



AGENDA ITEM ANALYSIS

Project/Issue Name: 21-34 An Ordinance of the City Council of the City of Republic, Missouri, Approving Amending the Zoning Code and Official Map by Changing the Classification of Approximately 0.37 Acres from Local Commercial (C-1) to General Commercial (C-2), Located at 201 West State Highway 174.

Submitted By: Chris Tabor, Principal Planner, BUILDS Department

Date: April 20, 2021

Issue Statement

Daniel Villars has applied to change the Zoning Classification of approximately thirty-seven hundredths (0.37) of an acre to General Commercial (C-2) from Local Commercial (C-1).

Discussion and/or Analysis

The property subject to this Rezoning Application currently has approximately (0.37) acres of Local Commercial (C-1) Zoning. The proposed Zoning Map Amendment seeks to rezone this property to General Commercial (C-2).

The parcel is currently occupied by the Applicant's business, Villars Automotive Center. The property has been the site of automotive repair since 1975. The City's current ordinances only allow such a use in the General Commercial (C-2) zoning district. The Applicant is seeking the rezone to bring the parcel's occupied use into compliance.

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 conformance with the municipal zoning ordinance through myriad methods. Appropriate locations for Rezoning are described generally throughout the Plan, with regard 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 **Neighborhood Commercial FLUM** designation. The City's Adopted 2005 Land Use Plan has identified the "Neighborhood Commercial FLUM designation" as "(r)etail and office uses; including small neighborhood shopping centers and isolated retail businesses."



The 2005 Land Use Plan identifies Land Use Goals and Objectives relating to commercial development, as follows:

- **Goal:** Promote the maintenance and revitalization of existing commercial areas especially along arterial roads and highways.
 - **Objective:** Promote the maintenance and revitalization of existing commercial areas especially along arterial roads and highways.

The general trend of development along State Highway 174 an existing and continued expectation of commercial intensification.

Compatibility with Surrounding Land Uses

The subject property is surrounded by Medium Density Single-Family (R1-M) to the north, Local Commercial (C-1) to the east, Two-Family (R-2) and Local Commercial (C-1) to the west, and Local Commercial across State Highway 174 to the south.

The land uses permitted in the General Commercial (C-2) Zoning District include the current use: “Automotive sales and service including body work; painting; frame alignment; restoration or reconstruction, excluding the storage of wrecked or scrap vehicles; parts and other dismantled cars and trucks.”

Capacity To Serve Potential Development and Land Use

Municipal Water and Sewer Service: The parcel is currently served by an eight (8) inch water main at the termination along North Walnut Avenue. The municipal water system currently serves the existing use at this location.

The sanitary sewer flows from the parcel directly to the Wastewater Treatment Facility; the Wastewater Treatment Facility currently serves the existing development at this location.

Transportation: A Traffic Impact Study (TIS) was not required for the Rezoning Application due to the inclusion of the existing use.

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.**