

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

August 22, 2023

6:00 p.m.

Willard City Hall

224 W. Jackson, Willard, MO

PLANNING AND ZONING MEMBERS

Valorie Simpson, Secretary

Mayor Samuel Snider

Jeff LaMontia

Burnis Coleman

Derrick Estell

Alderman David Keene

Joshua Breeze

www.cityofwillard.org

CITY OF WILLARD, MISSOURI

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



Agenda Item #3

Agenda Amendments/Agenda Approval

CITY OF WILLARD
PLANNING AND ZONING
REGULAR MEETING
August 22, 2023
6:00 P.M.

Notice posted on August 15, 2023

Notice is hereby given that the City of Willard, Planning and Zoning Commission will conduct a regular meeting at 6:00 p.m., August 22, 2023, at the Willard City Hall, 224 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 27, 2023.
5. Citizen Input.
6. Welcome Joshua Breeze to the Planning and Zoning Commission.
7. Appointment of a Chairperson to the Planning and Zoning Commission. Discussion/Vote.
8. Public Hearing to Consider the replating request for Generations Village and accepting the Final Development Plan.
9. Generations Village: Discussion/Vote.
 - a. Site Development Plan
 - b. Written Planned Development
 - c. Replat
10. Public Hearing to Consider an amendment to the Final Development Plan for Stone Creek Phase II.
11. Amendment to Final Development Plan for Stone Creek Phase II. Discussion/Vote.
12. New Business.
13. Unfinished Business.
14. Adjourn.

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

Dona Slater
224 W. Jackson
Willard, Missouri 65781
(417)742-5302

CITY OF WILLARD, MISSOURI

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



Agenda Item #4

Approval of the Minutes from the June 27, 2023, Regular Session

CITY OF WILLARD, MISSOURI
PLANNING AND ZONING COMMISSION
REGULAR MEETING
JUNE 27, 2023
7:00 P.M.

Staff present: City Planner, Scott Hayes, and City Clerk, Dona Slater.

Citizens present: None.

Meeting was opened by Chairman Terry Kathcart at 7:00 p.m.

Roll Call

Present: Valorie Simpson, Terry Kathcart, Burnis Coleman, Alderman David Keene, Derrick Estell, and Mayor Sam Snider. Absent: Jose Casanova and Jeff LaMontia.

Agenda Amendments/Agenda Approval

The Agenda was amended to add new item 8) Move meeting time from 7:00 p.m. to 6:00 p.m. Discussion/Vote and to add new item 9) Update from staff.

Motion was made by Valorie Simpson and seconded by Terry Kathcart to approve the amended agenda.

Motion carried with a vote of 6-0. Voting aye: Derrick Estell, Valorie Simpson, Terry Kathcart, Alderman David Keene, Burnis Coleman, and Mayor Sam Snider.

Approval of the Minutes from the Regular Meeting May 23, 2023

Motion was made by Valorie Simpson and seconded by Alderman David Keene to approve the minutes from May 23, 2023.

Motion carried with a vote of 5-0. Voting aye: Valorie Simpson, Terry Kathcart, Alderman David Keene, Burnis Coleman, and Mayor Sam Snider. Derrick Estell abstained.

Citizen Input

None.

Appointment of a Chairman to the Planning and Zoning Commission. Discussion/Vote.

Current Chairman Terry Kathcart deferred this agenda item to Valorie Simpson. Discussion was made to re-appoint Terry Kathcart as Chairman.

Motion was made by Valorie Simpson and seconded by Burnis Coleman to appoint Terry Kathcart as Chairman.

Motion carried with a vote of 5-0. Voting aye: Derrick Estell, Valorie Simpson, Alderman David Keene, Burnis Coleman, and Mayor Sam Snider. Terry Kathcart abstained.

Appointment of a Secretary to the Planning and Zoning Commission. Discussion/Vote.

Discussion was made to re-appoint Valorie Simpson as Secretary.

Motion was made by Mayor Sam Snider and seconded by Derrick Estell to appoint Valorie Simpson as Secretary.

Motion carried with a vote of 5-0. Voting aye: Derrick Estell, Terry Kathcart, Alderman David Keene, Burnis Coleman, and Mayor Sam Snider. Valorie Simpson abstained.

Move meeting time from 7:00 p.m. to 6:00 p.m. Discussion/Vote

Discussion was made to move the meeting time to 6:00 p.m. Burnis Coleman said he could not make it at 6:00 p.m. sometimes but other members said it was not a problem. Derrick Estell asked if something had prompted this request. Scott Hayes said he always hears people ask if this can be changed to 6:00 p.m.

Motion was made by Valorie Simpson and seconded by Burnis Coleman to change the meeting time from 7:00 p.m. to 6:00 p.m.

Motion carried with a vote of 6-0. Voting aye: Derrick Estell, Valorie Simpson, Terry Kathcart, Alderman David Keene, Burnis Coleman, and Mayor Sam Snider.

Staff Update

Scott Hayes informed the Commission that he has accepted a job with Christian County. His last day with the City of Willard will be July 11, 2023. He has enjoyed working with the Planning and Zoning Commission and that other factors had helped him make the decision to leave.

