



OZARKS TRANSPORTATION ORGANIZATION  
A METROPOLITAN PLANNING ORGANIZATION

**Technical Planning Committee**

**Meeting Agenda**

**Friday, July 31, 2020 9:00 a.m.**

The TPC will convene with a web meeting via Zoom (details to be emailed separately).

**The online public viewing of the meeting will be available on Facebook:**

**<https://www.facebook.com/ozarkstransportationorganization>**

**and the full agenda will be made available on the OTO website: [ozarkstransportation.org](http://ozarkstransportation.org)**

**Call to Order ..... 9:00 a.m.**

- I. Approval of the Technical Planning Committee Meeting Agenda**  
(1 minute/Nelson)

**TECHNICAL PLANNING COMMITTEE ACTION REQUESTED TO APPROVE THE AGENDA**

- II. Major Thoroughfare Plan Variance Request**  
(5 minutes/Thomason)

The City of Strafford is requesting two variances to the Major Thoroughfare Plan in support of a multi-family residential project just north of DD on Route 125 north of Strafford.

**TECHNICAL PLANNING COMMITTEE ACTION REQUESTED TO RECOMMEND APPROVAL OF THE MAJOR THOROUGHFARE PLAN VARIANCES TO THE BOARD OF DIRECTORS**

- III. Adjournment**

*Si usted necesita la ayuda de un traductor, por favor comuníquese con Andy Thomason al (417) 865-3042, al menos 48 horas antes de la reunión.*

*Persons who require special accommodations under the Americans with Disabilities Act or persons who require interpreter services (free of charge) should contact Andy Thomason at (417) 865-3042 at least 24 hours ahead of the meeting.*

*If you need relay services please call the following numbers: 711 - Nationwide relay service; 1-800-735-2966 - Missouri TTY service; 1-800-735-0135 - Missouri voice carry-over service.*

*OTO fully complies with Title VI of the Civil Rights Act of 1964 and related statutes and regulations in all programs and activities. For more information or to obtain a Title VI Complaint Form, see [www.ozarkstransportation.org](http://www.ozarkstransportation.org) or call (417) 865-3042.*

**TECHNICAL PLANNING COMMITTEE AGENDA 7/31/2020; ITEM II.**

**Major Thoroughfare Plan Variance Request**

**Ozarks Transportation Organization  
(Springfield, MO Area MPO)**

**AGENDA DESCRIPTION:**

The City of Strafford is requesting two variances to the Major Thoroughfare Plan in support of a multi-family residential project on Route 125, just north of Route DD.

The first request is for an exception to the right-of-way requirements. Route 125 is classified as a primary arterial on the OTO Major Thoroughfare Plan. The OTO Design Standards require 55 feet from centerline for a primary arterial. The variance request is to provide only an additional 10 feet of right-of-way, as opposed to the additional 25 feet that would be required. The result would be a right-of-way width of 40 feet from centerline.

The second request is for the driveway access to be full-access, rather than right-in/right-out as required for commercial driveway spacing in the OTO Design Standards.

The combined AADT at this location is 2,742. The capacity of Route 125 at this location is 13,000. Attached is the variance request, as well as the site plan for the proposed project.

Due to traffic volumes and existing development patterns, staff is generally in favor of both variance requests, however, it is recommended that the variance for full-access not be guaranteed in perpetuity and should be reviewed, and could be revoked, should a median or similar roadway improvement occur along this portion of Route 125.

**TECHNICAL PLANNING COMMITTEE ACTION REQUESTED:**

A member of the Technical Planning Committee is requested to make one of the following motions:

“Move to recommend that the Board of Directors approve the Major Thoroughfare Plan variance requests for the City of Strafford, with the understanding that the full-access can be removed should MoDOT install a median.”

OR

“Move to recommend that the Board of Directors take the following action regarding the Major Thoroughfare Plan variance requests for the City of Strafford...”



