City of Willard, Mo.



October 14, 2020

Randy Brown  
Director of Planning and Development  
224 W. Jackson Street  
P.O. Box 187  
Willard, MO 65781

SENT VIA: [develop@cityofwillard.org](mailto:develop@cityofwillard.org)

RE: Stone Creek Phase II & III Planned Development District – Review #1  
Cochran Project No. SW20-309

Dear Mr. Brown:

Cochran has completed our review for the above referenced Planned Development District. The following items should be addressed prior to approval of the PD District.

**Engineering Report**

1. In the second paragraph of the Introduction, the specified location does not match the location depicted in Appendix B. Please update the location as necessary.
2. The FEMA Flood Maps are currently being revised for Greene County. The revised maps appear to depict a portion of the property in Phase 2 and Phase 3 in the new floodway and a portion of Lot 1 to Lot 6 and Lot 54 to Lot 57 in the new floodplain. Any construction in the floodplain or floodway will require proper permitting with the Army Corps of Engineers and the City's Floodplain Administrator.
3. Verify detention basin locations are still viable with the new FEMA Flood Maps.
4. The Stormwater Drainage Section references a Table 1. Unable to locate Table 1 in the report.
5. Greene County's GIS depicts a sinkhole located south of War Horse Lane. A sinkhole evaluation is required to be submitted prior to approval of any construction plans.
6. The Traffic Analysis should include possible impacts to Miller Road and State Highway AB. It is highly unlikely all traffic will exclusively utilize Farm Road 94.
7. Provide exhibits that verify there are not any site distance issues at each connection to Hughes Road.

**Preliminary Development Plan**

1. See comments 6 and 7 from Engineering Report comments.

**Preliminary Plat**

1. The Point of Beginning depicted on the plan does not match the property description 1. Please update as necessary.
2. The Bearings S02°12'28"W, S61°09'38"W and N87°57'49"W do not match the bearings in property description 1. Please update as necessary.
3. Provide existing location of War Horse Lane per City Code Section 400.510, Part I, 2, f, (3).
4. There is a 30' ingress/egress easement called out on the north side of Lot 60, Lot 61 and Lot 67, the north and west side of Lot 68 and the west side of Lot 69 to Lot 71. Verify if this is an existing easement or proposed

8 East Main Street  
Wentzville, MO 63385  
Phone: 636-332-4574  
Fax: 636-327-0760

737 Rudder Road  
Fenton, MO 63026  
Phone: 314-842-4033  
Fax: 314-842-5957

530A East Independence Drive  
Union, MO 63084  
Phone: 636-584-0540  
Fax: 636-584-0512

534 Maple Valley Drive  
Farmington, MO 63640  
Phone: 573-315-4810  
Fax: 573-315-4811

**2804 N. Biagio Street**  
**Ozark, MO 65721**  
**Phone: 417-595-4108**  
**Fax: 417-595-4109**

905 Executive Drive  
Osage Beach, MO 65065  
Phone: 573-525-0299  
Fax: 573-525-0298

- easement. Verify if the existing War Horse Lane is contained within this easement. If not, verify how access is going to be provided to the two properties War Horse Lane currently serves.
5. Verify how emergency vehicles will be able to turnaround on E. Becky Street, S. Betsy Lane, E. Logan Street and S. Devon Street.
  6. Depict the jurisdictional streams and update the plat to show the new 2019 FEMA Floodplain.
  7. Locate the existing sinkhole per City Code Section 400.510, Part I, 2, f, (4).
  8. Depict drainage patterns per City Code Section 400.510, Part I, 2, f, (7).
  9. Verify how stormwater runoff is being collected and transported to the proposed detention basins for Lot 26 to Lot 35.
  10. Provide travel lanes and other transportation improvements per City Code Section 400.510, Part I, 2, i, (2).
  11. Provide a generalized landscape plan per City Code Section 400.510, Part I, 2, i, (4).
  12. Depict the location of water main connection to the City's existing water system. A Corps Permit might be necessary to cross the unnamed tributary to Rainer Branch's floodway to connect to the City's existing water system.
  13. At the dead end water mains on E. Wright Street, E. Becky Street, E. Colby Street and E. Logan Street, provide a fire hydrant assembly, an 8-inch diameter M.J. gate valve and M.J. plug after the fire hydrant assembly. This will allow the City to easily expand their water system.
  14. S. Betsy Lane's water main must have a flushing assembly.
  15. Callout connection to the City's existing sanitary sewer system. A Corps Permit might be necessary to cross the unnamed tributary to Rainer Branch's floodway to connect to the City's existing sanitary sewer system.

This review is strictly for the City of Willard Planned Development District. No review was completed for compliance with the City's preliminary plat requirements.

Please feel free to contact our office with any questions or comments.

Sincerely,



Mark Blair, P.E.  
**Cochran**



Parcel # 0736300068

E Granite Rd

14.72 acres



Parcel # 0736300037

N Fm Rd 101

11.03 acres





STONE CREEK

BERRY

GRANITE

RED ROCK

HUGHES

MILLER

WAR HORSE 36-30-23

35-30-23

# PUBLIC NOTICE

Notice is hereby given that the Willard Planning and Zoning Commission shall meet on October 27, 2020 at 7:00 p.m. and the Willard Board of Aldermen shall meet on November 9, 2020 at 7:00 p.m. at the Willard Community Building, 220 W. Jackson, to conduct a public hearing to consider the Preliminary Planned Development for Stone Creek Phase 2 and Phase 3. The parcels involved being located on E. Granite, and N. Farm Road 101, further identified by Greene County Assessor as Parcels 0736300037 and 0736300068. 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 Preliminary Planned Development to Jennifer Rowe, City Clerk at:

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



City of Willard

Subdivision Case No. 2020-102  
Application Date 10-2-20  
Application Fee \$250.00 + \$2.50 per lot Residential  
\$335.00 + \$3.35 per lot Commercial  
\$300.00 + \$6.00 per lot PDD

**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: Stone Creek Phase II & III

Is a subdivision variance being submitted with this application? Yes \_\_\_\_\_ No x

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

Property Owner's Name Danco Investments Inc.

If corporation, Corporate Official: Kim L. Haase, Pres.

Mailing Address 466 W. Farm Road 80 Springfield MO 65803

Telephone Number 417-839-0876 Fax Number \_\_\_\_\_

**PROPERTY OWNER'S SIGNATURE(S):**



(If corporation, signature of corporation official)

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

\_\_\_\_\_  
Mailing Address 466 W. Farm Road 80 Springfield MO 65803

Telephone Number 417-839-0876 Fax Number \_\_\_\_\_

**CHECKLIST  
PRELIMINARY PLAT APPLICATION  
City of Willard, Missouri**

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

<b>APPLICATION FORM:</b>	
	Property owner's name, address, and telephone number. If a corporation, corporate official and corporate seal.
	If different than the property owner, the developer's name, address and telephone number.
	If a subdivision variance is requested, submit variance application with the preliminary plat application.
	Application signed by property owner, or if applicable, corporate official.
<b>PRELIMINARY PLAT CONTENTS:</b>	
	Three black line or blue line copies of the preliminary plat are required. The preliminary plat sheet size shall be 24" x 36". There shall also be (15) fifteen black line or blue line copies, submitted on 11"x17" sheets. The preliminary plat is to include the following information:
	A. Name of the subdivision.
	B. Name(s) and address(es) of the subdivision owner and subdivider.
	C. Date of preliminary plat submittal.
	D. Surveyor's name, registration number and survey date.
	E. Legal description of the subdivision.
	F. Approximate north arrow and scale. Scale to be no greater than 1" = 100', in increments of ten feet.
	G. Listing of the following information: Total acreage of subdivision Total number of lots Current zoning Proposed land use Smallest lot with lot number and area Largest lot with lot number and area
	H. Vicinity map showing subdivision location and streets, roads, and city boundaries existing within 1,000 feet of property to be subdivided.
	I. Topography with contours at ten foot intervals, referenced to USGS datum.
	J. Approximate tract boundaries.
	K. Names and locations of adjoining subdivisions and names of adjoining property owners.
	L. General location and approximate dimensions of all existing street rights-of-way intersecting or paralleling the boundaries of the tract, including distance from the centerline of adjacent streets to the tract boundaries.
	M. General location and approximate dimensions of easements existing within or adjacent to the tract.
	N. Name, location and dimensions of all existing streets, roads, railroads, public sewers, aqueducts, water mains and feeder lines, gas, electric and oil transmission lines, water courses, detention areas, drainage easements, and other significant features within 500

	feet of the property to be subdivided.
O.	Approximate location and extent of all existing structures and tree masses on the tract.
P.	Full plan of development detailing the following information on a single sheet: (1) location of all proposed and existing streets, easements, parks, playgrounds and other public areas and facilities, sewer and water facilities and storm sewers or other drainage facilities; (2) lot lines and the approximate dimensions of all lots and lot numbers in consecutive order; (3) all streets and areas designated or proposed to be dedicated for pertinent facilities, public use, or proposed to be dedicated or reserved for future public use, including the conditions of such dedications; and (4) location of all state or federal fly zones, where applicable.
Q.	Draft of any proposed private restrictions, including the boundaries for each restriction type and a draft of restrictive covenants governing the use and maintenance of all common areas, improvements and facilities where applicable.
R.	Location, size and materials for all storm sewers and other drainage facilities and any proposed connection to existing facilities.
S.	Location, size and material of any capped sewers, house connections, mains, and laterals, and proposed connection to existing facilities.
T.	Records of a title search, indicating any existing covenants on the land to be subdivided. This may be provided as a separate statement.
<b>APPLICATION FEE:</b>	
	Submit application fee as listed on the application.
<p><b>Note:</b> See the <i>Willard Land Development Regulations</i> and the <i>Willard Design Standards for Public Improvements</i> for required public improvements and design standards. These regulations should be reviewed closely to ensure that the preliminary plat conforms to the subdivision platting requirements.</p>	

**Submit Applications to:**

Willard City Hall  
224 W. Jackson, P.O. Box 187  
Willard, MO 65781  
(417) 742-3033

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

# PUBLIC NOTICE

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**Preliminary Development Plan**  
**Stone Creek Phases II & III**  
A PROPOSED SINGLE-FAMILY RESIDENTIAL  
PLANNED DEVELOPMENT DISTRICT  
WILLARD, MISSOURI

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DANCO INVESTMENTS, INC.  
466 W FARM ROAD 80  
WILLARD, MISSOURI 65803

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PREPARED BY:



9648 E North View Road  
Strafford, Missouri 65757  
417-379-0640

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October 1, 2020

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## List of Exhibits

Exhibit 1— Preliminary Development Plan

## List of Appendices

Appendix A— Declaration of Conventions, Covenants and Conditions



# Stone Creek Subdivision Phases II & III Planned Development District Willard, Missouri Preliminary Development Plan

## I. INTRODUCTION

This plan includes a description of a proposed Planned Development District for Stone Creek Phases II and III. The property consists of approximately 27.1 acres of ground located on the north and east side Hughes Road and south of Granite Road. The development would allow for the creation of 71 lots: 69 single-family lots and two common area lots. A location map is included on the Final Development Plan Exhibit.

