



AGENDA ITEM ANALYSIS

Project/Issue Name: 21-07 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 0.22 Acres from Agricultural (AG) and 18.97 Acres from General Commercial (C-2), Located Northeast of the Northeastern Right-Of-Way Line of Missouri State Route 360, to Light Industrial (M-1).

Submitted By: Karen Haynes, Planning Manager, BUILDS Department

Date: January 19, 2021

Issue Statement

Morelock Family Limited Partnership has applied to change the Zoning Classification of **(0.22) acres Agricultural (AG) and (18.97) acres General Commercial (C-2)** of property located northeast of the northeastern Right-of-Way line of Missouri State Route 360 (James River Expressway) **to Light Industrial (M-1)**.

Discussion and/or Analysis

The property subject to this Rezoning Application is comprised of approximately **(19.19) acres** of land located northwest of the intersection of State Route 360 (James River Expressway) and State Highway MM. The property is currently vacant.

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**.

The Plan more particularly describes appropriate future land uses through the depiction of a **"Future Land Use Map" (FLUM)**. In this case, the FLUM depicts the subject property as having a **Neighborhood Commercial District FLUM** designation. The City's Adopted 2005 Land Use Plan has identified the **"Neighborhood Commercial"** Future Land Use Map designation as a Mixed-Use area described as, **"Retail and office uses; including small neighborhood shopping centers and isolated retail businesses."**



The 2005 Land Use Plan identifies Land Use Goals and Objectives relating to commercial development, as follows:

- **Goal:** Expand the opportunity for new commercial development in the City.
 - **Objective:** Increase the amount of land available for commercial development in the City.
- **Goal:** Create a more diverse economic base while increasing the retail growth within the City
 - **Objective:** Diversity economy to absorb more retail, office, and light manufacturing development.
- **Goal:** Redevelop and revitalize existing commercial centers and encourage infill development of vacant commercial land using the existing built-out infrastructure.

The general trend of development in the vicinity of the subject property, along State Highway MM, is industrial and manufacturing development.

Compatibility with Surrounding Land Uses

The subject property is surrounded by Heavy Industrial (M-2) Zoning to the north and west and General Commercial (C-2) and Agricultural (AG) to the east; the parcel is separated from parcels to the south by James River Expressway.

The land uses permitted in the Light Industrial (M-1) Zoning District include uses permitted in General Commercial (C-2), warehouses, manufacturing, and associated office uses.

Capacity To Serve Potential Development and Land Use

Municipal Water and Sewer Service: The parcel can be served by a twelve (12) inch water main parallel to State Highway MM; subsequent development of the parcel may require looping a water main from State Highway MM to the twelve (12) inch water main along West Carnahan Street. The municipal water system has the capacity to serve potential M-1 development of the subject parcel.

The sanitary sewer will flow from the parcel to the Brookline North Lift Station, McElhaney, and Shuyler Creek Lift Stations, before being pumped to the Wastewater Treatment Facility. The City's Lift Stations and Wastewater Treatment Facility currently have the capacity to serve new light industrial development at this location.

Transportation: A Traffic Impact Study (TIS) was required and reviewed by the BUILDS Department and MODOT. Subsequent review of the development plans will define required transportation improvements and location of entrances into the development.

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

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.**