E Magnolia Ct

125

N MO-125

N Ivy Ln

N Ivy Ln

710 N IVY LN

708 N IVY LN

706 N IVY LN

704 N IVY LN

702 N IVY LN

700 N IVY LN

Distance: 40 Feet

DD

N Interchange

384 E STATE  
HIGHWAY  
DD

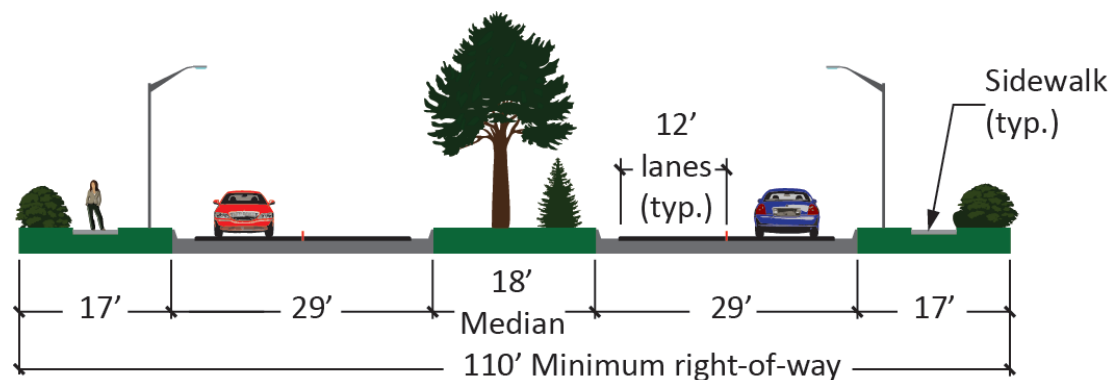
125

E Mo-DD

125

# Primary Arterial

- \*Medians and shoulders provide options for landscaping where appropriate.
- \*Utility and greenspace areas may switch locations if needed.
- \*Utilities may be placed under sidewalks.



## Description

|                              |                                                          |
|------------------------------|----------------------------------------------------------|
| Design Service Volume        | 10,000 - 30,000                                          |
| Design Speed                 | 35 - 45 mph                                              |
| Traffic Flow/Access Priority | 70/30                                                    |
| Facility Spacing             | 1 - 2 miles                                              |
| Trip Length                  | Between and through major activity centers (2 - 8 miles) |

## Basics

|                          |                                                                        |
|--------------------------|------------------------------------------------------------------------|
| Minimum Right-of-Way     | 110' plus intersection triangles                                       |
| Number of Lanes          | 4 - 6                                                                  |
| Turning Lanes            | At intersections only                                                  |
| Lane Width               | 12' per lane                                                           |
| Minimum Area Behind Curb | 17' used for sidewalks, utilities, and landscaping (where appropriate) |
| Drainage/Shoulders       | Curb and gutter; shoulders permitted in rural areas (6' - 10')         |

## Access

|                                  |                                                                                                                                                         |
|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Median                           | 18'                                                                                                                                                     |
| Median Breaks                    | Allowed at signalized intersections only                                                                                                                |
| Directional Median Break Spacing | 660'                                                                                                                                                    |
| Full Access Intersection Spacing | 1/4 mile                                                                                                                                                |
| Intersection                     | Left and right turn lanes desired                                                                                                                       |
| Residential Driveway Spacing     | No residential drives permitted                                                                                                                         |
| Commercial Driveway Spacing      | 330' center-to-center (right-in/right-out only). Allowed only if internal circulation, cross access, and minimum driveway radii and grade are provided. |

## Multi-Modal

|                       |                                                                    |
|-----------------------|--------------------------------------------------------------------|
| On-Street Parking     | Not permitted                                                      |
| Pedestrian Provisions | 4' - 5' (minimum) sidewalks on both sides                          |
| Bicycle Provisions    | Bicycle facilities provided according to adopted bicycle plan      |
| Transit Provisions    | Scheduled stops every 1/4 mile (where transit service is provided) |





