



**Project/Issue Name:** **PDD 22-005.** Public Hearing and Possible Vote to Recommend the Approval of an Application to Change the Zoning Classification of Approximately Ten Point Two-Three (10.23) Acres, Located at the 904-924 Block of North Main Street, from Zero Lot Line Residential (R1-Z) to Trinity-Republic Self Storage Planned Development District (PDD)

**Submitted By:** Republic, MO Property LLC; Robert Trout

**Presented By:** Karen Haynes, Assistant BUILDS Administrator

**Date:** September 12, 2022

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#### ISSUE IDENTIFICATION

Republic, MO Property LLC and Robert Trout have applied to change the Zoning Classification of approximately (10.23) acres of property located at the 904-924 Block of North Main Street from Zero Lot Line Residential (R1-Z) to **Trinity-Republic Self Storage Planned Development District (PDD)**.

#### DISCUSSION AND ANALYSIS

The property subject to this Rezoning Application is comprised of approximately **(10.23) acres** of land located between 904 and 924 North Main Street and is comprised of three parcels of land.

#### Applicant's Proposal

The Applicant is proposing the Rezoning of this property to a Planned Development District (PDD) to allow for a self-storage facility, comprised of (7.37) acres and a perimeter queuing road for the Republic School System, comprised of (2.86) acres. The Development Plan also contains new water, sanitary sewer, access, and stormwater detention to support the development.

Specifically, the Applicant's proposal includes the following elements:

- **Lot 1: Self-Storage Facility**
  - Total Area: (7.37) acres
  - Permitted Uses: (650) Self-Storage Units (130,000 SF); (800) SF Office Area
  
- **Lot 2: Republic Schools Perimeter Road**
  - Total Area: (2.86) acres
  - Permitted Uses: Republic Schools Vehicle Queuing



The following paragraphs contain brief analyses of present site conditions as well as the proposal's relationship to **adopted plans of the City**.

**Consistency with the Planned Development District (PDD) Ordinance**

The purpose of the Planned Development Regulations is to allow for mixed-use, unconventional, or innovative arrangements of land and public facilities, which would be difficult to develop under the conventional land use and development regulations of the City.

Planned Unit Developments must demonstrate substantial congruence with each of the following conditions in order to be considered eligible for approval:

- The proposed Development Plan shall involve a mixture or variation of land uses or densities.
  - The Trinity-Republic Self Storage PDD is a commercial mixed-use development consisting of a self-storage facility and perimeter queuing road for the Republic Schools located off Main Street and West State Highway 174.
- The proposed Development Plan shall involve the provision of all infrastructure deemed necessary to adequately serve the potential development.
  - The Development Plan includes provisions for municipal water and sewer services and a plan for stormwater management; Lot 2 of the Plan provides a perimeter road for the Republic Schools to assist in traffic management during dropping off and picking up children from the schools.
- The proposed Development Plan shall involve design elements that promote the City of Republic's Comprehensive Plan and other adopted plans of the City.
  - The City of Republic's Comprehensive and Land Use Plans promote the expansion of commercial development at locations supported by the City's water, sanitary sewer, and transportation networks; the development can be adequately supported by the City's capacities for water, sewer, and transportation.
- The proposed Development Plan shall involve design elements intended to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to preserve features of historical significance; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public improvements.
  - The Development Plan includes a perimeter road for the Republic Schools, which will provide queuing space for vehicles dropping off and picking up of children at the schools. The perimeter road will provide queuing space to reduce the traffic backups which often occur on State Highway 174 and Main Street, as well as the four-way intersection of these streets.



### **Consistency with the Comprehensive Plan**

The City's Comprehensive Plan generally encourages the expansion of commercial development through proactive rezoning of land at appropriate locations. Appropriate locations are described generally throughout the Plan with regard to the **relationship of land at particular locations to infrastructure capable of supporting various intensities and densities of uses.**

The 2021 Comprehensive Plan and Land Use Plan identifies Land Use Goals and Objectives relating to development, as follows:

- **Goal:** Coordination with Infrastructure
  - **Objective:** Support new development that is well-connected to the existing community
  - **Objective:** Recognize infill sites as opportunities for development
- **Goal:** Community Support
  - **Objective:** Utilize partnerships to support development that places the City in a better position to serve residents

### **Compatibility with Surrounding Land Uses**

The subject site is surrounded by existing agricultural and residential zoned properties and uses:

- North: Medium Density Single-Family Residential (R1-M)
  - One Residential Dwelling
- South: Republic Schools
- East: Medium Density Single-Family Residential (R1-M)
  - Undeveloped Floodplain
- West: Light Industrial (M-1)
  - Main Street; Duplexes and Apartments

The land uses permitted in the Applicant's proposal are considered to be generally compatible with the surrounding agricultural and residential zoned properties and uses in proximity to the subject parcel.

### **Capacity to Serve Potential Development and Land Use**

**Municipal Water and Sewer Service:** This site is currently served by City of Republic sanitary sewer and water service, with existing points of connection to a house and a demolished house on the subject property.



**EXHIBIT B**

The Development Plan includes water and sewer service to the Self-Storage Office Building on North Main Street and a looped water main system, providing hydrants for fire protection throughout the development.

The Self-Storage Office Building sewer service will be served by the existing sanitary sewer mains on Main Street. The effluent will travel from the development to the Evergreen Lift Station before being pumped to the Wastewater Treatment Plant.

**The municipal water and wastewater systems have current capacity to serve the proposed development at full build-out.**

**Transportation:** The intent of the Development Plan is to provide for two distinct uses, which will operate in conjunction with one another, a Self-Storage Facility (Lot 1) and a perimeter queuing road for Republic Schools (Lot 2). Lot 1 and Lot 2 will have separate points of access to North Main Street and no comingling of vehicles will occur. The perimeter road will connect directly to the school's internal northern access drive with the sole purpose of providing queuing for vehicles dropping off and picking up children at the schools. The perimeter roads queuing space will reduce traffic backups on Highway 174 and Main Street, as well as the four-way intersection of these streets.

**Stormwater:** The Development Plan contains an area designated for a stormwater basin, designed to accommodate stormwater generated by the development. The stormwater basin and all open space will be owned and maintained by the property owner.

**Floodplain:** The subject parcel **does not** contain a **Special Flood Hazard Area (SFHA/Floodplain)**.

**Sinkholes:** The subject parcel **does not** contain identified sinkholes.

All developments must include site design providing for sufficient emergency vehicle access as well as fire protection facilities (e.g. fire hydrants). **Additional elements of code compliance, evaluated at the time of infrastructure design, impacting the development of the subject property, include, but are not limited to, the City's Zoning Regulations, adopted Fire Code, and adopted Building Code.** The next steps in the process of development of the subject parcel, upon a favorable rezoning outcome, will be the development, review, and approval of an Infrastructure Permit for the construction of utility services and roads.

**STAFF RECOMMENDATION**

Staff considers the **proposed Zoning Map Amendment (Rezoning to Planned Development District)** to be generally consistent with the **goals and objectives of the Comprehensive and Land Use Plans**, generally consistent with the **trend of development in the vicinity of the site**, generally **compatible with surrounding land uses**, and **able to be adequately served by municipal facilities**. Specifically, the



**EXHIBIT B**

proposed development can be adequately served by the City's municipal water and sanitary sewer services and the City's transportation network. Based upon this analysis (performed without the benefit of evidence and testimony of a public hearing), Staff recommends the approval of this application.