



## AGENDA ITEM ANALYSIS

Project/Issue Name: 21-78 An Ordinance of the City Council of the City of Republic, Missouri, Amending the Zoning Code and Official Map by Changing the Classification of Approximately 14.04 Acres, From Planned Development District (PDD) to General Commercial (C-2), Located at the 600 Block of West Civic Boulevard.

Submitted By: Chris Tabor, Principal Planner, BUILDS Department

Date: December 14, 2021

### Issue Statement

Wilmoth Oil Co, LLC has applied to change the Zoning Classification of approximately **14.04 acres** of property situated at the termination of West Civic Boulevard from Planned Development District (PDD) to **General Commercial (C-2)**.

### Discussion and/or Analysis

The property subject to this Rezoning Application is currently vacant. The Applicant has expressed their intent to develop on the property.

The property is currently zoned as part of the greater Frisco Square Planned Development District. Existing uses allowed on the property include Local Commercial (C-1), High-Density Single Family Residential (R1-H) and Multi-Family (R3), as well as a small portion of Agricultural (AG) – all of which are referenced in the Frisco Square Development Plan.

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 Comprehensive Plan

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**.

- **Section:** Coordinate with Infrastructure
  - **Goal 1:** Support new development that is well-connected to the existing community.
    - **Objective 1B:** Promote development aligning with current adopted plans of the City. The intensity of uses should match the capacity of infrastructure to serve.



- **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.

The rezone of this parcel is in line with area development. City water and sanitary sewer will be required for development of the parcel.

The general trend in the vicinity of the subject property, off US Highway 60, is development and redevelopment of commercial properties of low to middling intensity.

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

The subject property is surrounded by the Frisco Square Planned Development District to the northeast (across Illinois Ave.), General Commercial (C-2) to the northwest, and Medium-Density Single Family Residential (R1-M) to the south. The single-family properties consist of twelve lots in Lakeside Estates (1<sup>st</sup> and 2<sup>nd</sup> Additions).

The land uses permitted in the General Commercial (C-2) Zoning District include high intensity commercial uses; as well as the lower intensity commercial uses found in the Local Commercial (C-1) zoning district.

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

##### **Municipal Water and Sewer Service:**

The parcel has access to a 10” water main running along the property on the south side of W Frisco Blvd. Alternatively, a 10” water main runs on the far (east) side of S Illinois Ave.

The subject parcel is in proximity to an 8” sanitary sewer main that runs along property lines to the east and south. Sewer would flow to the Woodland Park Lift Station, Lift Station 2, and then to the Wastewater Treatment Plant.

##### **Transportation:**

The parcel is expected to utilize access to S Illinois Ave.

No Traffic Impact Study (TIS) was required with this rezone due to reduction in trip generation the rezone represents when compared to the existing allowable uses provided for by the Frisco Square Planned Development District.

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

**Sinkholes:** The subject property **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.**