New Business

None.

Unfinished Business

None.

Adjourn.

Motion was made by Burnis Coleman and seconded by Derrick Estell to Adjourn.

Motion carried with a vote of 6-0. Voting aye: Valorie Simpson, Terry Kathcart, Burnis Coleman, Alderman David Keene, Derrick Estell, and Mayor Sam Snider.

Meeting Adjourned at 7:12 p.m.

Valorie Simpson, Secretary

Terry Kathcart, Chairman

Attest: Dona Slater, City Clerk

CITY OF WILLARD, MISSOURI

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



Agenda Item #6

Welcome Joshua Breeze to the Planning and Zoning Commision

APPLICATION FOR APPOINTMENT TO BOARD

NAME: (Please Print) Joshua Breeze DATE OF APPLICATION: 8/7/2023

ADDRESS: 106 N Langston St Willard Mo 65781

PHONE NUMBER: 417-396-3844

Do you live within the city limits of Willard? YES NO

If YES, how long have you been a resident of Willard? 5 years

Please choose the areas of most interest:

Planning & Zoning Park Advisory Board Economic Development Task Force
 Tree Board

Have you served in this capacity before? YES NO

If YES, please explain:

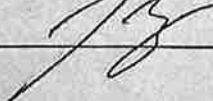
Please describe why you would like to serve:

I would like to serve my community by offering my perspective/advice as it pertains to planning and zoning.

Please describe any education or experience that would assist you in serving:

I hold a master's degree in leadership and have been teaching for six years.

I certify that the above information is correct. I understand that appointments are recommended by the Mayor to the Board of Aldermen for approval and that I may be asked to provide additional information.

Please
Signature: 

Date: 8/7/2023

Thank you for your interest and desire to serve your community!

Return this completed application to the City Clerk by mail at: PO Box 187, Willard, MO 65781

By fax at: (417) 742-3080 or drop off at Willard City Hall, 224 W. Jackson St.



Agenda Item #8a-c

Generations Village

- a. Site Development Plan. Discussion/Vote**
- b. Written Planned Development. Discussion/Vote**
- c. Replat. Discussion/Vote**

Generations Village

PUBLIC NOTICE

Notice is hereby given that the Willard Planning and Zoning Commission shall meet on August 22, 2023, at 6:00 p.m. and the Willard Board of Alderman shall meet on August 28, 2023, at 7:00 p.m. to conduct a public hearing to consider the replating request for Generations Village for four (4) parcels of property and accepting their Final Development Plan. These parcels are located between 700 and 712 Buck Rd, further identified by Greene County Assessor as Parcel #0831300156, Parcel #0831300157, Parcel #0831300158, and Parcel #0831300159. This public hearing is being held based on the requirements of Willard Municipal Code Section 400.510. The Board will take public comments at this meeting. If you are unable to attend this meeting, you are welcome to send any comments in support of, in opposition to, or general inquiries regarding this request for the proposed zone change to Tammy Nephew, Assistant City Planner at:

City of Willard
P.O. Box 187
Willard, MO 65781
(417) 742-5310
planning@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.



July 11, 2023

Scott Hayes
City Planning Director
224 West Jackson Street
Willard, MO 65781

SENT VIA: planning@cityofwillard.org

RE: Generations Village – Review #3
Cochran Project No. SW22-493

Dear Mr. Hayes,

We have completed our third review for the Generations Village plans. Cochran recommends the following items be addressed prior to approval of the plans:

CITY REVIEW – PUBLIC WORKS

1. A double-check valve is required on all setters. Revise plans accordingly. *Comment satisfied.*
2. Confirm the relocated water line is a minimum of ten-feet (10') away from all adjacent sewer lines. This may require replacing additional water line to the west of the proposed new water line so as to bring the full line segment into conformance with minimum horizontal offsets. *Comment satisfied.*
3. Water line material is to be CTS C900 pipe. *Comment satisfied.*

CITY REVIEW – FIRE DEPARTMENT

4. Vehicle access to the proposed unnamed north-south street beginning at Hughes Road; the curb around the entire hammerhead needs to be painted red with "No Parking" signs/markings or, preferably, the hammerhead is removed and the road connects to Hamilton Street to the east. *Comment satisfied.*
5. Provide an additional fire hydrant in close proximity to the proposed connection to Buck Road. *Comment satisfied.*

SURVEY – PRELIMINARY PLAT

6. Provide crow's feet to the endpoints of each line to clearly identify the starting and stopping point of each. *Not all are directed to the same side of the line as the dimension is on. Comment not satisfied. Comment satisfied.*
7. Show material variations between the surveyed and recorded dimensions of the property. *Comment not satisfied. Comment satisfied.*
8. Provide the class of property being surveyed. *Comment not satisfied. Comment satisfied.*
9. Verify all text is a minimum of 0.80 in size. *Comment not satisfied. Comment satisfied.*
10. Verify the removal of the existing drainage easement does not adversely affect the property and confirm the new drainage area suffices for any improvements proposed to be located therein. *No supporting information supplied. Comment not satisfied. Comment satisfied.*

