



## AGENDA ITEM ANALYSIS

Project/Issue Name: 25-15 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately 9.9 Acres of Real Property, Located at 4297 S. Wilson's Creek Boulevard, from Agricultural (AG) to General Commercial (C-3).

Submitted By: Chris Tabor, Principal Planner, Community Development Department

Date: June 3, 2025

### Issue Statement

The City of Republic has applied to change the Zoning Classification of approximately **(9.9) acres** of property located at 4297 S Wilson's Creek Boulevard, from Agricultural (AG) to General Commercial (C-3).

### Discussion and/or Analysis

The property subject to this Rezoning Application is comprised of approximately **(9.9) acres** of land located at 4297 S Wilson's Creek Boulevard, from Agricultural (AG) to General Commercial (C-3). The City intends to utilize this land, in the near future, for infrastructure improvements to serve municipal facilities at 4221 S Wilsons' Creek Blvd.

This subject property was recently annexed into the City as two parcels on May 3, 2025 and was subsequently combined into one lot through the Minor Subdivision process.

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 City's Adopted Plans

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 commercial development, including the following:

- **Goal:** Coordination with Infrastructure
  - **Objective:** Support new development that is well connected to the existing community
    - The City's development of the parcel aligns with planned future improvements along the corridor



- **Objective:** Promote development aligning with current adopted plans of the City; the intensity of uses should match the capacity of infrastructure to serve the use
  - The City's development of the parcel will facilitate future development along the corridor due to planned expansions of the City's municipal water system

The general trend of development in the vicinity of the subject property has been the development of Republic High School and Backwoods Golf during the last several years, along with the City's own BUILDS facility.

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

The subject property is surrounded by General Commercial (C-3) property to the north, Medium Density Single-Family Residential (R1-M) property to the south, Greene County Agricultural-zoned property to the west and Agricultural (AG) property to the east (Republic High School) across Wilson's Creek Blvd.

The land uses permitted in the General Commercial (C-3) Zoning District relative to the intended use include heavy and civil engineering construction services.

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

**Municipal Water and Sewer Service:** The parcel is in proximity to a 12" water main along the west side of Wilson's Creek Blvd. The City will extend the water main as necessary to serve the property and to facilitate growth southward.

The parcel will be served by an existing gravity sanitary sewer main running along the property's western boundary line. The sanitary sewer will flow to the McElhane Lift Station, and to the Shuyler Creek Lift Station, and finally to the Wastewater Treatment Facility. The City's water system, Lift Stations, and Wastewater Treatment Facility currently have capacity to serve the intended use.

**Transportation:** A Traffic Impact Study (TIS) was not required as the City has been consistently working with MODOT and the Ozarks Transportation Organization (OTO) for planned improvements along this corridor. At this time, there is no plan to create a new access to Wilson's Creek Blvd from the subject parcel.

**Floodplain:** The subject parcel **does** contain a Special Flood Hazard Area (SFHA/Floodplain).

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

#### **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 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.**