The maximum density of the development is 2.54 homes per acre. The development plan allows for building setbacks and lot dimensions that differ from the minimum standards under Willard's R-1 zoning requirements as outlined in this document and the Preliminary Development Plan Exhibit.

The development is consistent with the surrounding single-family residential uses.

## II. GENERAL INFORMATION

- A. Legal Description — See the Final Development Plan Exhibit
- B. Total single-family lots: 69
- C. Total acres: 27.1 acres
  - 1. Residential single-family use: 19.2 ac (71%)
    - a. Density 2.54 units per acre
  - 2. Non-residential use: 0.00 ac (0.0%)
  - 3. Private open space: 2.84 ac (10.4%)
  - 4. Public right-of-way: 5.06 ac (18.6%)
  - 5. Off-street parking and loading: 0.00 ac (0.0%)

## III. STANDARD FOR DEVELOPMENT PLAN

### A. Intensity of Development

- 1. Maximum number dwelling units: 69
- 2. Minimum square footage of dwelling units
  - a. Over crawl space 1,500 sf
  - b. Over basement 1,500 sf main level
  - c. Two-story 2,000 sf
- 3. One Single-family detached dwelling allowed per lot

## B. Uses permitted

This PDD 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 PDD allows for conditional uses permitted in R-1 Single Family Residence District as described in the Willard Municipal Code.

## C. Lot Size, Bulk, Area and Height Requirements

1. Minimum Lot Size 10,000 sf
2. Lot width: 80'
3. Front Yard Setback: 35'
4. Side Yard Setback: 10' / 15' on corner lots next to street
5. Back Yard Setback: 30'
6. Maximum lot coverage: 40%
7. Maximum structure height for primary structure: 30'
8. Maximum structure height for accessory structure: 16'

## D. Public Facilities

A wood chip nature trail will be constructed on the existing detention tract with a connection to the internal sidewalks in the development. The homeowners association will provide on-going maintenance.

## E. Landscaping Requirements

Landscaping requirements shall be in accordance with the Declaration of Conventions, Covenants and Conditions.

## IV. DECLARATION OF CONVENTIONS, COVENANTS AND CONDITIONS

Declaration of Conventions, Covenants and Conditions are included in Appendix A

## V. PHASING OF THE DEVELOPMENT

The development will be constructed in two phases as indicated on the Preliminary Development Plan Exhibit. The first phase, to be known as Phase II, will be constructed in 2021. The second phase, to be known as Phase III, is expected to be constructed the following year although market conditions will ultimately dictate the phasing of construction.

All public improvements required and directly related to each phase will be completed prior to final platting of related phase.

## VI. TRAFFIC IMPACT

The development is located in a residential area of the City and has three access points off of Hughes Road: Wright Street, Berry Lane, and Colby Street. Hughes Road intersects with Farm Road 94 to the south and Miller Road and State Highway AB to the northwest. The development is located approximately two miles from Hwy 160, a major highway linking Willard to Springfield and Interstate 1-44. Farm Road 94 is the closest arterial and is classified as a secondary arterial.

### A. Traffic Generated by the Subdivision

The estimated total amount of traffic generated by this development based on the Institute of Transportation Engineers *Trip Generation* manual is as follows:

#### 1. Average Weekday Trip Ends per Dwelling Unit

Average weekday trip ends per single family detached unit = 9.57 trips per unit  
Maximum density = 69 units  
Total average weekday traffic from subdivision,  $9.57 \times 69 = 660$  trips per day  
Directional distribution is 50% entering and 50% exiting

#### 2. Trip Generation for AM Peak Hour

Average rate = 0.77 trips per unit  
Total number of AM peak hour trips,  $0.77 \times 69 = 53$  trips  
Directional distribution is 26% entering and 74% exiting  
Trips entering subdivision during the AM peak,  $26\% \times 53 = 14$  trips  
Trips exiting subdivision during the AM peak,  $74\% \times 53 = 39$  trips

#### 3. Trip Generation for PM Peak Hour

Average rate = 1.02 trips per unit  
Total number of PM peak hour trips,  $1.02 \times 69 = 70$  trips  
Directional distribution is 64% entering and 36% exiting  
Trips entering subdivision during the PM peak,  $64\% \times 70 = 45$  trips  
Trips exiting subdivision during the PM peak,  $36\% \times 70 = 25$  trips

### B. Existing Traffic Counts

Peak AM and PM traffic counts were performed on Hughes Road and Farm Road 94 on September 29, 2020 and September 30, 2020. Farm Road 94 was analyzed because it is the closest arterial to the site. The intersection of the two roads is stop controlled on the southbound lane of Hughes road. There was rarely more than one vehicle at the stop sign at one time and never more than two vehicles observed during the peak hour counts.

The results from the traffic counts are as follows:

1. Hughes Road

AM total = 48 vehicle per hour (vph)  
North bound total = 13 vph (27%)  
South bound total = 35 vph (73%)

PM total = 71 vph  
North bound total = 44 vph (62%)  
South bound total = 27 vph (38%)

2. Farm Road 94

AM total = 68 vph  
East bound total = 48 vph (71%)  
West bound total = 20 vph (29%)

PM total = 86 vph  
East bound total = 29 vph (34%)  
West bound total = 57 vph (66%)

C. Combined Traffic

Assuming the same directional splits, the anticipated total traffic following the completion of the subdivision is as follows:

1. Hughes Road

AM total = 101 vph  
North bound total = 27 vph (27%)  
South bound total = 74 vph (73%)

PM total = 141 vph  
North bound total = 87 vph (62%)  
South bound total = 54 vph (38%)

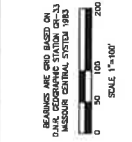
The combined traffic totals are well within the capacity of a local two-lane road of 1,000 vehicles per hour and the stop control capacity of 35 seconds per vehicle.

# Exhibit 1

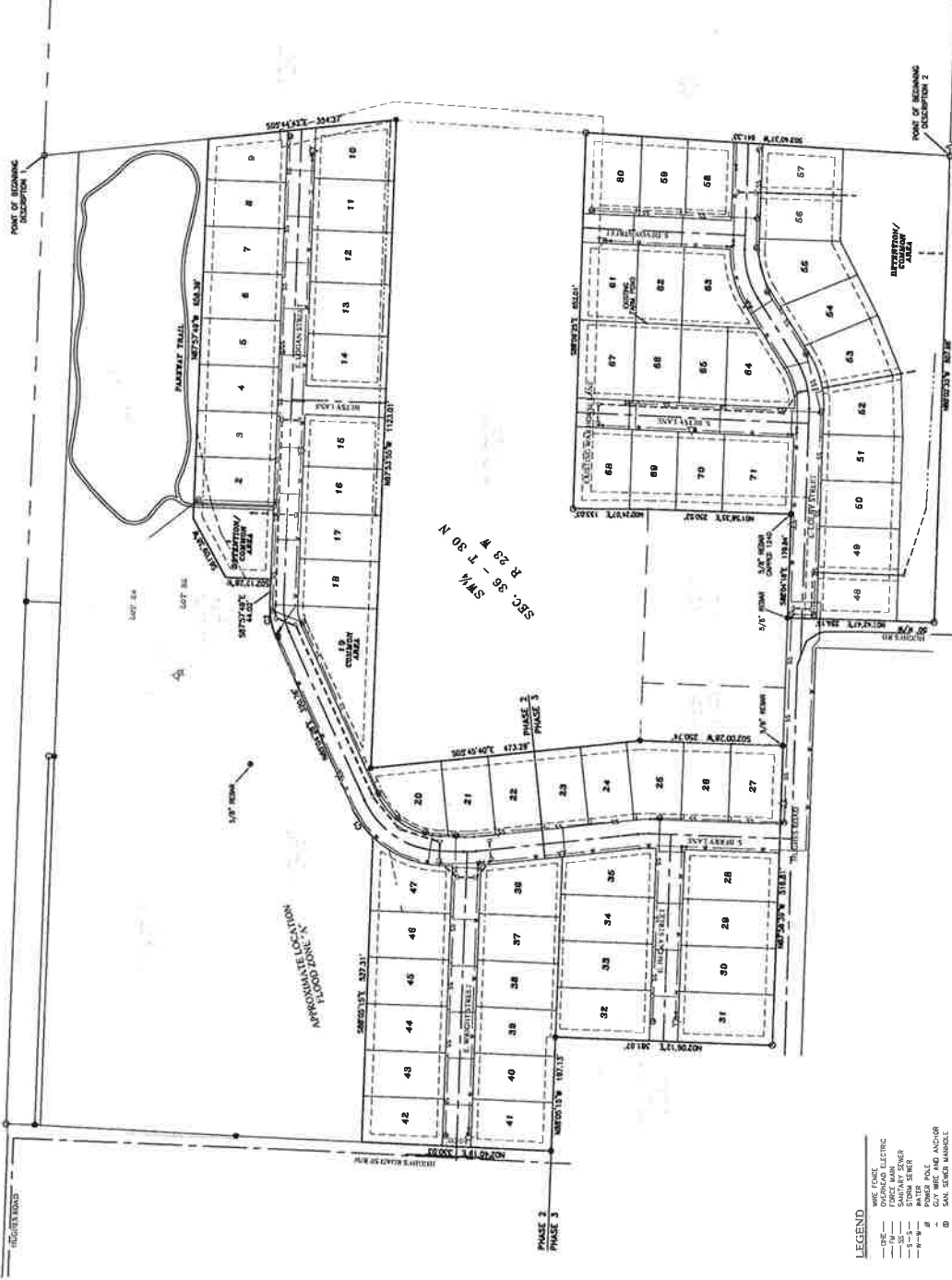
# PRELIMINARY DEVELOPMENT PLAN OF STONE CREEK PHASES II & III

A RESIDENTIAL PLANNED  
DEVELOPMENT DISTRICT IN THE CITY OF  
WILLARD, GREENE COUNTY, MISSOURI

SEC. 36 - T 30 N  
NW 1/4



MEASUREMENTS ARE BASED ON THE  
MISSOURI CENTRAL SYSTEM 1983



**LEGEND**

—	WIRE FENCE
—	ELECTRIC
—	FORCE MAIN
—	SEWER
—	STORM SEWER
—	WATER MAIN
—	WATER
—	WATER PILE
—	UTILITY
—	CONCRETE
—	ASPHALT
—	GRAVEL
—	SOIL
—	ROCK
—	WATER METER
—	WATER VALVE
—	FIRE HYDRANT



### PROPERTY DESCRIPTIONS

DESCRIPTION 1: THE CORNER OF THE NORTH PROPERTY LINE OF SECTION 36, T-30-N, R-23-W, INLAND, GREENE COUNTY, MISSOURI, THENCE S69°44'42.5\"

DESCRIPTION 2: THE CORNER OF THE NORTH PROPERTY LINE OF SECTION 36, T-30-N, R-23-W, INLAND, GREENE COUNTY, MISSOURI, THENCE S69°44'42.5\"

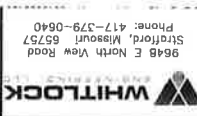
### GENERAL NOTES

- MINIMUM BUILDING SETBACK REQUIREMENTS: 15 FEET FROM FRONT YARD, 10 FEET FROM SIDE YARD, 10 FEET FROM REAR YARD.
- CONTRACTOR SHALL VERIFY ALL LOCAL ORDINANCES AND REGULATIONS BEFORE COMMENCING CONSTRUCTION.
- STREET STOPS SHALL BE CONSTRUCTED WITH NUMBER PLACES FOR PLATE CONNECTIONS.

