



AGENDA ITEM ANALYSIS

Project/Issue Name: A Public Hearing of the City Council of the City of Republic, Missouri, Approving the Annexation of Approximately 0.83 Acres, Located at 658 South Cully Avenue and Adjacent Right-of-Way.

Submitted By: Karen Haynes, Planning Manager, BUILDS Department

Date: April 20, 2021

Issue Statement

The City of Republic's Community Development Department received a Voluntary Annexation Application from Roney and Renee Rogers for the Annexation of approximately zero point eight-three (0.83) acres of land located at 658 South Cully Avenue.

Discussion and/or Analysis

The property owners, Roney and Renee Rogers, have submitted a Voluntary Annexation Request for the subject parcel.

City water and sanitary sewer service are available in proximity to the property; the property currently has a private well and septic system. The property owners intend to connect to the City's sanitary sewer system upon Annexation. The subject parcel is compact and contiguous with the city limits of the City of Republic, as the subject parcel is surrounded by properties located in the City to the north and south.

The Future Land Use designation of the subject parcel is Low Density Residential. The Low Density Residential Future Land Use designation includes Single-Family Residential Development at 1-6 units per acre and neighborhood compatible institutional uses. Low Density Residential Land Uses include the following Zoning Districts: High Density Single-Family Residential (R1-H), Medium Density Single Family-Residential (R1-M), and Low Density Single-Family Residential (R1-L).

The Annexation, if approved by City Council, will effectively zone the subject parcel as A-1 (Agricultural) in accordance with City Code Section 435.010.B, which requires all annexed properties to be classified in the zoning district corresponding to Greene County's zoning designation.

Recommended Action

Staff believes the Annexation of the subject property is consistent with the City's Adopted Plans and enjoys immediate access to City of Republic municipal services.