- Existing easements along lot lines and other arbitrary easements throughout the development are shown to be vacated; confirm there are no utilities present in the existing easements and provide letters from all public utility providers approving vacation of these easements. *No supporting information supplied. Comment not satisfied. Comment satisfied.*

GENERAL

- Water mains paralleling a road alignment are to be located in the right-of-way and will not be permitted for construction below the road pavement, curb and gutter, or sidewalk. Lines crossing roadways, curb and gutters, and/or sidewalks should do so perpendicular to the road alignment to minimize the length of water line located below the pavement. *Consider revising water main street crossing near Buck Rd tie-in to move 45° fittings closer to curb to limit amount of water main under street. Comment not satisfied. See attached sketch showing proposed water main location in red. It may also be helpful to move the fire hydrant to the north side of Buck Road. Comment not satisfied.*
- Sanitary sewer mains should be located in the right-of-way as described in Item #7. *12' utility easement is shown on plat. Comment satisfied.*
- Water mains and sanitary sewer mains shall be located within a common easement. The easement is to be labelled "Utility Easement" and be a minimum width of twelve feet (12'). *Plan sheets still show 10' easements. Comment not satisfied. Comment satisfied.*
- Easements are to be centered on the utility or utilities contained therein. *Comment satisfied.*
- Easement labels are to show the full width of the easement, not the distance from centerline to edge. *Comment satisfied.*
- Sanitary sewer service connections are not to connect directly to manholes, but are to connect to the sewer main pipe. *Revise lateral connections to manholes to connect to pipe instead. Comment not satisfied. Comment satisfied.*
- Provide profile sheets for storm sewers. *Comment satisfied.*
- Provide profile sheets for sanitary sewer. *Comment satisfied.*
- Provided materials information for all utilities. *Comment satisfied.*
- No stormwater analysis report was provided for review. *Comment not satisfied. Comment satisfied.*
- Provide information and details regarding tracer wire installation along utilities. *Comment satisfied.*
- Provide zone of influence for sanitary sewer next to Building 17. *Comment satisfied.*
- Provide compacted full depth granular backfill under all paved areas. *Comment satisfied.*
- Sheets 22-24 missing from set, revise page numbering or submit missing sheets. *Comment satisfied.*

SHEET 12 – GRADING PLAN

- Storm sewer pipe segment between CI #13 and CI #14; water service line connection located directly on top or below the storm sewer, relocate. *Comment satisfied.*

SHEET 14 & 15 – UTILITY PLAN SHEETS

- Detail referenced in Note #6 is not provided. *Comment not satisfied. Comment satisfied.*
- Manholes #1 and #3 are missing invert-in elevations. Confirm all invert elevations are provided for all manholes. *Comment satisfied.*

STORMWATER DRAINAGE REPORT

- Basins shall have a minimum bottom slope of 2%, can be 0.5% if a concrete trickle channel is used. *Comment satisfied.*

2. Provide HGL calculations for the storm sewer system. Confirm starting HGL matches detention basin conditions. *Comment satisfied.*
3. Is there concern that the chain link fence at HW #4 could restrict flow. *Comment satisfied.*
4. West of building #1 it appears stormwater is being directed onto the neighboring parking lot. *Comment satisfied.*
5. Provide sidewalk along Hughes Rd to end at the east property line. *Comment satisfied.*
6. Provide information on the existing and proposed basins stage vs storage capacity. *Comment satisfied.*
7. Add title that says "Routed Summary" to table in the Hydrologic Summary under Detention Pond Data. *Comment satisfied.*
8. Is the Post-Development adding the undetained flows to the routed flows, if so, add a note to make clear how calculations were done for the Pre-Development vs. Post-Development Summary table in the Hydrologic Summary. *Comment satisfied.*
9. Show flow line elevations as well as the elevations of the 2, 10, and 100 year storms on the Existing OCS Modification detail. *Comment satisfied.*

No Fire Protection Plan review was performed. Plans must be submitted to the governing Fire Department for review and approval.

No Building or Architecture Plan review was performed for building code compliance.

This review is strictly for the City of Willard to verify the drawings generally conform to the City's standards and regulations. The reviewer is not accepting the design or suitability of the design for this application. This review shall not relieve the developer or his engineer from complying with the rules, regulations, ordinances, laws or statutes that are in effect at the time of design or construction. This includes all local, county, state or federal requirements and permits.