### DEVELOPMENT DATA

TOTAL LOTS	71 LOTS
TOTAL AREA	300,000 SQ. FT.
SMALLEST LOT	1,000 SQ. FT.
PROPOSED LAND USE	PLANNED DEVELOPMENT DISTRICT (SINGLE-FAMILY RESIDENTIAL)
ADJACENT LAND USE	RESIDENTIAL
OWNER	WILLARD, GREENE COUNTY, MISSOURI
DESIGNER	WHITLOCK ENGINEERING, LLC
DATE OF SUBMITTAL	SEPTEMBER 2024
SCALE	AS SHOWN
PROJECT NO.	2024-0001
DATE OF PRINTING	SEPTEMBER 2024
SCALE	1" = 100'

DMDC INVESTMENTS, INC.  
466 W. FARM ROAD, 80  
SPRINGFIELD, MO 65803  
417-839-0876



9648 E North View Road  
Stratford, Missouri 65757  
Phone: 417-379-0840

STONE CREEK PHASE II AND PHASE III  
WILLARD, GREENE COUNTY, MO  
A RESIDENTIAL PLANNED DEVELOPMENT DISTRICT  
PRELIMINARY DEVELOPMENT PLAN EXHIBIT

Project: 2024-0001  
Date: 10/01/24  
Sheet: 1 of 10  
Scale: 1" = 100'





# Appendix A

**TITLE: DECLARATION OF CONVENTIONS, COVENANTS AND CONDITIONS**

**DATE: SEPTEMBER 28, 2020**

**Grantors: DANCO INVESTMENTS INC.**

**LEGAL: SEE ATTACHED**

DECLARATION OF CONVENTIONS, COVENANTS AND CONDITIONS OF  
STONE CREEK PHASE II

This Declaration of Restrictions, Covenants and Conditions of Stone Creek a subdivision in Greene County, City of Willard, Missouri, made on the date hereinafter set forth by Danco Investments Inc., A Missouri Corporation, hereinafter referred to as "Developer,"

WITNESSETH:

WHEREAS, Developer is the owner of record of the following described real property, hereinafter called the "Property":

A TRACT OF LAND LOCATED IN THE NW1/4 AND THE SW1/4 OF SECTION 36, TOWNSHIP 30 NORTH, RANGE 23 WEST, WILLARD, GREENE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF SAID SW1/4 OF SECTION 36, TOWNSHIP 30 NORTH, RANGE 23 WEST; THENCE ALONG THE NORTH LINE OF SAID SW1/4 N87°58'02"W, 563.11 FEET FOR THE POINT OF BEGINNING; THENCE S05°44'24"E, 288.66 FEET; THENCE N87°57'30"W, 658.39 FEET; THENCE S61°09'56"W, 116.39 FEET; THENCE S02°12'46"W, 80.27 FEET; THENCE N87°57'30"W, 44.02 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 58.82 FEET, A CENTRAL ANGLE OF 26°57'44", AND A CHORD BEARING OF S78°33'38"W; THENCE S65°04'46"W, 61.07 FEET; THENCE N02°12'46"E, 190.65 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 22.87 FEET, A CENTRAL ANGLE OF 26°12'28", AND A CHORD BEARING OF N74°41'00"W; THENCE N88°04'22"W, 143.03 FEET; THENCE N02°14'31"E, 211.02 FEET; THENCE N88°04'48"W, 636.71 FEET TO THE EAST RIGHT-OF-WAY LINE OF HUGHES ROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE N01°56'09"E, 60.00 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, N01°59'12"E, 10.96 FEET; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID HUGHES ROAD N88°00'48"W, 51.78 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE N02°06'44"E, 299.51 FEET; THENCE S88°01'48"E, 952.64 FEET; THENCE S01°52'33"W, 309.70 FEET; THENCE S87°58'02"E, 773.07 FEET TO THE POINT OF BEGINNING.

WHEREAS, Developer desires to provide for the development of the Property with open areas, and residential homes, and to provide for the maintenance, improvement and administration of the community and the preservations of the values and amenities of the property, and

WHEREAS, subsequent to the recording of this Declaration, Stone Creek Homeowners association will be organized for the general purposes of managing the Common Area and facilities; administering and enforcing the covenants and restrictions; and collecting and disbursing the assessments as provided for in this Declaration.

NOW THEREFORE, Developer does hereby declares that the Property shall be subject to the restrictions, covenants and conditions, easements and charges, hereinafter set forth, which shall run with the land and be binding on all present and future owners, and shall inure to the benefit of each owner of the land included in the Property.

## ARTICLE 1

OWNER'S EASEMENTS OF ENJOYMENT. Every Owner shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

- (a) The right of the Association to charge reasonable admission and other fees for the use of any recreational facility situated upon the Common Area; the right of the Association to limit the number of guests of Owners; the right of the Association to limit the Common Area which may be used by guests of Owners; the right of the Association to impose conditions under which the Common Area may be used by Owners and/or their guests;
- (b) The right of the Association to suspend any Owner's voting rights and the right to use the Common Area for any period during which any assessment against his Lot remains unpaid; and for a period not to exceed ninety (90) days for any infraction of this Declaration, Bylaws of the Association or any Rules which may be imposed by the Association;
- (c) The right of the Association to dedicate or transfer all or any part of the Common Area to any governmental agency, authority, or public or private utility for such purposes;
- (d) The right of the Association to promulgate and enforce the Rules in connection with the property.

## Article II

### THE STONE CREEK OWNERS ASSOCIATION.

#### Section 1: Organization.

(a) The Association. The Association is or shall be a non-profit corporation organized and existing under the General Not-For-Profit Corporation Act of the State of Missouri, charged with the duties and invested with the powers prescribed by law and set forth in its Articles of Incorporation (the "Articles"), By-Laws, and this Declaration. Neither the articles nor by-Laws shall, for any reason, be amended or otherwise changed or interpreted as to be inconsistent with this Declaration. The Association will not be dissolved without the consent of the City of Willard, Missouri.

(b) Board of Directors and Officers. The affairs of the Association shall be conducted by a Board of Directors and such officers as the Directors may elect or appoint, and accordance with the Articles and the By-Laws.

(c) The Association when formed: The association shall be formed at any time after completion of 60% of homes. The Board of Directors will be elected at the first meeting on a basis of one vote for each home. The Board will originally consist of three (3) members. This number can be adjusted by majority vote of homeowners but will always be an odd number of directors.

Section 2: Powers and duties of the Association. The Association shall have such rights powers and duties as set forth in the Articles and By-Laws.

Section 3: Rules. By a majority vote of the Board, the Association may, from time to time and subject to the provision of the Declaration, adopt, amend and repeal rules and regulations governing the use of any Common Area by Any Owner, by the family of such Owner, or by and invitee, licensee or lessee of such Owner; provided, however, that such rules may not discriminate among Owners and shall not be inconsistent with the Declaration, the Articles or By-Laws. A copy of such Rules as they may from time to time be adopted, amended or repealed, shall be made available to each Owner and the Owner's request. Upon promulgation the Rules shall have the same force and effect as if they were set forth in and were part of the Declaration.

Section 4: Personal Liability. No member of the Board of Directors of the Association, or any committee thereof, or any officers of the Association shall be personally liable to any Owner, or to any other party, including the Association, for any damage, loss or prejudice suffered or claimed on account of any act, omission, error or negligence of the Association, the Board, or any other representative or employee of the Association, or any committee, or any office of the Association provided that the person has upon the basis of the information as may be possessed by him, acted without willful or intentional misconduct.

Section 5: Responsibility for Common Areas: The Association shall have the responsibility for maintaining the Common Areas and shall be responsible for the payment of any taxes and insurance on the Common Areas. In the event any Common Area is willfully or maliciously damaged or destroyed by an Owner or any of his guest, tenants, licensees, agents or members of his family, such Owner does hereby authorize the Association to repair said damaged area, and the Association, at its option, shall so repair said damaged area. The cost for such repairs shall be paid by said Owner, upon demand, to the Association and the Association may enforce collections of same in the same manner as if such costs were an assessment and shall have all powers and rights to so collect as set forth in Article III Section 2. The Common Areas will be turned over to the Association upon election of officers of said Association.

### Article III Membership and Voting Rights

Section 1: Membership. Every Owner, either of a fee or undivided interest, of a lot, shall be a Member of the Association. The foregoing is not intended to include persons or entities that hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot.

Section 2: Management. Members shall have no rights to manage the business affairs of the Association. The management of the Association is vested entirely in the Board of Directors as set forth in the Articles and By-Laws.

Section 3: Voting Rights. Voting members of the association shall be all those members described in Section 1 hereof, including Developers for so long as Developers own any interest in a Lot. Voting members shall be entitled to one (1) vote for each Lot in which such member owns an interest. When more than one person or entity holds an interest in any Lot, all such person or entities shall be members and the vote for such Lot shall be exercised as they, among themselves, determine but such joint ownership shall not increase the one vote which could otherwise be cast for any Lot.

Any matter to be voted on by the voting members of the association shall be determined by a majority of the votes cast; provided, however, that no vote shall be valid unless the Developers shall have cast their vote or votes or shall have waived such right in writing for so long as Developers own a Lot.

