



AGENDA ITEM ANALYSIS

Project/Issue Name: 21-61 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 4.77 Acres from Medium Density Single-Family Residential (R1-M) to General Commercial (C-3), Located at 503 North West Avenue.

Submitted By: Karen Haynes, Planning Manager, BUILDS Department

Date: September 21, 2021

Issue Statement

Empire District Electric Company has applied to change the Zoning Classification of approximately **(4.77) acres** of property located at 503 North West Avenue from Medium Density Single-Family Residential (R1-M) to **General Commercial (C-3)**.

Discussion and/or Analysis

The property subject to this Rezoning Application is comprised of approximately **(4.77) acres** of land located at 503 North West Avenue from Medium Density Single-Family Residential (R1-M) to General Commercial (C-3). Empire District Electric Company, operating as Liberty Utilities, intends to build a new building for their Republic crews; the building will house Liberty Utilities construction crews, work trucks and equipment, and staff.

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
 - **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 general trend of development in the vicinity of the subject property has been the Rezoning and redevelopment of properties for commercial uses along the State Highway 174 corridor.

Compatibility with Surrounding Land Uses

The subject property is surrounded by City of Republic Medium Density Single-Family zoned properties to the north, south, east, and west. Adjacent and nearby State Highway 174 frontage has been Rezoned in recent years to commercial zoned properties, consistent with the City's Major Thoroughfare Plan identifying this corridor as a Primary Arterial with commercial development potential.

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 adjacent to a 6-inch waterline parallel to State Highway 174 along the property's frontage, which also runs north on West Avenue.

The parcel will be served by one of two existing gravity sanitary sewer mains, located on North West Avenue and adjacent to their western property line; both gravity sewer lines run directly to the Wastewater Treatment Facility. The City's water system and Wastewater Treatment Facility currently have capacity to serve the intended use.

Transportation: A Traffic Impact Study (TIS) was not required by MODOT due to the low volume of traffic generated by the proposed use. MODOT will require the closing of the existing residential driveway on North West Avenue and will issue a Construction Permit for improvements to the existing driveway on State Highway 174.

Floodplain: The subject parcel **does** contain a small amount of Special Flood Hazard Area (SFHA/Floodplain) at the northwest corner of the property; no development is proposed in this area.

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.**