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

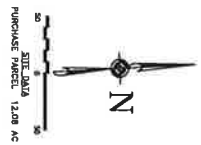
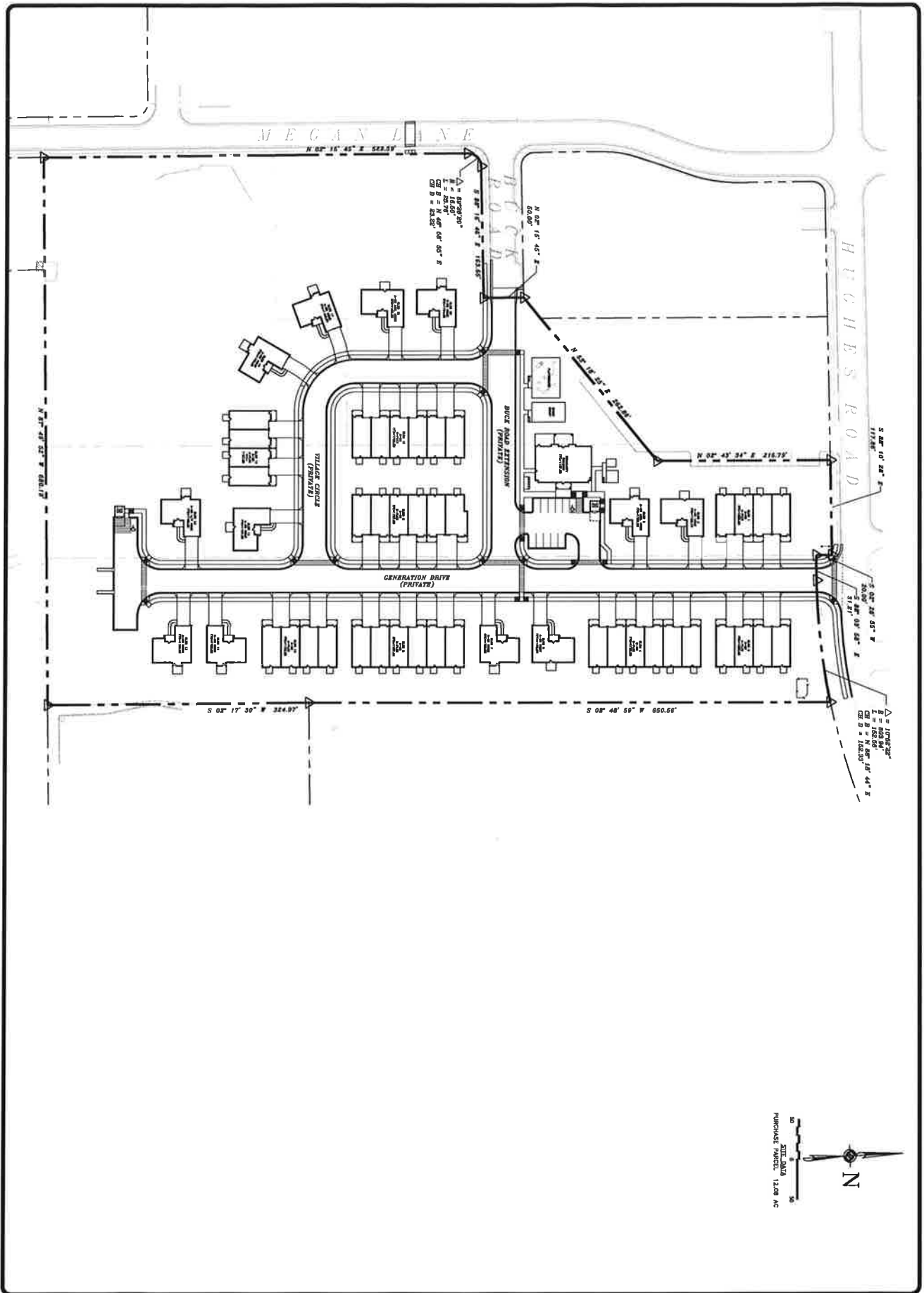
Sincerely,