Section 4: Creation of the Lien and Personal Obligations of Assessments. Each owner of any Lot, other than Developer, by acceptance of a deed therefore, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay the Association: (1) annual assessments of charges, and (2) special assessments for capital improvements, such assessments to be established and collected as provided. The Developer shall not be considered an Owner of a Lot or a member of the Association for purposes of assessment and the Developer shall not be obligated to pay any annual or special assessments. The annual and special assessments, together with interest, costs and reasonable attorneys' fees, shall, to the full extent permitted by law, be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, cost and reasonable attorneys' fees, shall also be the personal obligation of the person who was the Owner of such property on the effective date of the assessment. The personal obligation for delinquent assessment shall not pass to his successors in title unless expressly assumed by them, but, nevertheless, the lien above-mentioned arising by reason of such assessment shall continue to be a charge and lien upon the land as above provided. Until the Board of Directors specifies the amount of the annual assessment, such assessment for any year shall become due and payable on the 1<sup>st</sup> day of July of each year, or at such other date as designated by the Board of Directors.

Section 5: Effect of Nonpayment of Assessments: Remedies of the Association. Each Owner shall be deemed to covenant and agree to pay to the Association the assessments provided for herein, and each agrees to the enforcement of the assessments in the manner herein specified. In the event the Association employs an attorney or attorneys for collection of any assessment, whether by suit or otherwise, or to enforce compliance with or specific performance of the purpose in connection with the breach of this Declaration, each Owner and Builder agrees to pay reasonable attorneys' fees and costs thereby incurred in addition to any other amounts due or any other relief or remedy obtained against said Owner or Builder. In the event of a default in payment deemed delinquent, and shall bear interest at the rate of eighteen percent (18%) per annum, and in addition to any other remedies herein or by law provided, the Association may enforce each such obligation in any matter provided by law or in equity, or, without any limitation by the foregoing, by either or both the following procedures:

- (a) The Board may cause a suit at law to be commenced and maintained in the name of the Association against any Builder or Owner to enforce each such assessment obligation.
- (b) There is, to the full extent permitted by law, hereby created a claim of lien, with power of sale, on each and every Lot to secure payment to the Association of any and all assessments, interest, attorneys' fees and other cost levied against any and all Owners of such Lots under this Declaration.

## Article IV

Section 1: The following restrictions are imposed upon each residential lot for the benefit of all Owners, Builders, and the Developer.

Section 2: Single Family Residential Use. Except as provided in Section 6 for Developer's or Builder's offices, all lots shall be used, improved and devoted exclusively as a one-family dwelling, and no gainful occupation, profession, trade, or other non-residential use shall be conducted on such lot. Nothing herein shall be deemed to prevent the leasing of any such dwelling, from time to time, by the Owner thereof, subject to all of the provisions placed or permitted to remain on any lot except a detached one-family dwelling, together with at least a two-car attached garage. Except as allowed in Section 15. See Section 25 for square footage requirements.

Section 3: Animals. Household pets shall be permitted; however, they shall be restrained in a humane manner so as to be restricted to the owners' property. No livestock or poultry of any kind shall be raised, bred or kept on any lot for commercial purposes. No animal shall pose a nuisance. This shall comply with the City of Willard ordinance on animal control.

Section 4: Antennae. No Antenna or other device for the transmission or reception of electronic signals shall be erected, used or maintained outdoors on any lot, which antenna or other device shall be visible from the street adjoining the front of said lot, unless approved by the Developer. TV antennas shall be erected so as to be as inconspicuous as possible and no such TV antenna shall extend more than six feet above the ridge of the roof of the particular dwelling unit upon which the antenna is located; provided, however, the Developer shall have the authority to ward variances with respect to the foregoing prohibition. Small satellite dishes for TV reception under 36" in diameter will be permitted as long as they are put in an inconspicuous place.

Section 5: Improvements and Alterations: No building, fence, wall, or residence or other structures shall be commenced, erected, improved or structurally altered, without the prior written approval of the Developer.

Section 6: Temporary Occupancy. No trailer, incomplete buildings, tent, shack, or garage and no temporary building or residence on any property within Stone Creek. Temporary buildings or structures used during the construction of a dwelling on any such property shall be removed immediately after the completion of construction. Provided, however, that the Developer or Builder shall have the continuing right to maintain a field sales office and administrative offices in mobile trailers or other approved structures for so long as the Association shall deem it necessary on any lot of Stone Creek, and no Owner shall have standing to object to the maintenance of such office.

Section 7: Trailers and Recreational Vehicles. No trailer, travel trailer, motor home, boat trailer, boat or recreational vehicle shall be parked in front of the front building line of residence. They must be in rear of residence.

Section 8: Motor Vehicles. The operation of any motor vehicles creating loud or annoying noises by virtue of its operation within the properties is strictly prohibited. No unlicensed, wrecked or inoperable vehicles of any type or description shall be parked, left, maintained or located on any lot or adjacent thereto, including the platted streets or common areas. No parking of vehicles shall



be permitted on streets, except for short term visitor parking. This does not pertain to homes under construction.

Section 9: Nuisances. No rubbish or debris of any kind shall be placed or permitted to accumulate upon or adjacent to any lot within Stone Creek and no odors shall be permitted to arise therefrom so as to render any such lot or portion thereof, unsanitary, unsightly, offensive or detrimental to any other lot in the vicinity thereof or to its occupants. Without limiting the generality of any of the foregoing provisions, no exterior speakers, horns, whistles, bells or other sound devices, except security devices used exclusively for security purposes, shall be located, used or placed on any such property.

Section 10: Maintenance of Laws and Plantings. Each owner of a lot within Stone Creek shall keep all shrubs, trees, grass and plantings, including the area located between the boundary line of his property and the street on which Owner's property abuts, neatly trimmed, properly cultivated and free of trash, weeds, and other unsightly material. Additionally, each Owner of a lot within Stone Creek shall maintain two trees of at least six-foot in height in the front yard. Each Owner further agrees to replace said trees in the event that one or both die. All yards shall be sodded, hydra seeded, or seeded and strawed.

Section 11: Repair of Buildings. No buildings, structure or fence upon any lot within Stone Creek shall be permitted to fall into disrepair, and each such building, structure or fence shall be at all times kept in good condition and repair and adequately painted or otherwise finished.

Section 12: Trash Containers and Collection. No garbage or trash shall be placed or kept on any property within Stone Creek except in covered containers of a standard type. All trash containers to be kept at side or rear of property except on collection day.

Section 13: Curb Appeal. No swings, playground equipment, clotheslines, wading pools, or sandboxes may be placed in front of the dwelling, but must be kept in the back or side of the dwelling on said lot.

Section 14: Encroachments. No tree, shrub, or planting of any kind of any lot within Stone Creek shall be allowed to overhand or otherwise encroach upon any sidewalk, street, pedestrian way, or other area from ground level to a height of eight feet, without prior approval of the Developer.

Section 15: Storage Buildings. One (1) Storage Building will be allowed which will be no larger than 12 feet by 16 feet or smaller and maintained in good condition. They must be the same material as the house.

**Section 16: Restriction on Further Subdivision.** No lot within Stone Creek shall be further subdivided or separated into smaller lots or parcels by any Owner, and no portion less than all of any such lot, or any easement or other interest therein, shall be conveyed or transformed by an Owner. This provision shall not, in any way, limit Developer from subdividing or separating into smaller lots or parcels any property owned by the Developer. However, Owner may purchase more than one lot, but home must be placed on only one lot. Homes shall not be placed in the center of two adjoining lots. No portion of a single-family residence lots less than the entire lot, together with the improvements thereon, may be rented, and then only to a single family.

**Section 17: Signs.** No sign of any kind shall be displayed to the public view of any lot except: (a) one sign of not more than five square feet, advertising the property for sale or rent; (b) signs used by Builder to advertise the property during the construction and sales period; (c) signs of such shape, size and location as the Developer deems necessary for security and to advertise the project.

**Section 18: Building location.** No building shall be located nearer to any lot line than the minimum set-back line shown on the recorded plat of Stone Creek. No building shall be placed in the center of two adjoining lots.

**Section 19: Fences.**

- a. No Fencing in front yard is permitted.
- b. No chain link fencing shall be permitted.
- c. Privacy fences may not exceed seven feet in height.
- d. No fences in Stone Creek shall extend past the front edge of the house. Supporting structures on all fences shall be placed on the side of the fence facing the property of the Owner building the fence. On corner lots, the fence may extend from the back corner of the house towards the side street, but not beyond the side property line.
- e. No fence or hedge shall be permitted between the front wall of the structure and the adjoining street or across the front yard.

**Section 20: Easements.** Easements are reserved as shown upon the recorded plat of Stone Creek.

**Section 21: Soil Removal.** Soil may not be removed from the Subdivision without consent of the Developer.

**Section 22: Outside Lighting.** Spotlights, floodlights, or similar type high intensity lighting shall be designed, located and constructed as to eliminate or significantly reduce glare on adjoining residences, and the Developer may direct that they be redesigned or eliminated if they determine that it is advisable. Other types of low intensity lighting which do not disturb the Owners or other occupants of the properties may be allowed.

**Section 23: Dwelling Exteriors.** Front exteriors shall be constructed of brick or stone with the exception of trim around windows and doors. Exterior sliding will be allowed over garage doors and cantilevers. Remainder of home shall be of a maintenance free material.

**Section 24: Vehicles.** No unlicensed or inoperable vehicles may be kept on premises except in garage.

Section 25: Minimum Square Footage. All homes over a crawl space shall be at least 1500 square feet. All homes over a basement shall be at 1500 square feet on the main level. All two Story homes shall be at least 2000 square feet. No relocated houses, modular homes or trailers shall be permitted.

Section 26: Roof. Minimum pitch of roof shall be 6/12 or greater. No white roofs shall be allowed.

Section 27: Completion of Homes. On all lots sold, homes will need to be completed within 3 (three) years of lot closing date. All homes shall have Liberty Electric for the electric supplier and Spire for the gas. If homes are not hooked up with these utilities then an additional amount will be due the Developer. This is due to utility deposits paid for by Developer, Liberty Electric will be \$3000.00 (three thousand dollars) and Spire will be \$735.00 (seven hundred thirty five dollars). If homes are only hooked to one of the above utilities then the remaining utilities fee will be due immediately to the developer.

Article V

Section 1: Enforcement. The Association of any Owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration.

Section 2: The Declaration. By acceptance of a deed or by acquiring any ownership interest in any of the Lots in the Property, each person or entity binds himself, his heirs, personal representatives, successors, transferees and assigns to the covenants, conditions, rules and regulations now or hereafter imposed by this Declaration, and any amendments thereto.

