



AGENDA ITEM ANALYSIS

Project/Issue Name: 20-26 An Ordinance of the City Council of the City of Republic, Missouri, Approving Amending the Zoning Code and Official Map by Changing the Classification of Approximately 0.47 Acres, Located at 616 North Phelps Avenue, from Medium Density Single-Family Residential (R1-M) to High Density Single-Family Residential (R1-H).

Submitted By: Community Development Department

Date: June 16, 2020

Issue Statement

White Oak Holding, LLC has applied to change the Zoning Classification of **(0.47) acres** of property located at 616 North Phelps from **Medium Density Single-Family Residential (R1-M) to High Density Single-Family Residential (R1-H)**.

Discussion and/or Analysis

The property subject to this Rezoning Application is comprised of approximately (0.47) acres of land located at 616 North Phelps Avenue. The property currently contains a single-family residential structure in uninhabitable condition. The Applicant has expressed interest in demolishing the existing structure, subdividing the parcel into two (2) parcels, and building two (2) new single-family residential dwellings.

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 Comprehensive Plan

The City's Comprehensive Plan generally encourages the expansion of residential 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 Plan also more particularly describes appropriate future land uses through the depiction of a **"Future Land Use Map" (FLUM)**. In this case, the FLUM depicts the subject property as having a **Medium Density Residential** designation. The City's Adopted 2005 Land Use Plan has identified the



Medium Residential” Future Land Use Map designation as an area of two-family residential development at 4-7 units per acre and neighborhood compatible institutional uses.

The 2005 Land Use Plan identifies Land Use Goals and Objectives relating to residential development, as follows:

- Goal: Cost-effective Private Development Density. Encourage higher density development that will reduce the amount of infrastructure and cost to the developer and reduce the maintenance costs by the City.
 - Objective: Use the Land Use Plan to promote and guide the development of land at higher densities to reduce the amount of infrastructure constructed within the City.
 - Policies:
 - Plan for higher density development that will reduce the cost of maintenance of new infrastructure improvements, such as water, sanitary sewer, stormwater and roads.
- Goal: Encourage the development of Infill Housing
 - Objective: Promote infill housing development
 - Policies:
 - Promote infill development as a means of maximizing existing infrastructure and encouraging reinvestment in existing neighborhoods
- Goal: Diversify the Republic Housing Market.
 - Objective: Promote all types of residential development.
- Goal: Improve the quality of all types of housing in the City.
 - Objective: Encourage the development of high-quality housing regardless of the size, type, and density of housing being constructed.

The 2005 Land Use Plan identifies “Neighborhood Principles and Development Guidelines,” which “provide guidance for how a mixture of land uses can work together to create community.”

- Principle: Republic should be a full-service community for a diverse population consisting of neighborhoods designed for human interaction.
 - Guideline: A range of housing types and sizes to accommodate household of all ages and sizes should be provided in each Republic neighborhood. A mix of housing types within a neighborhood creates visual and economic variety as well as opportunities for a more diverse population.

The general trend of development in the vicinity of the subject property, along North Phelps Avenue and surrounding streets is of well-established single-family dwelling neighborhoods.



Compatibility with Surrounding Land Uses

The subject property is surrounded by Medium Density Single-Family Residential (R1-M) Zoning to the north, south, east, and appear to be utilized as single-family residences.

The land uses permitted in the High Density Single-Family Residential (R1-H) Zoning District include single-family dwellings, residential accessory structures, golf courses, and schools.

Capacity To Serve Potential Development and Land Use

Municipal Water and Sewer Service: The parcel currently contains an uninhabitable single-family home served by City of Republic water and sanitary sewer service.

The site is served by a four (4) inch water main and eight (8) inch sanitary sewer main located along North Phelps Avenue. The sanitary sewer flows directly to the Wastewater Treatment Facility. The City's water system and Wastewater Treatment Facility currently have capacity to serve potentially two (2) new residential single-family dwellings at this location.

Transportation: A Traffic Impact Study (TIS) was not required for the Rezoning Application due to no increase in traffic volumes for a single parcel to transition from Medium Density to High Density Single Family Residential Zoning; a potential Minor Subdivision dividing the parcel into two (2) High Density Single-Family parcels will not increase traffic volumes to warrant a TIS.

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

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

Extent to which Proposed Amendment Creates Nonconformities

Any existing single-family residential uses presently conducted on the subject property would be permitted to continue as is at the time of rezone until such time as the use is altered in a way that would remove that lawfully existing nonconforming status. Types of alterations that would cause the removal of that status include redevelopment, expansion of the nonconforming use, substantial destruction of the nonconformity, etc.

Recommended Action

Staff considers the **proposed Zoning Map Amendment (Rezoning)** to be generally consistent with the **goals and objectives of the Comprehensive Plan**, consistent with the **trend of residential development in the vicinity of the site**, **compatible with surrounding land uses**, and **able to be adequately served by municipal facilities**. Based upon this analysis (performed without the benefit of evidence and testimony of a public hearing), **Staff recommends the approval of this application.**