



AGENDA ITEM ANALYSIS

Project/Issue Name: 20-25 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 127 East Mill, from Medium Density Single-Family Residential (R1-M) to Two-Family Residential (R-2).

Submitted By: Community Development Department

Date: June 16, 2020

Issue Statement

April and Bryan Swanson have applied to change the Zoning Classification of approximately point four-seven (**0.47**) acres of property located at 127 East Mill from **Medium Density Single-Family Residential (R1-M) to Two-Family Residential (R-2)**.

Discussion and/or Analysis

The property subject to this Rezoning Application is comprised of approximately point four-seven (**0.47**) acres of land located at 127 East Mill. The property is currently vacant, containing no residential or accessory structures; the Applicant has expressed interest in building a duplex on the parcel.

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 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 **Main Street District FLUM** designation. The City's Adopted 2005 Land Use Plan has identified the "**Main Street District**" Future Land Use Map designation as a Mixed-Use area described as, "**Downtown Republic; mix of office, retail commercial, multi-family and loft residential.**"

The Main Street District was introduced in the Land Use Plan to accommodate future recommendations from a Main Street Development Plan aimed to guide development in the areas surrounding Main Street. This plan's goal was to create new regulations for new development and redevelopment by



creating a new zoning district, Main Street District (MSD); although the Main Street District was codified as a new zoning district, the area identified in the FLUM does not contain any MSD zoning.

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 East Mill and surrounding streets is that of a neighborhood of well-established, single-family dwellings.

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 west. The adjacent properties appear to be utilized as single-family residences, with the exception of the property located to the north at the corner of South Pine Avenue and East Elm Street, which appears to be utilized as a multi-family complex.

The land uses permitted in the Two-Family Residential (R-2) Zoning District include single-family dwellings, zero lot line dwellings, duplexes/two-family dwellings, and residential accessory structures.



Capacity To Serve Potential Development and Land Use

Municipal Water and Sewer Service: The parcel contained a single-family home until several years ago when the home was demolished; the home was served by City of Republic water and sanitary sewer service. The site was previously served by a six (6) inch water main and eight (8) inch sanitary sewer main located along East Mill Street. The sanitary sewer flows to the Shuyler Creek Lift Station and then through a force main to the Wastewater Treatment Facility; the Lift Station and Treatment Facility currently have capacity to serve the site. The City's water system currently has capacity to serve a potential duplex at this location.

Transportation: A Traffic Impact Study (TIS) was not required for the Rezoning Application due to the very low increase in traffic volumes for a single parcel, zoned for Two-Family Occupancy.

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**, generally consistent with the **trend of residential development in the vicinity of the site**, generally **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.**