# OZARKS TRANSPORTATION ORGANIZATION

A METROPOLITAN PLANNING ORGANIZATION

2208 W. CHESTERFIELD BOULEVARD, SUITE 101, SPRINGFIELD, MO 65807  
417-865-3047

## Variance Request Major Thoroughfare Plan

### Instructions

Please use this form to submit a variance request from the OTO Major Thoroughfare Plan. To better process your variance please fill out the form completely. Upon completion, save the document and email it to [staff@ozarkstransportation.org](mailto:staff@ozarkstransportation.org) or fax it to (417) 862-6013. Deviations from the OTO design standards and the major thoroughfare plan require review and recommendation by a special subcommittee of the OTO Technical Planning Committee. This recommendation is reviewed for approval by the OTO Board of Directors.

### Application Information

Date: July 27, 2020

### Contact Information

Name: Martha Smartt  
Title: City Administrator  
Agency: City of Strafford  
Street Address: PO Box 66  
  
City/State/Zip: Strafford, MO 65757  
Email: [ca@straffordmo.net](mailto:ca@straffordmo.net)  
Phone: (417) 736-2154  
Fax: (417) 736-2390

### Roadway Data

Roadway Name: Highway 125 – Greene County  
Termini of Roadway  
    From: Route DD  
    To: North  
Length (miles): 0.25  
Number of Lanes: 2  
Lane Width: 11'

## Variance Requested and Justification

Current Classification:

Primary Arterial

Requested Variance:

Right of Way Width Dedication and Access Spacing/Use

Is the jurisdiction aware of this variance request?      ☒ YES      ☐ NO

If YES and the jurisdiction is not making this request, please attach documentation.

Explain why the variance is requested:

To allow for new Multifamily Development in the Northeast quadrant of the Route DD and Highway 125 intersection. To allow for a full access driveway to be installed off of Highway 125.

Please describe the history causing need for the variance:

This will allow for a single private driveway access off of Highway 125 into the new multifamily development. This also will allow for the needed space to construct the development with the planned number of housing units.

What impacts would this variance have on future ability to comply with the OTO MTP?

The 10' right of way dedication will allow for future highway improvements to continue onto the north and not adversely impact the existing subdivision. The new private driveway connection onto Highway 125 will be approx. 450' north of the Route DD intersection (greater than 330').

Additional information you would like to include.

This variance will allow for the existing City of Strafford pressure sewer to remain in place in a 20' wide private easement along the east side of the highway. Also, as part of the new development project, the developer will install a right turn/decel lane in advance of the new driveway off of Highway 125.

Variance Process (minimum timeframe is 3 months)

1. **Request.** Requests are accepted at any time for a major thoroughfare plan variance, however, it will not be placed on the Technical Committee Agenda unless received at least four weeks prior to the meeting date. This will allow time for a subcommittee meeting to be called prior to the Technical Planning Committee meeting.
2. **Technical Committee.** The request will be heard at the next available Technical Committee meeting. The Technical Committee will hear the item and make recommendation to the Board of Directors. The Technical Committee may decide to table the item until a future meeting.
3. **Board of Directors.** After a recommendation is made by the Technical Committee, the Board will approve or deny the request.

Ozarks Transportation Organization Contact Information

If you have questions or need help regarding this application, please contact us:

