



AGENDA ITEM ANALYSIS

Project/Issue Name: A Public Hearing of the City Council Regarding Approving the Annexation of Approximately 9.9 Acres of Property Located at 4297 South Wilson's Creek Boulevard and Adjacent Right-of-Way.

Submitted By: Chris Tabor, BUILDS Department Principal Planner

Date: April 15, 2025

Issue Statement

The BUILDS Department received an application from Duane Compton on behalf of the City of Republic for the Annexation of approximately nine point nine (9.9) acres of land located at 4297 South Wilson's Creek Boulevard and Adjacent Right-of-Way.

Discussion and/or Analysis

This application concerns two adjacent parcels:

- Parcel 1 (4297 S Wilson's Creek Blvd; 1714200020) – 3.32 acres.
- Parcel 2 (No address; 1714200019) – 6.58 acres.

Duane Compton has submitted an Annexation Application on behalf of the property owner, the City of Republic.

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

Surrounding parcels are within the municipal boundaries of the City of Republic, making the subject parcel compact and contiguous with existing city limits.

Both sanitary sewer and water are in proximity to the property.

Sanitary sewer is available from an 8-inch main located throughout the property. Effluent would flow from the site to the McElhany Lift Station, then through the gravity sewer system to the Shuyler Creek Lift Station, and finally, to the Wastewater Treatment Plant.

Water is available from a 12-inch main along the west side of Wilson's Creek Blvd.

The Annexation, if approved by City Council, will bring both parcels into the City of Republic and effectively zone said parcels 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. 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.