Section 3: Property Owners Association. Shall have the right to set property owners' fees for the upkeep and maintenance of all common areas. These restrictions and conditions are to run with the land and shall be binding upon th represent title holders of said land as well as all other persons claiming under them for a period of thirty (30) years from the date of this instruments as recorded, after which time said covenants shall be extended automatically for successive periods of ten (10) years. This Declaration may be amended in part by the Developer or a majority of homeowners. No amendment shall be changed without the written approval of the City of Willard. Developer will develop Stone Creek in phases, by various lots. Developer may supplement, modify, or amend these restrictions, as deemed necessary.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Danco Investments Inc.  
By: \_\_\_\_\_  
Kim L. Haase, Pres.

Attest: \_\_\_\_\_  
Nancy J. Haase, Sec.

STATE OF MISSOURI     )  
  )  
COUNTY F GREENE     )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2020, before me personally appeared Kim L. Haase to me personally known, who being duly sworn, did say that he is the President of Danco Investments, Inc. that the seal affixed to this instrument is the corporate seal of said corporation, and that the said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and the said Kim L. Haase acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in \_\_\_\_\_, Missouri.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_



City of Willard

Zoning Case No. \_\_\_\_\_  
Application Date \_\_\_\_\_  
Application Fee \$300.00

**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       PDD-      

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

Street Address or Other Common Property Description \_\_\_\_\_

Property Owner's Name(s) \_\_\_\_\_ Danco Investments, Inc.

If corporation, Corporate Official Name and Seal: \_\_\_\_\_ Kim L. Haase, President

Mailing Address \_\_\_\_\_ 466 W. Farm Road 80, Springfield, MO 65803

Telephone Number \_\_\_\_\_ 417-839-0876 Fax Number \_\_\_\_\_ kim.haase@gmail.com

**PROPERTY OWNER'S SIGNATURE:**

\_\_\_\_\_  
(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 \_\_\_\_\_ Signature \_\_\_\_\_

Address \_\_\_\_\_ Telephone \_\_\_\_\_

**BILL ADVERTISING AND NOTIFICATION COSTS TO:**

Name \_\_\_\_\_ Danco Investments, Inc. Telephone \_\_\_\_\_ 417-839-0876

Address \_\_\_\_\_ 466 W. Farm Road 80, Springfield, MO 65803

## QUESTIONS ON REZONING APPLICATION

(Attach additional sheets if necessary)

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

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2. Why are you requesting a change in zoning? Develop single-family Planned Development District  

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3. Are there any deed restrictions or restrictive covenants that would affect the use of this property?  
If so, what are they?  
No  

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4. Has a rezoning ever been requested for this property in the past by the current owner? What zoning classification was requested and when?  
Yes, 2005, Expired single-family Planned Development District  

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5. If the rezoning is approved, does the applicant intend to develop the property?  
Yes  

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## 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.

<b>APPLICATION FORM:</b>	
x	List the current zoning classification of the property.
x	List the zoning classification you are requesting. See the <i>Land Development Regulations, Article V</i> , for specific zoning district classifications.
x	Provide the legal description of the property to be rezoned. You may attach the legal description on a separate sheet.
x	List the current property owner's name, address, and telephone number. If a corporation, list the corporate official and include the corporate seal.
x	Current property owner must sign the application unless there is an authorized representative. If authorized representative, include power of attorney.
x	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.
x	Provide an answer to questions 1-5 on the application.
<b>APPLICATION FEE:</b>	
x	Include \$300.00 application fee for zoning application. Applicant also responsible for advertising and notification costs for public hearings.
<b>PROPERTY OWNERS NOTIFICATION:</b>	
x	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.
x	Provide an addressed, stamped (not metered) business envelope for every property owner listed on the property owners' list.
<p><b>Note: The Planning and Zoning Commission shall not 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.</b></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

## LEGAL DESCRIPTION

### DESCRIPTION 1:

COMMENCING AT THE NE CORNER OF THE SW1/4 OF SECTION 36, T-30-N, R-23-W, WILLARD, GREENE COUNTY, MISSOURI; THENCE N88°00'57"W, 563.05 FEET; THENCE S05°44'42"E, 288.22 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING S05°44'42"E, 334.37 FEET; THENCE N87°53'55"W, 1123.01 FEET; THENCE S05°45'40"E, 473.29 FEET; THENCE S02°00'28"W, 250.74 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF HUGHES ROAD; THENCE N87°58'39"W, 516.81 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE N02°06'12"E, 381.07 FEET; THENCE N88°05'15"W, 197.13 FEET TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID HUGHES ROAD; THENCE N02°40'19"E, 330.03 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE S88°05'15"E, 527.31 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET AND A CHORD BEARING OF N54°31'54"E, AN ARC DISTANCE OF 64.40 FEET; THENCE N65°04'28"E, 320.76 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET AND A CHORD BEARING OF N78°33'20"E, AN ARC DISTANCE OF 58.82 FEET; THENCE S87°57'49"E, 44.02 FEET; THENCE N02°12'28"E, 80.27 FEET; THENCE N61°09'38"E, 116.39 FEET; THENCE S87°57'49"E, 658.39 FEET TO THE POINT OF BEGINNING. CONTAINING 16.60 ACRES SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

### DESCRIPTION 2:

COMMENCING AT THE NE CORNER OF THE SOUTH 400.00 FEET OF THE NORTH 1/2 OF THE SE1/4 OF THE SW1/4 OF SECTION 36, T-30-N, R-23-W, WILLARD, GREENE COUNTY, MISSOURI; THENCE N88°02'33"W, 507.07 FEET ALONG THE NORTH LINE OF SAID SOUTH 400 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING N88°02'33"W, 807.98 FEET ALONG THE NORTH LINE OF SAID SOUTH 400.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF HUGHES ROAD; THENCE N01°42'47"E, 256.15 FEET ALONG SAID EAST RIGHT-OF-WAY LINE; THENCE S88°04'18"E, 179.84 FEET; THENCE N01°58'35"E, 250.52 FEET; THENCE N00°24'07"E, 133.03 FEET; THENCE S88°09'25"E, 652.01 FEET; THENCE S03°40'37"W, 641.33 FEET TO THE POINT OF BEGINNING. CONTAINING 10.5 ACRES MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.



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# Engineering Report

## Stone Creek Phases II & III

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DANCO INVESTMENTS, INC.  
466 W FARM ROAD 80  
WILLARD, MISSOURI 65803

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PREPARED BY:



9648 E North View Road  
Strafford, Missouri 65757  
417-379-0640

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October 1, 2020

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# Engineering Report Stone Creek Phases II & III Engineering Report

## I. INTRODUCTION

In accordance with Willard's Land Development Regulations, Danco Investments, LLC has retained Whitlock Engineering, LLC to prepare an engineering report for Stone Creek Subdivision Phases II & III in Willard, Missouri. This report addresses stormwater drainage, water supply, wastewater disposal, utilities, traffic impacts and environmental concerns.

The proposed 27.1 acre single-family residential subdivision will consist of 69 single-family residential lots, two common area lots, and common area detention basins. The proposed subdivision is located on the north and east side Hughes Road and south of Granite Road. Specifically the site is located in part of the south half of the northwest quarter of Section 28, Township 27N, Range 23W in Christian County Missouri. Refer to Exhibit 1 in Appendix A for a Location Map.

## II. STORMWATER DRAINAGE

### A. Offsite/Site Drainage Areas

Refer to Exhibit 2 in Appendix A for a Drainage Area Map showing the drainage areas.

The subdivision is located on a ridge that runs east and west through the site. The north two-thirds of the site consisting of approximately 30.9-acres sheet flows in a northerly direction. The south one-third of the site consisting of approximately 13.7-acres sheet flows in a southerly direction.

Offsite drainage is provided by two watersheds that flow through the north and south edges of the subdivision. The northerly watershed is 1,070-acres and southerly watershed is 766-acres. Development will not occur within either waterway conveying offsite drainage except for utilities.

The entire area is designated a Zone X (area of minimal flood hazard) on FEMA Flood Insurance Map.

Table 1 shows a tabulation of the estimated 100-year peak runoff from the site. The simplified method was used to compute peak discharges.

## B. Storm Drainage System

The storm water on this site will be handled by overland flow, and storm sewers designed in accordance with Chapter 405 of Willard's design standards for public improvements. No modifications to floodplains, floodways, or natural channels are proposed for the proposed residential subdivision.

## C. Stormwater Management

Best management practices (BMP) should be used to control erosion and prevent sediment from leaving the site. Examples of BMPs are: minimize unnecessary land disturbance activities and restore vegetation to disturbed areas following land disturbance activities; apply mulch to areas that will remain exposed for extended periods of time; maintain a minimum 25-foot vegetated buffer along natural drainage ways; and install riprap energy dissipaters at culvert outlets.

All paint, solvents, petroleum waste products and storage containers such as drums, cans, or cartons shall be stored according to BMPs. Materials exposed to precipitation shall be stored in watertight, structurally sound, closed containers.

## D. Downstream Drainage Structures

There is a box culvert under Hughes Road at the low point of the subdivision.

## E. Stormwater Detention

It is anticipated that two additional detention basins will be necessary to mitigate the increase in runoff due to the development. Design of the detention basins will be in accordance with Chapter 405 of Willard's design standards for public improvements.

## III. WATER SUPPLY

Potable water for this development will be supplied by the City of Willard public water system. The system will be sized to provide for the domestic water usage of this subdivision and fire protection.

## IV. GAS SUPPLY

Natural gas supply will be designed and provided by Spire Energy.

## V. ELECTRIC SUPPLY

Liberty Electric will provide electric service to the subdivision.

## VI. WASTEWATER DISPOSAL

All sewage generated by this subdivision will be collected and routed to the 12" diameter City of Willard sewer main. This line has sufficient capacity for this extension.

## VII. TRAFFIC ANALYSIS

The development is located in a residential area of the City and has three access points off of Hughes Road: Wright Street, Berry Lane, and Colby Street. Hughes Road intersects with Farm Road 94 to the south and Miller Road and State Highway AB to the northwest. The development is located approximately two miles from Hwy 160, a major highway linking Willard to Springfield and Interstate 1-44. Farm Road 94 is the closest arterial and is classified as a secondary arterial.