**Natasha L. Longpine, AICP**

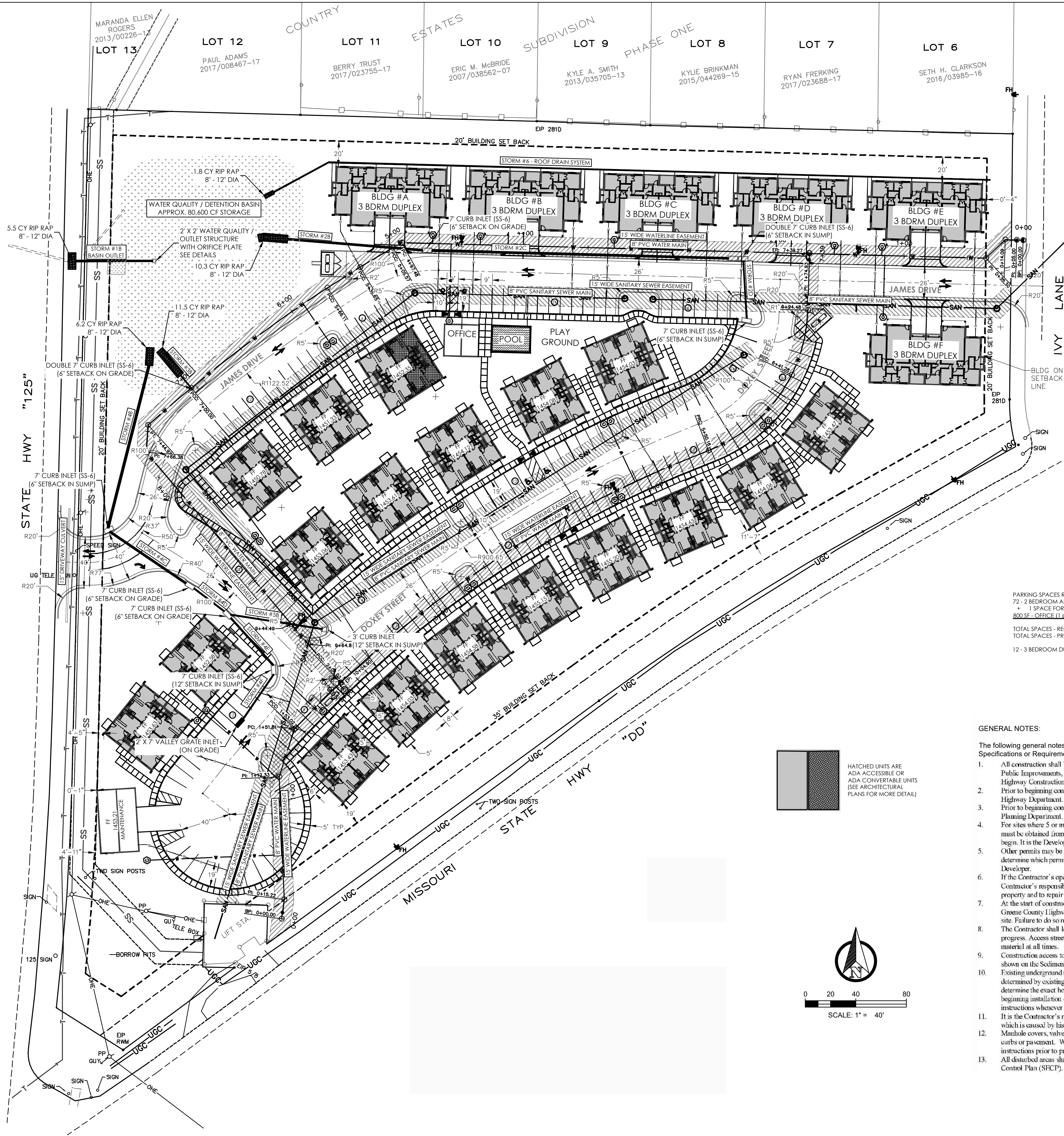
nlongpine@ozarkstransportation.org

417.865.3042 x103

417.862.6013 Fax

2208 W. Chesterfield Boulevard, Suite 101  
Springfield, MO 65807





|                                      |     |
|--------------------------------------|-----|
| PARKING SPACES REQ'D                 | 144 |
| 72 - 2 BEDROOM APARTMENTS            | 18  |
| 1 SPACE FOR EACH 4 UNITS             | 4   |
| 800 SF - OFFICE (1 per 200 sf)       |     |
| TOTAL SPACES - REQUIRED              | 166 |
| TOTAL SPACES - PROVIDED              | 166 |
| 12 - 3 BEDROOM DUPLEXES (2 per unit) | 24  |

GENERAL NOTES:

The following general notes shall be applied unless superseded by the City of Strafford Specifications or Requirements.