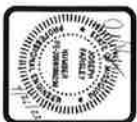
Tim Schowe, P.E.
Cochran

Generations Village

A. Site Plan



OWNER	CHICAGO
DATE	04/26/2013
SCALE	1/4" = 10'
DATE	04/26/2013
BY	W/A
DATE	7/20/12

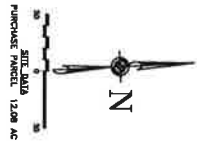
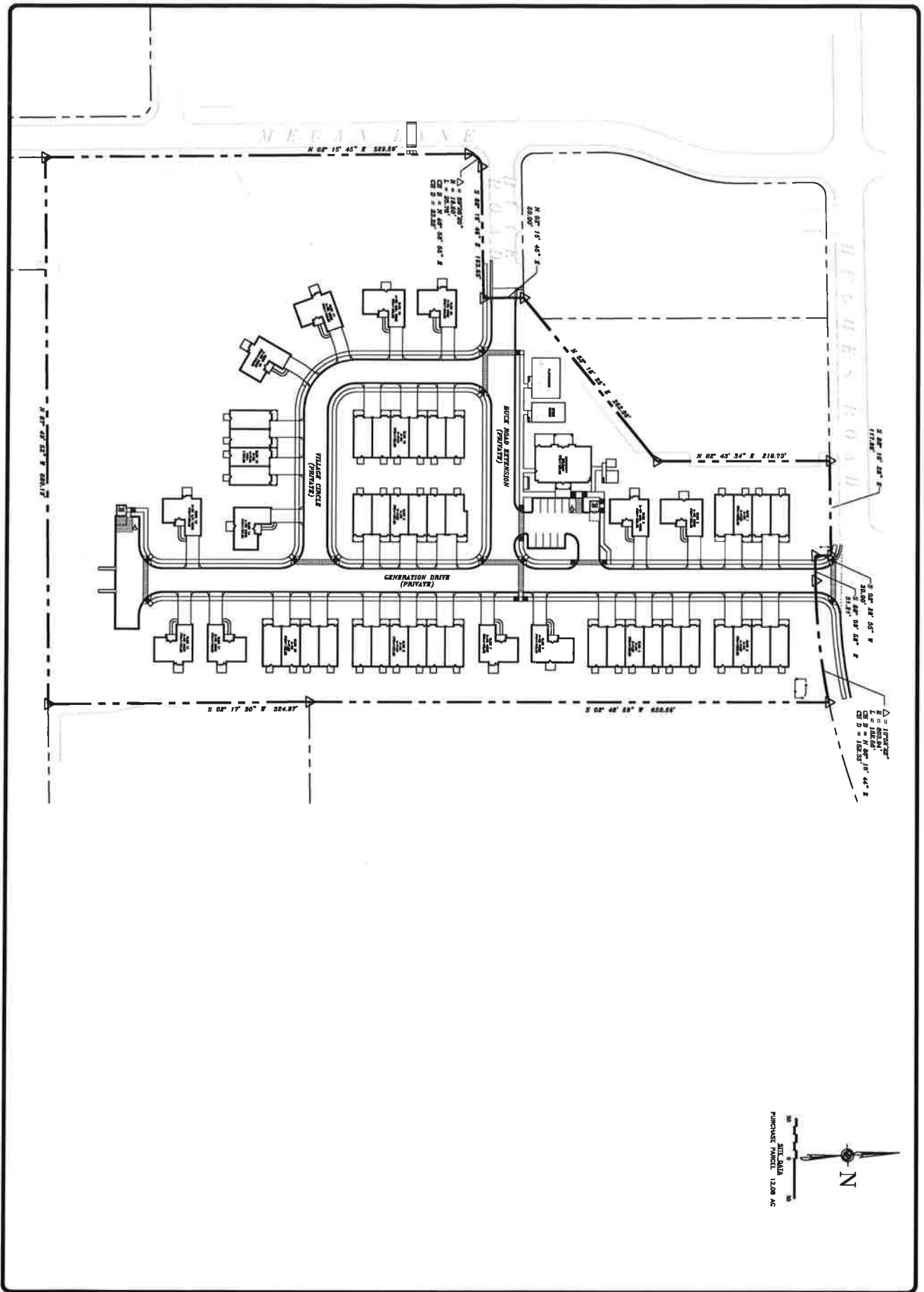


CARLSON CONSULTING ENGINEERS, INC.
 1006 Leasington Commerce
 St. Louis, MO 63112
 Phone: (314) 284-0000
 Fax: (314) 284-0112

OVERALL SITE PLAN
COTTAGES AT GENERATION VILLAGE
WILLARD, MISSOURI

Cottages at Generation Village, LP
 3556 S. CULPEPPER CIRCLE, SUITE 4
 SPRINGFIELD, MO 65908
 PH: (417) 862-1721

NO.	REVISIONS



DATE	1
BY	LEWIS
CHKD BY	LEWIS
DATE	08/04/04
PROJECT	3556 S. CULPEPPER CIRCLE, SUITE 4
CLIENT	SPRINGFIELD, MO 65808
SCALE	AS SHOWN
PROJECT NO.	1208 AC



CARLSON CONSULTING ENGINEERS, INC.
 1008 Longwood Commons
 Markers, TN 38103
 Phone: (901) 384-0434
 Fax: (901) 384-0115

OVERALL SITE PLAN
COTTAGES AT GENERATION VILLAGE
WILLARD, MISSOURI

Cottages at Generation Village, LP
 3556 S. CULPEPPER CIRCLE, SUITE 4
 SPRINGFIELD, MO 65808
 PH: (417) 882-1701

NO.	REVISIONS

Generations Village

B. Final Development Plan

Final Development Plan
COTTAGES AT GENERATION VILLAGE
A PLANNED MULTI-DENSITY RESIDENTIAL
DEVELOPMENT
Hughes Road & Megan Lane
WILLARD, MISSOURI

COTTAGES AT GENERATION VILLAGE, LP
3556 S. Culpepper Circle, Suite 4
Springfield, MO 65908



Prepared By:

CARLSON CONSULTING ENGINEERS, Inc.
7068 Ledgestone Commons
Bartlett, Tennessee 38133

August 16, 2023

COTTAGES AT GENERATION VILLAGE

A PLANNED RESIDENTIAL DEVELOPMENT

Hughes Road & Megan Lane
WILLARD, GREENE COUNTY, MISSOURI

I. INTRODUCTION

This plan includes a description of a proposed Planned Multi-Density Residential Development for Cottages at Generation Village. The property consists of an approximate 12.08-acres consolidated parcel located on the south-side of Hughes Road and east of Megan Lane with Buck Lane providing direct access into the center of the property. The development would allow for the creation of fifty-two (52) individual dwelling units. These consist of:

- Eight (8) three-bedroom single-family residences,
- Four (4) four-bedroom single-family residences,
- Four (4) two-bedroom quadplexes, or sixteen (16) dwelling units,
- Four (4) two-bedroom six-plexes, or twenty-four (24) dwelling units,
- and a Community Building with associated common recreation facilities.