### A. Traffic Generated by the Subdivision

The estimated total amount of traffic generated by this development based on the Institute of Transportation Engineers *Trip Generation* manual is as follows:

#### 1. Average Weekday Trip Ends per Dwelling Unit

Average weekday trip ends per single family detached unit = 9.57 trips per unit

Maximum density = 69 units

Total average weekday traffic from subdivision,  $9.57 \times 69 = 660$  trips per day

Directional distribution is 50% entering and 50% exiting

#### 2. Trip Generation for AM Peak Hour

Average rate = 0.77 trips per unit

Total number of AM peak hour trips,  $0.77 \times 69 = 53$  trips

Directional distribution is 26% entering and 74% exiting

Trips entering subdivision during the AM peak,  $26\% \times 53 = 14$  trips

Trips exiting subdivision during the AM peak,  $74\% \times 53 = 39$  trips

#### 3. Trip Generation for PM Peak Hour

Average rate = 1.02 trips per unit

Total number of PM peak hour trips,  $1.02 \times 69 = 70$  trips

Directional distribution is 64% entering and 36% exiting

Trips entering subdivision during the PM peak,  $64\% \times 70 = 45$  trips

Trips exiting subdivision during the PM peak,  $36\% \times 70 = 25$  trips

### B. Existing Traffic Counts

Peak AM and PM traffic counts were performed on Hughes Road and Farm Road 94 on September 29, 2020 and September 30, 2020. Farm Road 94 was analyzed because it is the closest arterial to the site. The intersection of the two roads is stop

controlled on the southbound lane of Hughes road. There was rarely more than one vehicle at the stop sign at one time and never more than two vehicles observed during the peak hour counts.

The results from the traffic counts are as follows:

1. Hughes Road

AM total = 48 vehicle per hour (vph)  
North bound total = 13 vph (27%)  
South bound total = 35 vph (73%)  
  
PM total = 71 vph  
North bound total = 44 vph (62%)  
South bound total = 27 vph (38%)

2. Farm Road 94

AM total = 68 vph  
East bound total = 48 vph (71%)  
West bound total = 20 vph (29%)  
  
PM total = 86 vph  
East bound total = 29 vph (34%)  
West bound total = 57 vph (66%)

C. Combined Traffic

Assuming the same directional splits, the anticipated total traffic following the completion of the subdivision is as follows:

1. Hughes Road

AM total = 101 vph  
North bound total = 27 vph (27%)  
South bound total = 74 vph (73%)  
  
PM total = 141 vph  
North bound total = 87 vph (62%)  
South bound total = 54 vph (38%)

The combined traffic totals are well within the capacity of a local two-lane road of 1,000 vehicles per hour and the stop control capacity of 35 seconds per vehicle.

VIII. PRELIMINARY PLAT

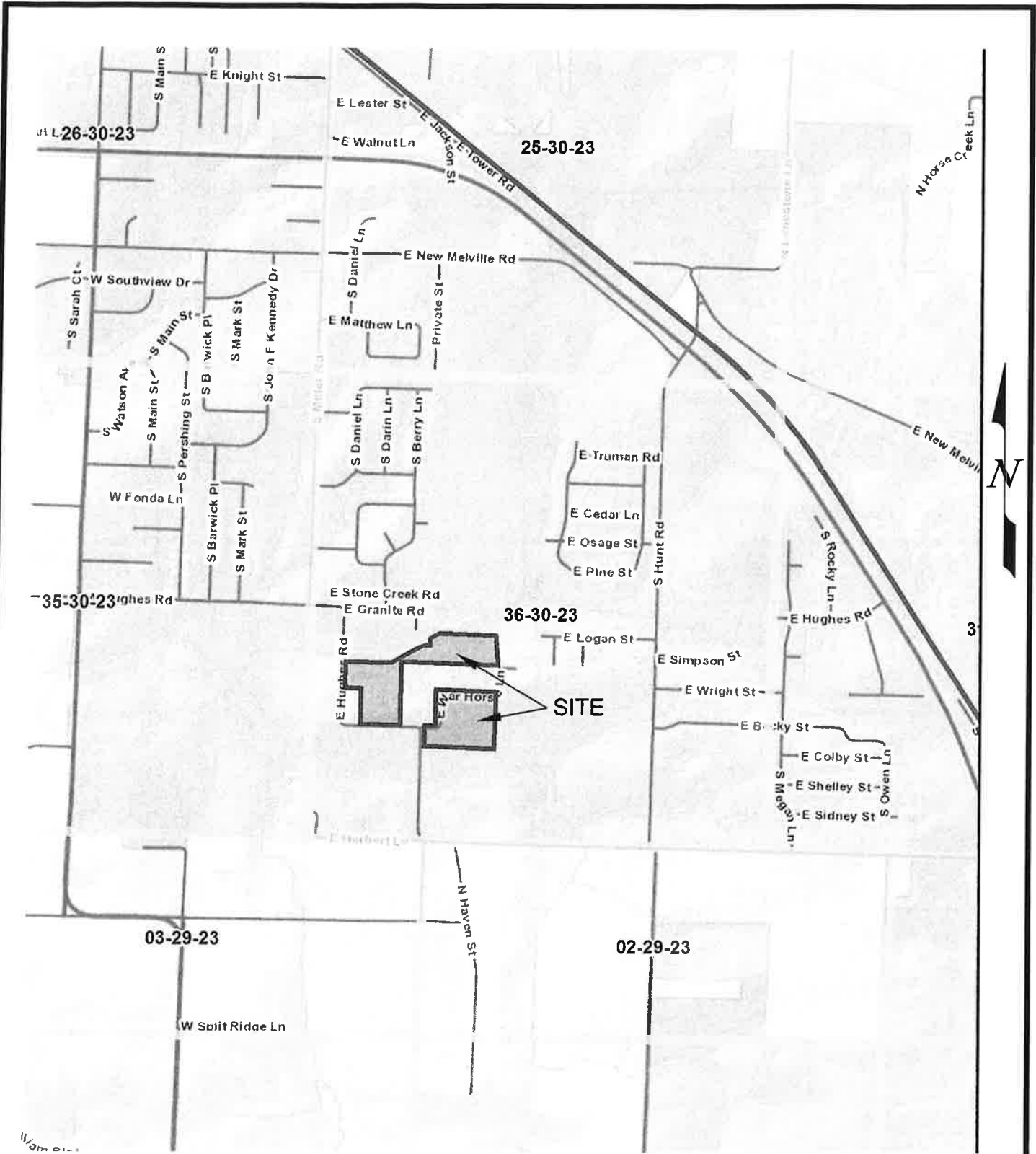
Stribling Surveying, LLC, provided the survey and legal descriptions for the Preliminary Plat. A reduced size copy of the Preliminary Plat is included in Appendix C.

IX. PLANNING DATA

Area of Road Right-of-way	5.06 Acres
Area Dedicated to Open Space	2.84 Acres
Density	2.54 D.U. per Acre
Smallest Lot	0.25 Acres
Largest Lot	0.43 Acres
Significant Natural Features	N/A

# Appendix A



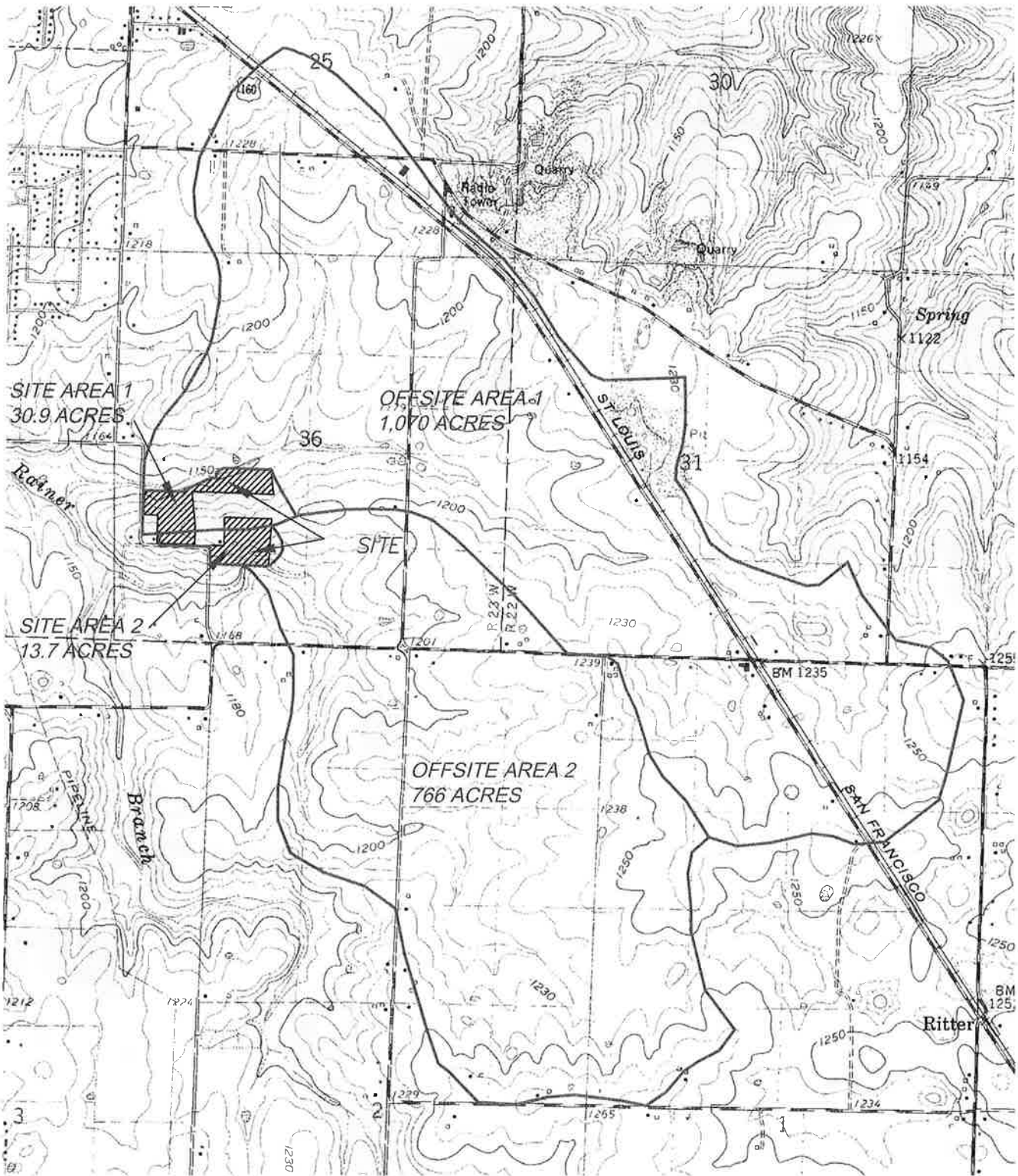


**LOCATION MAP**  
 SECTION 36, TOWNSHIP 30N, RANGE 23W  
 SCALE: 1"=2000'

**WHITLOCK**  
 ENGINEERING, LLC  
 9648 E North View Road  
 Strafford, Missouri 65757  
 Phone: 417-379-0640  
 C.E. Certificate/License No. 2012000438

*STONE CREEK SUBDIVISION*  
 WILLARD, MISSOURI  
 LOCATION MAP

*EXHIBIT 1*  
 DATE: 10/01/20



**DRAINAGE AREA MAP**  
 SCALE: 1"=2000'



9648 E North View Road  
 Stafford, Missouri 65757  
 Phone: 417-379-0640  
 C.E. Certificate/License No. 2012000438

STONE CREEK SUBDIVISION  
 WILLARD, MISSOURI  
 DRAINAGE AREA MAP

EXHIBIT 2  
 DATE: 10/01/20



City of Willard

Zoning Case No. 2020-102  
Application Date 10-2-20  
Application Fee \$300.00

**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       PDD      

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

Street Address or Other Common Property Description \_\_\_\_\_

Property Owner's Name(s) \_\_\_\_\_ Danco Investments, Inc.