- All construction shall be done in accordance with the latest addition of the "Design Standards for Public Improvements, Greene County, Missouri" and the "Missouri Standard Specifications for Highway Construction", unless otherwise noted.
- Prior to beginning construction, a pre-construction conference must be held at the Greene County Highway Department. It is the Developer's responsibility to schedule this conference.
- Prior to beginning construction, a grading permit must be obtained from the Greene County Planning Department. It is the Developer's responsibility to obtain this permit.
- For sites where 5 or more acres will be disturbed, a general permit for land disturbance activity must be obtained from the Missouri Department of Natural Resources before construction can begin. It is the Developer's responsibility to obtain this permit.
- Other permits may be required for this construction. It is the Contractor's responsibility to determine which permits are applicable and to obtain any applicable permits not provided by the Developer.
- If the Contractor's operations require work on or access across private property, it is the Contractor's responsibility to obtain written permission from the property owner to enter the property and to repair any damage to private property caused by his operations.
- At the start of construction, or whenever work has been suspended, the Contractor shall contact the Greene County Highway Department (Phone 831-3591) at least 24 hours prior to working at the site. Failure to do so may result in rejection of any work completed prior to contact.
- The Contractor shall keep the subdivision neat and orderly at all times while construction is in progress. Access streets to the development shall be kept clean of mud, debris, paper and waste material at all times.
- Construction access to the site shall be limited to the approved temporary construction entrance(s) shown on the Sediment & Erosion Control Plan (SECP).
- Existing underground utilities have been shown by the Engineer in approximate locations as determined by existing plans and surface observations. It is the Contractor's responsibility to determine the exact horizontal and vertical location of existing underground facilities prior to beginning installation of new facilities. Contractor shall immediately contact the Engineer for instructions whenever any conflicts are discovered.
- It is the Contractor's responsibility to correct any damage to underground utilities or other facilities which is caused by his operations.
- Manhole covers, valve boxes, and other utility appurtenances shall not encroach on sidewalks, curbs or pavement. Where conflicts are discovered, the Contractor shall contact the Engineer for instructions prior to proceeding.
- All disturbed areas shall be stabilized in accordance with the approved Sediment & Erosion Control Plan (SECP).

214 S. MAIN STREET  
PO BOX 1538  
JOPLIN, MISSOURI 64802  
TEL: 417.624.2333  
FAX: 417.624.2441  
EMAIL: jbolte@small-arrow.com

SMALL ARROW ENGINEERING, LLC.  
CERTIFICATES OF AUTHORIZATION:  
MISSOURI: E-2010013647  
KANSAS: E-1930  
ARKANSAS: 2097  
OKLAHOMA: 5937

| NO. | DATE     | DESCRIPTION                            |
|-----|----------|----------------------------------------|
| 1   | 10/26/19 | ISSUE FOR REVIEW & NOTE                |
| 2   | 11/14/20 | REVISED PER CITY OF STRAFFORD COMMENTS |
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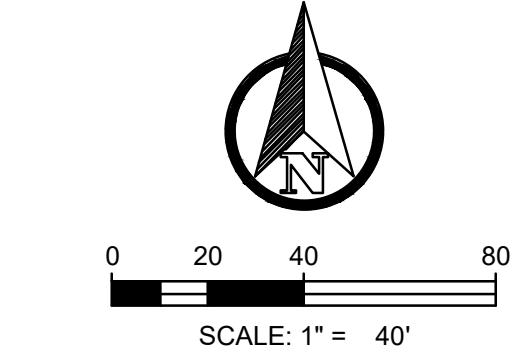
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THE WILLOWS - MULTI-FAMILY DEVELOPMENT  
BRYANT EDMAN  
HWY 125 & HWY DD  
STRAFFORD, GREENE COUNTY, MISSOURI  
SITE PLAN

JOHN H. BOLTE  
PROFESSIONAL ENGINEER  
MO LIC E22511 OK LIC 18035  
KS LIC 14094 AR LIC 14310

SURVEY BY: AMSINGER  
DRAWN: JED CHD: JHB  
SCALE: 1"=40'  
PROJECT #: 18800  
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DATE: 05/13/2019