A location map is included on the Final Development Plan Exhibit.

The maximum density of the development within the single consolidated lot is 4.30 homes per acre. The development plan allows for differing building setbacks of the various types of housing units. The zoning setback dimensions were applied to the perimeter of the consolidated lot. The internal layout of the individual housing units also differs slightly from the minimum standards under Willard's R-3 zoning requirements had each unit been located on an individual lot. The referenced setbacks and the mid-point between housing types were utilized to determine the land-use assessments of the consolidated lot. All of the site layout parameters are outlined in this document and the Final Development Plan Exhibit.

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

II. GENERAL INFORMATION

- A. Legal Description — See Site Plan included in Exhibit 1
- B. Total single-family units: Twelve (12)
- C. Total multi-family units: Forty (40) dwelling units within eight (8) single-story buildings
- D. Total acres: 12.08-acres
 - 1. Residential single-family use:
 - a) *Number of Units: 12*
 - b) *Use Area: 2.64-ac (21.85 %)*
 - c) *Density: 4.55 units per acre*
 - 2. Residential multi-family use:
 - a) *Number of Units: 40*
 - b) *Use Area: 3.32-ac (27.48%)*
 - c) *Density: 12.05 units per acre*
 - 3. Non-residential use: 0.00-ac (0.0%)
 - 4. Private open space: 4.06-ac (33.62%)
 - 5. Public right-of-way: 0.00-ac (0.0%)
 - 6. Internal circulation, off-street parking and loading: 2.06-ac (17.05%)

III. STANDARD FOR DEVELOPMENT PLAN

- A. Intensity of Development
 - 1. Maximum number dwelling units: 52
 - 2. Minimum square footage of dwelling units
 - a) *Single-story, three-bedroom: 1,787.7 sf*
 - b) *Single-story, four-bedroom: 1,866.3 sf*

- c) *Single-story, 4-plex:* 1,196.8 sf (per unit)
- d) *Single-story, 6-plex:* 1,186.3 sf (per unit)

3. A combination of single-family detached and multi-family dwelling units are allowed within the single-lot development.

B. Permitted Uses

This PDD is intended primarily for a mix of leased multi-family dwellings and leased single-family detached dwellings and a community building. All dwelling units are to be located within a single lot and will be leased units (i.e. no individual ownership). 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 uses permitted in R-1 (Single Family) and R-3 (Multi-Family) Residence Districts as described in the Willard Municipal Code.

C. Lot Size, Bulk, Area and Height Requirements

1. Minimum Lot Size – 12 acres for the development as planned.
2. Lot Width and Depth shall not be required for the development as proposed in a single lot layout unless the property and associated structures are to be split and sold at a future time. It will follow the requirements of the City of Willard Code of Ordinances under Article V, Section 400.440 regarding the R-3 Multi-Family Residence District, or the most relevant zoning district regulations as determined by the Director of Planning and Development or his or her designee.
3. Minimum Front Yard Setback: 25 feet from back of curb of private drive.
4. Minimum Side Yard Setback: 5 feet per structure. Total minimum of 10 feet between structures. 20 feet from back of curb on corner structures next to streets.
5. Minimum Rear Yard Setback: 30 feet for all buildings. Buildings whose backs face one another may count overlapping space towards each respective building's 30 feet requirement.

6. Open air recreational equipment shall be a minimum of 15 feet from all property lines.
7. No building shall be within 30 feet of any property line unless an exception is given in this document or otherwise allowed under Article VI Section 400.520 of the City of Willard Code of Ordinances, and has been properly permitted by the City of Willard.
8. Maximum lot coverage: 50%, excluding space dedicated to stormwater easement and detention.
9. Maximum structure height for primary structure: 36'
10. Maximum structure height for accessory structure: 16'
11. Minimum Open Space: Not less than twenty percent (20%) of the total lot area shall be devoted to open space including required yards and buffer yards. Open space shall not include areas covered by buildings, parking areas, driveways, streets, and stormwater drainage and detention areas and easements.

D. Community Facilities

A Community Building will be constructed central to the development with Sport Courts, playground and related recreation facilities immediately adjacent. All units will have ease of access to these facilities via the internal sidewalks in the development. The development's property management agency will provide on-going maintenance for the community facility as well as all other provided recreational and common areas.

E. Landscaping Requirements

Landscaping requirements shall be in accordance with the City of Willard Code of Ordinance as defined in Chapter 400, Article VIII.

F. Private Streets and Street Lights

Streets and street lights constructed within the development shall be installed and maintained solely at the owner's expense as private infrastructure. Owner shall also bear all responsibility for all maintenance, upkeep, and utility usage associated with said streets and street lights.

