



AGENDA ITEM ANALYSIS

Project/Issue Name: A Public Hearing of the City Council Regarding Approving the Annexation of Approximately 9.66 Acres of Property Located at 4314 S. Farm Road 107 and Adjacent Right-of-Way.

Submitted By: Chris Tabor, BUILDS Department Principal Planner

Date: October 7, 2025

Issue Statement

The BUILDS Department received an application from Tim Schowe on behalf of David H. Tunnell for the Annexation of approximately nine point sixty-six (9.66) acres of land located at 4314 South Wilson's Creek Boulevard and Adjacent Right-of-Way.

Discussion and/or Analysis

This application concerns one newly created parcel in Greene County. The owner of the property has signed a Voluntary Consent to Annex, which the City has on file.

The subject property meets the standard of compact and contiguous with the City of Republic's currently adopted Municipal Boundary as required for annexation by Missouri statutes.

The location of the parcel allows for utility service though extension of sewer and water mains.

Water is available from a 12-inch main located at Backwoods Golf.

Sewer is available from an 8-inch main located at the Republic High School. Service may require a lift station to achieve flow. Effluent would flow from the new lift station to the McElhaney Lift Station, then to the Shuyler Creek Lift Station, and finally, to the Wastewater Treatment Plant.

The Annexation, if approved by City Council, will bring the parcel into the City of Republic and effectively zone said parcel as Agricultural (AG), as the subject property has a current Greene County Zoning Designation of Agriculture (A-1), in accordance with City Code Section 435.010.B, which requires all annexed properties to be classified in the zoning district corresponding to Greene County's zoning designation or that which most closely defines the land's existing use. The property would enter Ward 1.

Recommended Action

Staff believes the Annexation of the subject property is consistent with the City's Adopted Plans and is recommending approval of the request.