



AGENDA ITEM ANALYSIS

Project/Issue Name: A Public Hearing of the City Council of the City of Republic, Missouri, Regarding Approving the Annexation of Approximately 10.88 Acres, Located at 6354 South Farm Road 89 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 Steven George McElhaney for the Annexation of approximately ten point eight-eight (10.88) acres of land located at 6354 South Farm Road 89.

Discussion and/or Analysis

The property owner, Steven George McElhaney, has submitted a Voluntary Annexation Request for the subject parcel.

The request includes annexation of the Right-of-Way (West Farm Road 170) adjacent to the property subject to Annexation.

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 east.

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.