IV. DECLARATION OF CONVENTIONS, COVENANTS AND CONDITIONS

Declaration of Conventions, Covenants and Conditions are included on the Site Plan included in Exhibit 1.

V. PHASING OF THE DEVELOPMENT

The development will be constructed in a single-phase as indicated on the Final Development Plan Exhibit. The project will begin construction in 2023, and is expected to be constructed within the calendar year; although, market conditions and municipal approvals will ultimately dictate the beginning of construction.

All public and private improvements required will be completed prior to final platting of the development.

VI. TRAFFIC IMPACT

The development is located in a residential area of the City and has two (2) access points; one off of Hughes Road, and the continuation of Buck Road into the development. Hughes Road intersects with Highway 160, approximately five hundred fifty feet (550') to the east of the entrance to the proposed development. Hwy 160 is a major highway that links Willard to Springfield and Interstate 1-44.

A. Traffic Generated by the Subdivision

A traffic study for the proposed development has not been performed. The following is an estimate of the amount of traffic that may be generated by this development. The calculations are based on the standards established by the Institute of Transportation Engineers Trip Generation manual.

- I. Average Weekday Trip Ends per Dwelling Unit**
 - a. Average weekday trip ends per single-family detached unit = 9.57 trips per unit**
Maximum density = 12 SF units
Total average weekday traffic from subdivision, $9.57 \times 12 = 115$ trips per day
Directional distribution is 50% entering and 50% exiting

b. Average weekday trip ends per low-rise multi-family attached unit
= 6.65 trips per unit

Maximum density = 40 MF units

Total average weekday traffic from subdivision, $6.65 \times 40 = 266$ 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, $0.77 \times 52 = 40$ trips

Directional distribution is 26% entering and 74% exiting

Trips entering subdivision during the AM peak, $26\% \times 40 = 10$ trips

Trips exiting subdivision during the AM peak, $74\% \times 40 = 30$ trips

3. Trip Generation for PM Peak Hour Average rate = 1.02 trips per unit

Total number of PM peak hour trips, $1.02 \times 52 = 53$ trips

Directional distribution is 64% entering and 36% exiting

Trips entering subdivision during the PM peak, $64\% \times 53 = 34$ trips

Trips exiting subdivision during the PM peak, $36\% \times 53 = 19$ trips

B. Existing Traffic Counts

NOTE: Neither Peak AM nor PM traffic counts were performed on Hughes Road for this location. Therefore, no further assessment can be made regarding additional traffic analysis.

EXHIBIT 1

Generations Village

C. Replat of lots 11, 12, 13,
and 14 of the Northbrooke
Subdivision.

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

Amendment to the Final Development Plan for Stone Creek Phase II Discussion/Vote

Stone Creek Phase II

PUBLIC NOTICE

Notice is hereby given that the Willard Planning and Zoning Commission shall meet on August 22, 2023, at 6:00 p.m. and the Willard Board of Alderman shall meet on August 28, 2023, at 7:00 p.m. to conduct a public hearing to consider the request of an amendment to the Final Development Plan for Stone Creek Phase II. This parcel is located North & East of Hughes Rd, further identified as being a part of the southwest quarter (SW1/4) of section 36, Township 30 North, range 23 West of 5th P.M. in the City of Willard, Greene County, Missouri, the boundary being more particularly described as follows: Commencing from an existing stone at the northeast corner of said SW1/4 of section 36, thence N88°00'57"W, along the north line of said SW1/4, 563.05 feet; thence S05°44'42"E, 288.22 feet for the point of beginning; thence 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; thence N87°58'39"W, 516.81 feet; thence N02°06'12"E, 381.07 feet; thence N88°05'15"W, 197.13 feet; thence N02°40'19"E, 326.05 feet; thence S87°14'27"E, 362.19 feet; thence S77°28'38"E, 42.11 feet; thence N84°03'28"E, 124.99 feet; thence along a curve to the right an arc length of 64.40 feet, with a radius of 175.00 feet, and a chord bearing of N54°31'54"E; thence N65°04'28"E, 320.76 feet; thence along a curve to the right an arch length of 58.82 feet, with a radius of 125.00 feet, and a chord bearing of N78°33'20"E; 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. This public hearing is being held based on the requirements of Willard Municipal Code Section 400.510 M. The Board will take public comments at this meeting.

Stone Creek Phase II

Final Development Plan

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



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

PREPARED BY:



2131 W Republic Rd
Springfield, Missouri 65807
417-379-0640

March 9, 2022

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

I. INTRODUCTION

This plan includes a description of the Planned Development District for Stone Creek Phases II and III. The property consists of approximately 16.6 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 42 single-family lots. A location map is included on the Final Development Plan Exhibit.

The maximum density of the development is 2.53 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 Final 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: 42
- C. Total acres: 16.6 acres
 - 1. Residential single-family use: 11.7 ac (70.6%)
 - a. Density 2.53 units per acre
 - 2. Non-residential use: 0.00 ac (0.0%)
 - 3. Private open space: 1.37 ac (8.3%)
 - 4. Public right-of-way: 3.51 ac (21.1%)
 - 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: 42
- 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

V. PHASING OF THE DEVELOPMENT

Phases II and III will be developed concurrently. All public improvements required and directly related to each phase will be completed prior to final platting of related phase.