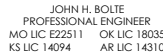
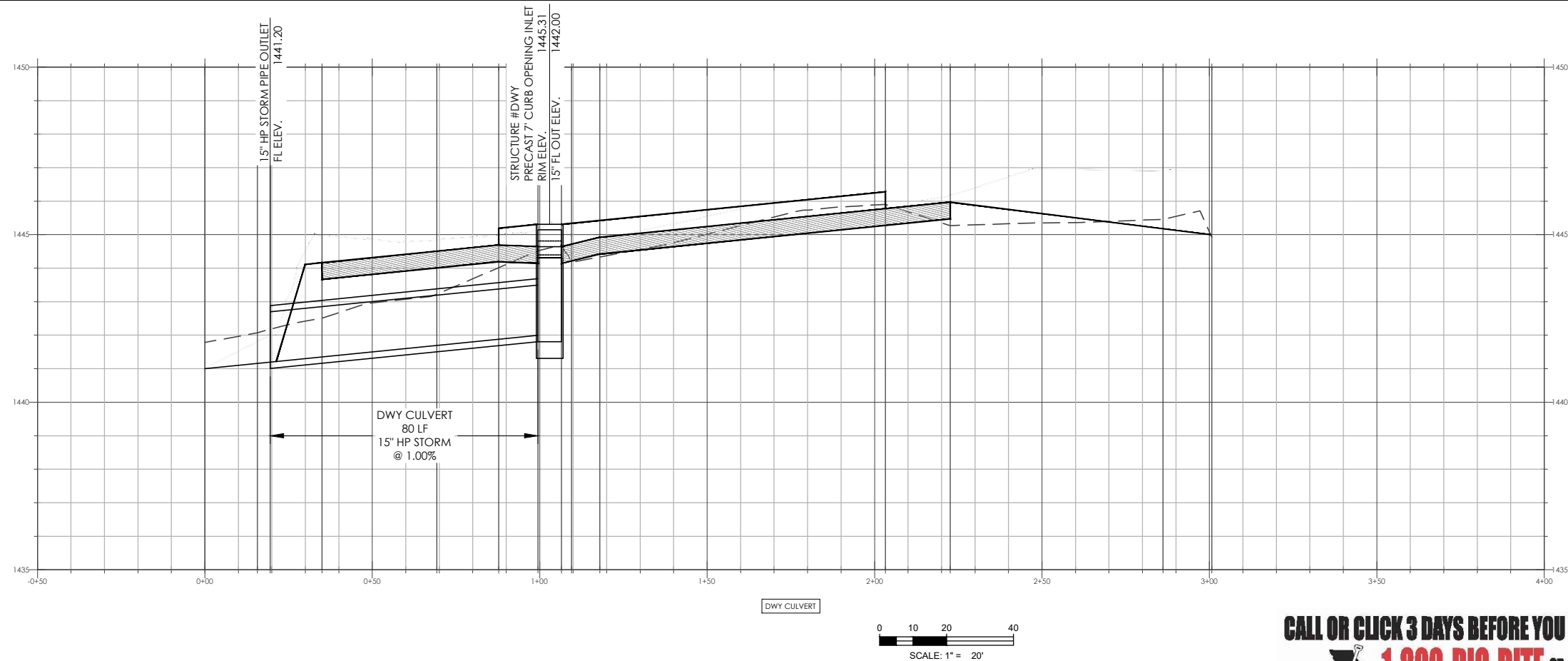
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THE WILLOWS - MULTI-FAMILY DEVELOPMENT  
BRYANT EDEMAN  
HWY 125 & HWY DD  
STRAFFORD, GREENE COUNTY, MISSOURI  
MODOT DRIVEWAY PERMIT SITE PLAN

PROJECT: THE WILLOWS

**CALL OR CLICK 3 DAYS BEFORE YOU DIG**

 **1-800-DIG-RITE or 811**

**MISSOURI**  
ONE CALL SYSTEM

**[www.mo1call.com](http://www.mo1call.com)**