If corporation, Corporate Official Name and Seal: \_\_\_\_\_ Kim L. Haase, President

Mailing Address \_\_\_\_\_ 466 W. Farm Road 80, Springfield, MO 65803

Telephone Number \_\_\_\_\_ 417-839-0876 Fax Number \_\_\_\_\_ kim.haase@gmail.com

**PROPERTY OWNER'S SIGNATURE:**

\_\_\_\_\_  
(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 Kim L. Haase Signature [Handwritten Signature]

Address 466 W. Farm Road 80 Springfield Mo Telephone 417-833-2718  
65803

**BILL ADVERTISING AND NOTIFICATION COSTS TO:**

Name Danco Investments, Inc. Telephone 417-839-0876

Address 466 W. Farm Road 80, Springfield, MO 65803

## QUESTIONS ON REZONING APPLICATION

(Attach additional sheets if necessary)

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

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2. Why are you requesting a change in zoning? Develop single-family Planned Development District  

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3. Are there any deed restrictions or restrictive covenants that would affect the use of this property?  
If so, what are they?  
No  

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4. Has a rezoning ever been requested for this property in the past by the current owner? What zoning classification was requested and when?  
Yes, 2005, Expired single-family Planned Development District  

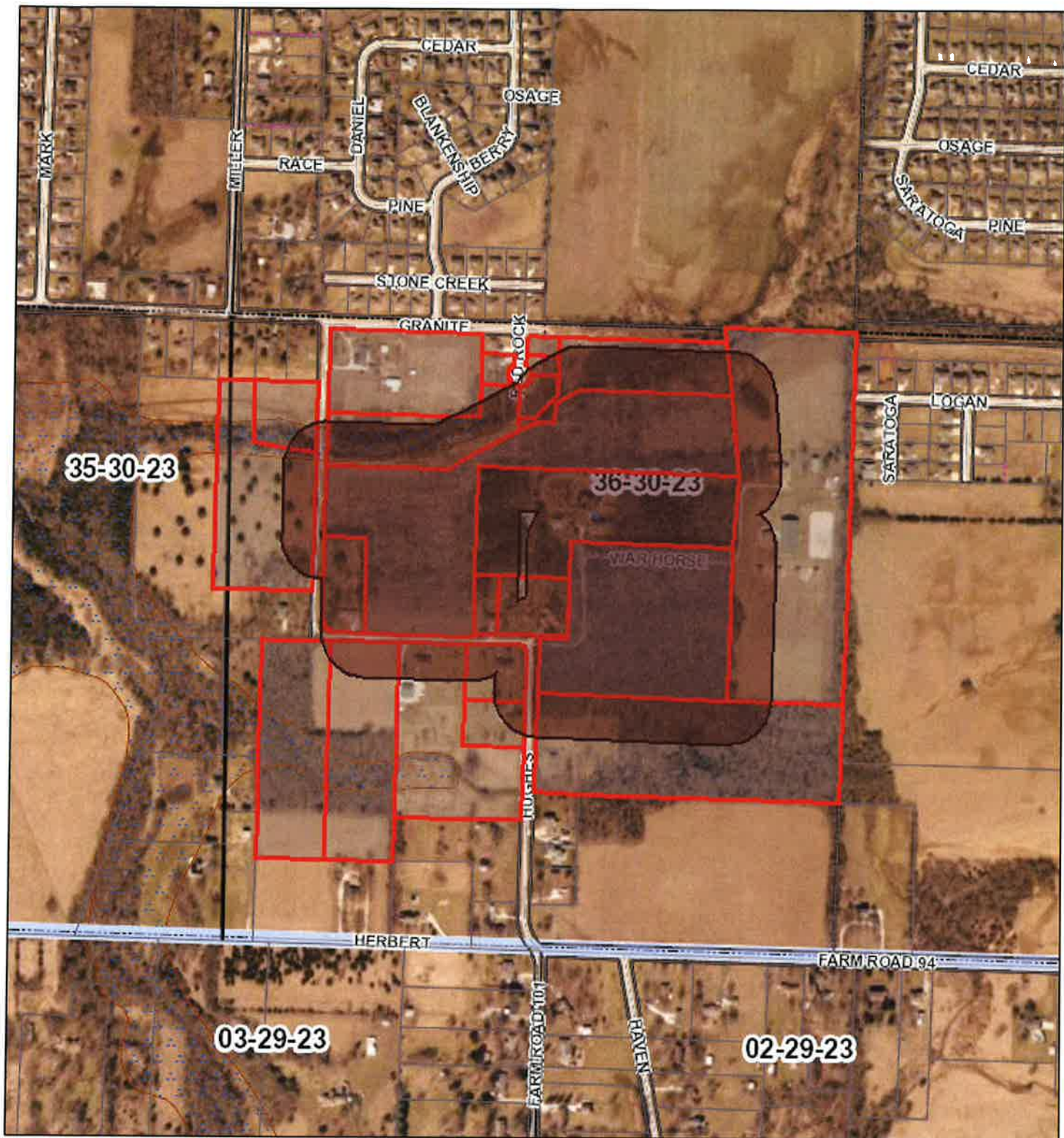
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5. If the rezoning is approved, does the applicant intend to develop the property?  
Yes  

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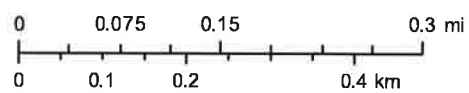
parid	owner	address1	address2
736300053	BANKSTON, JAMES M ✓	424 HUGHES RD	WILLARD MO 65781 9548
736300060	KELTNER, THOMAS J ✓	405 HUGHES RD	WILLARD MO 65781 9549
736300072	LOGAN, KEITH R ✓	420 HUGHES E RD	WILLARD MO 65781
736300046	PYRAH, GRANT L TRUSTEE ✓	414 HUGHES RD	WILLARD MO 65781 9548
736300004	SHAEFER, LARRY L ✓	415 HUGHES E RD	WILLARD MO 65781 9549
736300037	DANCO INV INC	PO BOX 44	SPRINGFIELD MO 65801 0044
736300067	DANCO INVESTMENTS INC	PO BOX 44	SPRINGFIELD MO 65801 0044
736300068	DANCO INVESTMENTS INC	PO BOX 44	SPRINGFIELD MO 65801 0044
736300024	LIVGREN, CALVIN A ✓	421 HUGHES RD	WILLARD MO 65781 9567
736300071	LOGAN, KEITH R	420 HUGHES E RD	WILLARD MO 65781
736300025	LYONS, BENJAMIN ✓	419 HUGHES E RD	WILLARD MO 65781
736300035	DREW, EDWARD WILLIAM JR ✓	457 WAR HORSE E LN	WILLARD MO 65781
736300057	LOGAN, KEITH R	420 HUGHES RD	WILLARD MO 65781 9548
736300047	CONDUCT, W CAROLYN TR ✓	422 HUGHES RD	WILLARD MO 65781 9548
736300050	PYRAH, GRANT L TRUSTEE	414 HUGHES RD	WILLARD MO 65781 9548
736300015	KELTNER, THOMAS J	405 HUGHES RD	WILLARD MO 65781 9549
736300063	BIERER, FREDERICK ✓	831 RED ROCK	WILLARD MO 65781





October 1, 2020

1:9,028



0736300037

Buffer search results

Results 1 - 8 of 8

Parcel ID	Owner Name	Parcel Address	Last Sale
0736300013	CUNNINGHAM, GLENN E TR	425 HUGHES RD S	07/31/2007
0736300024	LIVGREN, CALVIN A	421 HUGHES RD E	03/21/2011
0736300025	LYONS, BENJAMIN	419 HUGHES RD E	08/24/2018
0736300035	DREW, EDWARD WILLIAM JR	457 WAR HORSE LN E	05/07/2018
0736300037	DANCO INV INC	FARM ROAD 101 N	07/28/2005
0736300042	SJN HOLDING LLC	465 WAR HORSE LN E	10/01/2019
0736300047	CONDICT, W CAROLYN TR	422 HUGHES RD E	02/28/2001
0736300053	BANKSTON, JAMES M	424 HUGHES RD E	01/07/2002



0736300068

## Buffer search results

Results 1 - 19 of 19

Parcel ID	Owner Name	Parcel Address	Last Sale
0736300004	SHAEFER, LARRY L	415 HUGHES RD E	08/22/2017
0736300015	KELTNER, THOMAS J	405 HUGHES RD E	09/20/2013
0736300024	LIVGREN, CALVIN A	421 HUGHES RD E	03/21/2011
0736300025	LYONS, BENJAMIN	419 HUGHES RD E	08/24/2018
0736300035	DREW, EDWARD WILLIAM JR	457 WAR HORSE LN E	05/07/2018
0736300042	SJN HOLDING LLC	465 WAR HORSE LN E	10/01/2019
0736300046	PYRAH, GRANT L TRUSTEE	HUGHES RD N	01/05/2004
0736300047	CONDUCT, W CAROLYN TR	422 HUGHES RD E	02/28/2001
0736300050	PYRAH, GRANT L TRUSTEE	HUGHES RD N	01/05/2004
0736300057	LOGAN, KEITH R	420 HUGHES RD E	05/01/2001
0736300060	KELTNER, THOMAS J	FARM ROAD 101 N	12/07/2007
0736300063	BIERER, FREDERICK	831 RED ROCK S	01/02/2018
0736300064	CRONKHITE INVESTMENTS LLC	830 RED ROCK S	02/07/2020
0736300065	OSBORN, BRANDON	832 RED ROCK S	07/10/2020
0736300066	CRONKHITE INVESTMENTS LLC	834 RED ROCK S	02/07/2020
0736300067	DANCO INVESTMENTS INC	GRANITE RD E	07/07/2008
0736300068	DANCO INVESTMENTS INC	GRANITE RD E	07/07/2008
0736300071	LOGAN, KEITH R	HUGHES RD E	09/18/2019
0736300072	LOGAN, KEITH R	HUGHES RD E	09/18/2019



Agenda Item# 9

**Discussion/Vote on the sketch plan for Hoffman  
Hills Planned Development.**

## **Background Report for Hoffman Hills PDD**

**Date:** October 22, 2020

**Owner:** Hoffman Family Trust

**Location:** 500 East New Melville Rd.

**Tract size:** approximately 79.05 acres

**Existing Zoning:** R-1

**Proposed Zoning:** R-1 Planned Development District

### **Surrounding Land Uses:**

**North:** Commercial/ Agriculture

**South:** R-1, Agriculture

**West:** R-1, Planned Development

**East:** R-1, Planned Development

**Utilities:** Water crosses the property from Cedar Ridge Subdivision to Fox Creek Subdivision  
Sewer crosses the property on the south side

Transportation: Ingress / Egress from existing Osage St., Stone Creek and Jebb St.