VI. SUMMARIZATION OF CHANGES

No changes have been made from the Preliminary Development Plan. The general layout remains consistent with the intent of the Preliminary Development Plan for Stone Creek Phases II and III.

TITLE: DECLARATION OF CONVENTIONS, COVENANTS AND CONDITIONS
DATE: SEPTEMBER 28, 2020
Grantors: DANCO INVESTMENTS INC.
LEGAL: SEE ATTACHED

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.

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 wilfully 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.

Section 6: Common Area open space restrictions and maintenance. That the association shall be responsible for liability insurance, taxes and perpetual maintenance. Membership shall be mandatory for each homeowner and successive buyer and that if in the event the association does not maintain the common and open areas, the city may enter and maintain and access cost ratably and said cost shall be a lien on the property. These requirements are mandatory under the City of Willard ordinance 400.1230

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.

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 approve 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

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.

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: _____

Stone Creek Phase II

Amendment to Final
Development Plan

**FIRST AMENDMENT
TO
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTION
OF
STONE CREEK SUBDIVISION PHASE 2**

This Amendment to the Declaration of Covenants, Conditions, and Restrictions ("Declaration") that established a planned residential community known as "Stone Creek Phase 2" is made on this ____ day of _____, 2023 by Flintrock Construction, LLC, hereinafter called "The Developer".

RECITALS:

- A. Certain real property in Greene County, Missouri, known as Stone Creek Phase 2 was subjected to certain covenants, conditions, and restrictions pursuant to a Declaration recorded March 7th, 2023, as Entry No. 006612-23, Book of 2023, record of Greene County, Missouri;
- B. This amendment shall be binding against the property described in PROPERTY DESCRIPTION (Page 1 Orig.) and the Declaration and any annexation or supplement thereto;
- C. This amendment is intended to provide further clarification regarding Minimum Square Footage and Dwelling Exterior parameters as outlined in Article IV Section 23, Subsections A & B, and Section 25, respectively associated with the community known as Stone Creek Phase 2;
- D. Pursuant to Article V, Section 3, Flintrock Construction, LLC, known as "The Developer" in accordance with the "Assignment and Assumption of Declaration of Conventions, Covenants, and Conditions for Stone Creek Phase 2" has approved this amendment. This document provided with a signature provides written approval from the City of Willard for the outlined First Amendment;

NOW, THEREFORE, The Developer, by and through its appointed representatives, in agreeance with The City of Willard and its associated representatives, hereby amends the Declaration as follows:

Article IV of the Declaration is hereby amended to be read, interpreted, and complied with by all involved parties as follows:

Section 23: Dwelling Exteriors. Front exteriors shall be constructed of brick, stone, cedar, beams, or vertical/horizontal siding. Acceptable architectural siding includes but is not

specifically limited to vinyl, LP Smart, or Hardy siding. Stucco, metal, clapboard, or cement siding will not be permitted. There must be a mixture of materials used to provide accents and variety for a more attractive look. The exception for this would be a full brick front as approved by the developer. Remainder of home shall be of material deemed safe and acceptable as approved by the developer and in compliance with City Code.

- (a) Lots 23, 24, 34, 35, 36, 37, and 42 facing Hughes Road must have accents comprised of stone, brick, cedar, columns, or beams present on the sides and rear of the home to improve the appearance as seen from a major roadway. Vinyl, Hardy, or LP Smart siding in vertical or horizontal fashion is permitted with the presence of an accent listed above. Stucco, metal, clapboard, or cement siding will not be permitted on any sides of the homes on these lots. If there is a dispute regarding the material used and it is in compliance with City Code and the Declaration and all respective amendments, final approval will be assumed to and by the Developer.
- (b) Developers reserve the right to approve on a lot by lot basis front elevations that are deemed attractive which are using a mixture of brick, stone, cedar, beams, and vertical/horizontal siding. Acceptable siding includes but is not specifically limited to vinyl, LP Smart, or Hardy siding. Stucco, metal, clapboard, or cement siding will not be permitted.

Section 25: Minimum Square Footage. All homes over a crawl space shall be at least 1500 square feet with the exception of Lot 34, 404 E Becky Street, Willard, MO due to lot size and road/setback restrictions. This lot was approved and permitted by The City of Willard for a floor plan with 1364 square feet of living space, 60 square feet of covered porch, and 462 square feet of garage, all located under roof. All homes over an unfinished basement shall be 1500 square feet or 1300 square feet with a minimum of 800 square feet finished in the basement. All two story homes shall be at least 2000 square feet in their entirety under roof. No relocated houses, modular homes, or trailers shall be permitted within the neighborhood known as Stone Creek Phase 2.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this _____ day of _____, 2023.

Flintrock Construction, LLC.
By: _____

City of Willard
By: _____

Attest: _____