



## AGENDA ITEM ANALYSIS

Project/Issue Name: 20-29 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 0.91 Acres, Located at 317 South Main Street, from Local Commercial (C-1) to General Commercial (C-2).

Submitted By: Karen Haynes, Planning Director

Date: August 18, 2020

### Issue Statement

Rite Development, Inc. has applied to change the Zoning Classification of **(0.91) acres** of property located at 317 South Main Street from **Local Commercial (C-1) to General Commercial (C-2)**.

### Discussion and/or Analysis

The property subject to this Rezoning Application is comprised of approximately **(0.91) acres** of land located at 317 South Main Street; the property is identified as Lot 2 of the Main Street Commercial Development Minor Subdivision. The property is currently vacant. The Applicant has expressed interest in building a self-storage office building to accompany planned self-storage units on Lot 1 of the Main Street Commercial Development Minor Subdivision.

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, in regards 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 **Main Street District FLUM** designation. The City's Adopted 2005 Land Use Plan has identified the **"Main Street District"** Future Land Use Map designation as a Mixed-Use area described as, **"Downtown Republic; mix of office, retail commercial, multi-family and loft residential."**

The Main Street District was introduced in the Land Use Plan to accommodate future recommendations from a Main Street Development Plan aimed to guide development in the areas surrounding Main Street. This plan's goal was to create new regulations for new development and redevelopment by



creating a new zoning district, Main Street District (MSD); although the Main Street District was codified as a new zoning district, the area identified in the FLUM does not contain any MSD zoning.

**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.
  - **Policies:**
    - Proactive consideration of Rezoning Requests where there are opportunities to provide land for commercial development.
- **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.
  - **Policies:**
    - Recognize the needs and concerns of existing businesses and assist in their growth and development.
- **Goal:** Redevelop and revitalize existing commercial centers and encourage infill development of vacant commercial land using the existing built-out infrastructure.
  - **Objective:** Promote revitalization of existing commercial areas.

The general trend of development in the vicinity of the subject property, along North Main Street, is that of a mixture of well-established residential and commercial development, including single-family residential, multi-family residential, manufacturing, and general commercial.

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

The subject property is surrounded by Medium Density Single-Family Residential (R1-M) Zoning to the north, Multi-Family (R-3) and Local Commercial (C-1) to the east, Local Commercial (C-1) to the south, and General Commercial (C-2) to the west.

The land uses permitted in the General Commercial (C-2) Zoning District include self-storage, retail, and offices.

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

**Municipal Water and Sewer Service:** The parcel can be served by six (6) inch water main along West Broad Street and a six (6) inch water main along Main Street; the parcel can be served by eight (8) inch sewer mains on West Broad and Main Street.

The sanitary sewer will flow from the parcel to Lift Station #4, to the Shuyler Creek Lift Station, and finally to the Wastewater Treatment Facility. The City's water system, Lift Stations, and Wastewater Treatment Facility currently have capacity to serve new commercial development at this location.

**Transportation:** A Traffic Impact Study (TIS) was not required for the Rezoning Application due to no expected increase in traffic volumes for a single parcel to transition from Local Commercial (C-1) to General Commercial (C-2) Zoning.



**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.**