



AGENDA ITEM ANALYSIS

Project/Issue Name: 25-24 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately 18.49 Acres, Located at the 900 Block of Colorado Avenue, from Frisco Square Planned Development District (PDD) to Amended Frisco Square Planned Development District (PDD 25-001).

Submitted By: Chris Tabor, Principal Planner

Date: August 5, 2025

Issue Statement

Modern Tractor & Supply, Inc has applied to change the Zoning Classification of approximately 18.49 acres of property located at the 900 Block of Colorado Ave from Planned Development District (PDD) to **Amended Frisco Square Planned Development District (PDD)**.

Discussion and/or Analysis

The property subject to this Rezoning Application is comprised of approximately **18.49 acres** of land located at the 900 Block of Colorado Ave. The property is currently undeveloped.

Applicant's Proposal

The Applicant is proposing the Rezoning of the subject property to Amended Frisco Square Planned Development District (PDD), a single-family residential subdivision containing a maximum of 75 lots and a maximum density of 4.05 lots per acre.

The proposed Development Plan will allow for single-family residential lots consisting of 75 lots, with a minimum lot size of 5,500 sf, and detention. The Development Plan also contains new water, sanitary sewer, associated stormwater systems, and four local streets to support the development.

Specifically, the Applicant's proposal includes the following elements:

Amended Frisco Square Planned Development District (PDD) - PROPOSED

- **Single-Family Residential**
 - Total Lots: 75
 - Permitted Uses: Single-Family Residential
 - Setbacks (required distance from the building footprint to the respective property line)
 - Front: 25 Feet



- Rear: 25 Feet
- Interior Side Setback: 6 Feet
- Side Street Setback (Local): 15 Feet
- Side Street Setback (Collector): 20 Feet
- Lot Size
 - Minimum Area: 5,500 Square Feet
 - Minimum Width: 50 Feet
 - Minimum Depth: 110 Feet

The following paragraphs contain brief analyses of present site conditions as well as the proposal's relationship to **adopted plans of the City**.

Current Conditions of Property

The subject property is currently zoned as part of the Frisco Square Planned Development District (PDD). The current PDD allows for a mix of residential types.

Specifications for the subject property's existing zoning (PDD) include the following elements:

Frisco Square Planned Development District (PDD) - EXISTING

- **Multifamily Residential (R-3)**
 - Total Area: 8.45 acres
 - Total Dwellings: 147 Maximum Dwellings (17.4 dwelling units per acre)
- **Single-Family Residential (R1-H)**
 - Total Area: 3.30 acres
 - Total Dwellings: 19 (6.22 dwelling units per acre)
- **Agricultural – Greenspace**
 - 5.03 acres

Consistency with the Planned Development District (PDD) Ordinance

The purpose of the Planned Development Regulations is to allow for mixed-use, unconventional, or innovative arrangements of land uses and public facilities, which would be difficult to develop under the conventional land use and development regulations of the City.

Planned Unit Developments must demonstrate substantial congruence with each of the following conditions in order to be considered eligible for approval:

- The proposed Development Plan shall involve a mixture or variation of land uses or densities
 - Amended Frisco Square PDD contains a residential density not otherwise available within the City's currently adopted Zoning Districts.



- The proposed Development Plan shall involve the provision of all infrastructure deemed necessary to adequately serve the potential development.
 - The Amended Frisco Square PDD Development Plan includes provisions for municipal water and sewer services, a plan for stormwater management, and the construction of several Local-class Streets.
- The proposed Development Plan shall involve design elements that promote the City of Republic's Comprehensive Plan and other adopted plans of the City.
 - The City of Republic's Comprehensive and Land Use Plans promote the expansion of residential development at locations supported by the City's water, sanitary sewer, and transportation networks; the Amended Frisco Square PDD property can be adequately supported by the City's capacities for water, sewer, and transportation.
- The proposed Development Plan shall involve design elements intended to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to preserve features of historical significance; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public improvements.
 - The Amended Frisco Square PDD Development Plan includes the construction of several local streets and sidewalks, furthering connectivity throughout the City.
 - The Development Plan proposes a reduced density that does not cause undue concentration of population and facilitates the capacity to serve existing water and sewer infrastructure.

Consistency with the Comprehensive Plan and Land Use Plan

The City's Comprehensive Plan and Land Use 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 2021 Comprehensive Plan and Land Use Plan identifies Land Use Goals and Objectives relating to development, as follows:

- **Community Development Goals and Objectives**
 - **Goal 1:** Support market conditions to develop a greater variety of residential options.
 - **Objective 1B:** Support a variety of housing developments and styles to ensure a range of options are available.
- **Coordination with Infrastructure**
 - **Goal 1:** Support new development that is well-connected to the existing community.
 - **Objective 1A:** Encourage development that improves and expands upon existing infrastructure.