**Staff Comments:** Staff received a sketch plan application for a major subdivision on 10-8-2020 from Olsson Engineering. Staff forwarded the information to Cochran Engineering for review based on the requirements of the Willard Municipal Code. Staff has enclosed information and the engineer's comments for your review. Staff has received several request from citizens to view the sketch plat since the Public Notice was posted and will be expecting a large turnout at the meeting. If you have any questions feel free to contact me at City Hall.

Randy Brown  
Director of Development  
City of Willard, Mo.



October 21, 2020

Randy Brown  
Director of Planning and Development  
224 W. Jackson Street  
P.O. Box 187  
Willard, MO 65781

SENT VIA: [develop@cityofwillard.org](mailto:develop@cityofwillard.org)

RE: Hoffman Hills Planned Development District – Sketch Plan Review  
Cochran Project No. SW20-310

Dear Mr. Brown:

Cochran has completed our review for the above referenced Sketch Plan. We have the following recommendations.

**Sketch Plan**

1. The plan calls out a 40-foot wide Right-of-Way dedication for future Granite Road extension. The OTO Major Thoroughfare Plan depicts Granite Road extension to the east that connects to Hughes Road as a proposed Collector. Cochran recommends at a minimum a 50-foot wide Right-of-Way be dedicated to directly connect Granite Road to Hoffman Hills PDD.
2. Stormwater must be designed to meet City code.
3. If the development is phased, the phasing must meet the City requirements in City code Section 400.510.
4. Developer must provide a sanitary sewer analysis to verify the City's existing infrastructure can provide service to this development with any infrastructure improvements.
5. Developer must provide a water system analysis to verify the City's existing infrastructure can provide adequate water pressure and flow to serve the development.
6. The developer must provide a traffic impact analysis for this development.

Please feel free to contact our office with any questions or comments.

Sincerely,

Mark Blair, P.E.  
Cochran

Parcel # 073620001

500 E New Melville Rd

79.05 acres





Subdivision Case No. : 2020-108  
Application Date: 10-8-2020  
Application Fee: Residential-\$100.00  
Commercial-\$100.00  
PDD- \$100.00

**CITY OF WILLARD, MO  
SKETCH PLAN FOR  
MINOR/MAJOR SUBDIVISION**

We, the undersigned, request the City of Willard, Missouri Planning and Zoning Commission to approve the sketch plan for the proposed minor/major subdivision as described in the attachment to this application, and attest to the truth and correctness of all facts and information for the proposed subdivision presented in this application.

General Description of Property Location: \_\_\_\_\_

EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 36 TOWNSHIP 30 NORTH  
RANGE 23 WEST (±79.05 ACRES) PARCEL #0736200001

Property Owner's Name HOFFMAN FAMILY TRUST

If corporation, Corporate Official: IN CARE OF: JOHN R HOFFMAN

Mailing Address 1560 SOUTH ROYAL DRIVE, SPRINGFIELD MO, 65809

Telephone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

**PROPERTY OWNER'S SIGNATURE(S):**

\_\_\_\_\_  
(If corporation, signature of corporation official)

10-07-2020 Mailing List			
parid	owner	address1	address2
725302046	WHITE, WILLIAM M	7927 WALNUT TREE LN	WALNUT GROVE MO 65770
736100062	DANCO INVESTMENTS INC	466 FARM ROAD 80 W	SPRINGFIELD MO 65803 6601
736100094	DANCO INVESTMENTS INC	466 FARM ROAD 80 W	SPRINGFIELD MO 65803 6601
736200116	MACDONALD, SUSI	700 BERRY LN	WILLARD MO 65781 8341
736200117	THOMPSON, EDWARD W	702 BERRY LN	WILLARD MO 65781 8341
736200126	ANGEL, KRISTEN	720 BERRY LN	WILLARD MO 65781 8341
736200171	FOSTER, JOSEPH	808 BERRY LN	WILLARD MO 65781
736200191	HUTSELL, JAMES D	423 STONE CREEK RD	WILLARD MO 65781
725302073	CRIGHTON, NANCY J TRUSTEE	PO BOX 97	WILLARD MO 65781 0097
736100026	RICE, JASON L	821 SARATOGA RD	WILLARD MO 65781 9337
736100083	COLE, LEE H	804 SARATOGA RD	WILLARD MO 65781
736200122	KETTERING, DAVID	712 BERRY LN	WILLARD MO 65781 8341
736200124	MARTENS, LACEY	716 BERRY LN	WILLARD MO 65781 8341
725302047	CASTEEL, DIANE L	419 HILL E ST	WILLARD MO 65781 9112
736100048	WYNN, BRYAN S	815 SARATOGA N AVE	WILLARD MO 65781 9337
736200119	JONES, ROBERT R	706 BERRY S LN	WILLARD MO 65781 8341
736200145	LOKIE, ANDREW P JR	806 BERRY LN	WILLARD MO 65781 8339
736300067	DANCO INVESTMENTS INC	PO BOX 44	SPRINGFIELD MO 65801 0044
736400127	KRAMER, RICHARD G	789 MILLER N RD	SPRINGFIELD MO 65802 6460
736100025	SWATOSH, SCOTT	823 SARATOGA RD	WILLARD MO 65781 9337
736200123	MCLAIN, SHARON M	714 BERRY LN	WILLARD MO 65781 8341
736200162	DANCO INVESTMENTS INC	466 FARM ROAD 80 W	SPRINGFIELD MO 65803 6601
736400068	INGLETT, TOMMIE S ETAL TR	501 LOGAN W ST	WILLARD MO 65781
725302002	HOFFMAN, JAMES E ETAL TR	1560 ROYAL S DR	SPRINGFIELD MO 65809
736100081	ENOS, RONALD F ETAL TR	809 SARATOGA RD	WILLARD MO 65781
736100112	SINGLETON, MELVIN D	789 SARATOGA RD	WILLARD MO 65781 9422
736200096	MCCOY, JOSHUA D	724 BERRY LN	WILLARD MO 65781 8341
736200114	BUFFINGTON, DANIEL P	421 JEB ST	WILLARD MO 65781
736200120	HAYTER, KATHLEEN M	708 BERRY LN	WILLARD MO 65781 8341
736200148	BELL, JOHN A	800 BERRY LN	WILLARD MO 65781 8339
736100049	BAGLEY, REFORD A	813 SARATOGA RD	WILLARD MO 65781 9337
736100080	BLAND, GAYLEN RAY	811 SARATOGA RD	WILLARD MO 65781 9337
736100113	TETER RESIDENTIAL PROP LLC	1140 HICKORY RIDGE DR	NIXA MO 65714 9760
736100149	DANCO INVESTMENTS INC	466 FARM ROAD 80 W	SPRINGFIELD MO 65803 6601
736200095	TYLER, JAY E	722 BERRY LN	WILLARD MO 65781 8341
736200097	KEELING, CRAIG C ETAL TR	726 BERRY LN	WILLARD MO 65781 8341
736200115	SWOPE, CHARLES JR	423 JEB E ST	WILLARD MO 65781
736200118	WARDEN, DORAN R	704 BERRY LN	WILLARD MO 65781 8341
736200174	MUSTAIN, MICHELLE	418 STONE CREEK E RD	WILLARD MO 65781
736300062	DEJONGE, JAMES D	829 RED ROCK S	WILLARD MO 65781
736400126	WEATHERALL, ANDREW D	503 LOGAN ST	WILLARD MO 65781
736100028	CANTRELL, BILL ETAL	817 SARATOGA RD	WILLARD MO 65781 9337
736100114	HOMEN, JOSHUA B	793 SARATOGA RD	WILLARD MO 65781 9422
736200001	HOFFMAN FAMILY TR	1560 ROYAL S DR	SPRINGFIELD MO 65809
736200121	PLOUGH, DOUG A	710 BERRY LN	WILLARD MO 65781 8341
736200149	MITCHELL, JERRY D	728 BERRY LN	WILLARD MO 65781 8341
736100003	CRIGHTON, NANCY J TRUSTEE	PO BOX 97	WILLARD MO 65781 0097
736100065	GRAND PRAIRIE LLC	5563 FARM ROAD 95 N	WILLARD MO 65781
736100082	MATZ, AMY NICOLE	807 SARATOGA S AVE	WILLARD MO 65781
736100115	DOBSON, JOSHUA S	795 SARATOGA S AVE	WILLARD MO 65751
736100117	KULINICH, NICK	799 SARATOGA RD	WILLARD MO 65781 9422
736200147	YESCAS, RAYMOND A ETAL	802 BERRY LN	WILLARD MO 65781 8339

## PUBLIC NOTICE

Notice is hereby given that the Willard Planning and Zoning Commission shall meet on October 27, 2020 at 7:00 p.m. and the Willard Board of Aldermen shall meet on November 9, 2020 at 7:00 p.m. at Willard City Hall, 224 W. Jackson, to conduct a public hearing to consider a sketch plan for Hoffman Hills Planned Development District. The parcel involved is # 0736200001, further identified as 500 E. New Melville Road by the Greene County Assessor. 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 Hoffman Hills Planned Development District to Jennifer Rowe, City Clerk at:

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



# SKETCH PLAN HOFFMAN HILLS - PLANNED DEVELOPMENT DISTRICT - WILLARD, MO



NO.	DATE	REVISIONS DESCRIPTION

olsson

300 St. Louis St.  
St. Louis, MO 63101  
TEL: 417.882.8822 www.olsson.com