



AGENDA ITEM ANALYSIS

Project/Issue Name: A Public Hearing of the City Council of the City of Republic, Missouri, Approving the Annexation of Approximately 4.89 Acres, Located in the 7400 Block of West Farm Road 174 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 the Dorothy J. Garner Trust for the Annexation of approximately four point eight-nine (4.89) acres of land located in the 7400 Block of West Farm Road 174.

Discussion and/or Analysis

The property owners, Dorothy J. Garner Trust, have 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 subject parcel is contingent on the approved annexation of the adjacent parcel to the west, for which an annexation has also been requested. The parcel to the west 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 west. The owner's representative intends to pursue Rezoning of both properties for a common residential development.

The Future Land Use designation of the subject parcel is Low and Medium 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 Medium Density Residential Future Land Use designation includes Two-Family Residential Development at 4-7 units per acre and neighborhood compatible institutional uses. Medium Density Residential Land Uses include the following Zoning Districts: Two-Family Residential (R-2) and Zero Lot-Line Residential (R1-Z).



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 is in proximity to City of Republic municipal services.