



AGENDA ITEM ANALYSIS

Project/Issue Name: 25-05 An Ordinance of the City Council Amending Title IV (“Land Use”), Chapter 405 (“Zoning Regulations”), Article 405-I (“In General”), Section 405.020 (“Definitions”) and Article 405-VIII (“Special Use Regulations”), Section 405.670 (“Generally”) of the Municipal Code of the City of Republic, Missouri.

Submitted By: Chris Tabor, Community Development, Principal Planner

Date: January 21, 2025

Issue Statement

Consideration to approve amendments to Section 405.020 *Definitions of Article 405-I In General* and Section 405.670 *Generally of Article 405-VIII Special Use Regulations*.

Discussion and/or Analysis

City of Republic staff is requesting the approval of amendments to Section 405.020 *Definitions of Article 405-I In General* and Section 405.670 *Generally of Article 405-VIII Special Use Regulations*.

The intent of these ordinance changes is to prepare the municipal code for the possibility of future incoming special uses – specifically Data Centers and Vehicular Tow Yards. In addition, it is preferable to also build in some flexibility to the code that allows City Council to consider uses not specifically called out by the ordinance, but which have been judged to meet the intent of the *Article 405-VIII Special Use Regulations*.

To this effect, staff has added the following definitions to Section 405.020:

1. DATA CENTER - A facility whose primary service is data processing and is used to house computer systems and associated components, such as telecommunications and storage systems, including but not limited to, web hosting organizations and internet service organizations. A server farm, telecom hotel, carrier hotel, Telehouse co-location center, or any other term applicable to facilities which are used for these specified purposes shall be deemed to be a data center.
2. VEHICULAR TOW YARD - A secured site used for the temporary storage of vehicles that have been towed due to being abandoned, illegally parked, involved in an accident, or otherwise impounded. This may also include the storage of vehicles by private individuals or businesses on a rental basis.



Staff has then added those uses under the preferred zoning districts, as well as the more general use allowance, to Section 405.670:

- Vehicular Tow Yards located in a C-2, C-3, M-1, or M-2 Zoning District.
- Data Centers located in a M-2 Zoning District.
- Other uses not specifically listed in this Chapter that the City Council determines to be of a similar nature and character to the uses permitted in the applicable zoning district, and that are not contrary to public interest the general intent of this Chapter.

The Special Use Permit process allows City Council to allow certain uses where preferred while also considering added limitations or restrictions on the project sites through an accompanying development plan.

The two specified uses are possibilities staff expects we could see in the future.

Data Centers are becoming more common across the area and have the potential to create nuisances for adjacent properties if not carefully considered.

The Vehicular Tow Yard use provides some flexibility for certain properties located around the City that are not easily occupiable by other uses due to constraints on a given site's utility access and the mix of surrounding uses. Tow Yards are currently only possible in the Heavy Industrial (M-2) Zoning District. Adding this as a potential Special Use allows the permitting of those activities, as appropriate, based on a case-by-case analysis of locations where staff would not support a rezone to M-2.

Recommended Action

Staff recommends the approval of the referenced amendments.