



AGENDA ITEM ANALYSIS

Project/Issue Name: 20-43 An Ordinance of the City Council of the City of Republic, Missouri, Amending the Municipal Code of the City of Republic, Missouri, by Amending Title IV, "Land Use," Chapter 405, "Zoning Regulations," Article IV, "A Planned Development District," Regarding Planned Development Districts.

Submitted By: Karen Haynes, Community Development Department

Date: September 15, 2020

Issue Statement

Consideration to amend Article IV A Planned Development District (PDD), relating to the Plan Procedure, requirements of the Development Plan, and Platting requirements for PDD's.

Discussion and/or Analysis

The proposed Amendments include revised language to the following Sections, in addition to minor language revisions.

Section 405.230 Procedure

The proposed Amendment to Section 405.230 Procedures removes the requirement for at least a three-quarters (3/4) vote of the total membership of City Council if the Planning and Zoning Commission had not recommended approval of the PDD Application; the referenced vote is not required by Missouri State Statute.

Section 405.240 Development Plans

The proposed Amendment requires a PDD Application to be in conformance with other adopted plans of the City of Republic, in addition to the Comprehensive Plan. These Plans include, but are not limited to the Transportation Plan, Land Use Plan, Future Land Use Map, Parks Master Plan, and Water and Wastewater Master Plans.

Section 405.260 Platting

The proposed Amendment to phased and unphased development, requires completion of the construction and approval of the Final Plat within a specified timeframe. In instances when phased construction is not planned, improvements and approval of the Final Plat must be completed within four (4) years. In phased construction, the first phase must be completed within two (2) years of the date of approval of the Development Plan and all subsequent phases must be constructed and the Final Plat approved within eight (8) years.



Recommended Action

Staff recommends the approval of Amendments to the Planned Development District (PDD) Ordinance.