- **Objective 1B:** Promote development aligning with current adopted plans of the City.
- **Goal 2:** Recognize potential infill sites as opportunities for development, while mitigating impacts to adjacent established properties.
 - **Objective 1A:** Support the development of vacant parcels as opportunities for densification that is harmonious with surrounding development.

Compatibility with Surrounding Land Uses

Zoning Compatibility

The subject site is surrounded by existing vacant commercial zoned properties and developed or vacant residential zoned properties and uses:

- North (Across Colorado Ave): Frisco Square Village PDD – Mixed use of Multi-Family Residential.
- Northwest: Frisco Square PDD – Mixed use of Commercial and Residential; directly adjacent to Local Commercial.
- South: High Density Single-Family Residential (R1-H)
- East: Sunset Landing PDD (also known as Monte Cristo) – Mixed Use of Single-Family and Multi-Family Residential.
- West: (Across Illinois Ave): General Commercial (C-2)

The proposed Development Plan ensures that incoming properties are adjacent to those that are like zoning with single-family residential. The proposed development is planned to allow for less intense residential use than was previously approved in the last rendition of the approved Planned Development District.

The land uses permitted in the Applicant's proposal are considered to be generally compatible with the surrounding commercial and residential zoned properties and uses in proximity to the subject parcel.

Capacity to Serve Potential Development and Land Use

Municipal Water and Sewer Service: The subject site is in proximity to City of Republic sanitary sewer and water service, with existing points of connection to the north and west. Several potential connections are available for both utilities.

The development will be served via a looped water system, connecting to existing water mains that have points of connection to the north and west. The exact location and size of the water mains required to serve the development will be determined during the infrastructure design process.

Effluent from the development would gravity to the Woodland Park Lift Station and then force to the Shuyler Creek Lift Station before traveling back to the Wastewater Treatment Facility.

The Water System, the existing Lift Stations, and the Wastewater Treatment Facility have sufficient capacity to serve the proposed development at full build-out.



Transportation: The Planned Development proposes four new streets facilitating circulation within the subdivision:

- Virginia Crescent Drive
- Canary Street
- Justice Court
- Cordoba Avenue

The proposed Development Plan would create four new local streets that provide connectivity within the neighborhood and two collector streets. The new local street of Virginia Crescent Drive would have access to the existing Collector Streets to the west and north of Illinois Avenue and Colorado Avenue. Thus, providing connectivity between two collector streets. In addition, the Development Plan will create another access point off Colorado Avenue with the newly proposed street of Cordoba Avenue.

In accordance with policy, the Applicant was required to perform a Traffic Impact Study (TIS) to analyze the impact of the traffic generated by the proposed development. The TIS was then reviewed by BUILDS and MoDOT Staff. The results of the TIS indicate the proposed full buildout of the development will not warrant any traffic improvements.

Stormwater: The Development Plan contains three areas designated for stormwater retention/detention, designed to accommodate stormwater generated by the development. The location of these areas is in the northeast corner, the southwest corner, and the center of the development area, as necessitated by the topography of the property. Additional stormwater areas and/or easements may be required through the engineering design process. The stormwater retention/detention areas, drainage easements, and all open space/common areas will be owned and maintained by the Developer and/or a Property Owners Association.

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

Sinkholes: The subject parcel **does** contain **two** identified sinkholes. All construction will be in accordance with Section 410.700 of the City of Republic's adopted ordinances, "Sinkholes and Karst Features", which does not allow for any construction within a 30' setback of the mapped sinkhole. The Development Plan proposes the sinkholes and the 30' no build setback from the identified sinkholes to be entirely within the common areas located in the development area.

Infrastructure Design: The design and precise placement of the streets, sidewalks, water and sanitary sewer systems, and stormwater detention will be reviewed and permitted during the Infrastructure Permitting Process.

All developments must include site design providing for sufficient emergency vehicle access as well as fire protection facilities (e.g. fire hydrants). **Additional elements of code compliance, evaluated at the time of infrastructure design, impacting the development of the subject property, include, but are not limited to, the City's Zoning Regulations, adopted Fire Code, and adopted Building Code.** The next steps in the process of development of the subject parcel, upon a favorable rezoning outcome, will be



the development, review, and approval of an Infrastructure Permit for the construction of utility services and roads.

Recommended Action

Staff considers the **proposed Zoning Map Amendment (Rezoning to Planned Development District)** to be generally consistent with the **goals and objectives of the Comprehensive and Land Use Plans**, generally consistent with the **trend of development in the vicinity of the site**, generally **compatible with surrounding land uses**, and **able to be adequately served by municipal facilities**. Specifically, the proposed development can be adequately served by the City's municipal water and sanitary sewer services and the City's transportation network. Based upon this analysis (performed without the benefit of evidence and testimony of a public hearing), Staff recommends the approval of this application.