



AGENDA ITEM ANALYSIS

Project/Issue Name: 21-30 An Ordinance of the City Council of the City of Republic, Missouri Amending the Zoning Code and Official Map by Changing Classification of Approximately 40 Acres from the Dean Hartman Planned Development District (PDD) to Planned Development District (PDD), Located Northwest of the Intersection of West Farm Road 170 and South Farm Road 101.

Submitted By: Karen Haynes, Planning Manager, BUILDS Department

Date: April 20, 2021

Issue Statement

JSB Investments, LLC applied to change the Zoning Classification of approximately **(40) acres** of property located northwest of the intersection of West Farm Road 170 and South Farm Road 101 from Dean Hartman Planned Development District (PDD) to Boyce Planned Development District (PDD).

Discussion and/or Analysis

The property subject to this Rezoning Application is comprised of approximately **(40) acres** of land located northwest of the intersection of West Farm Road 170 and South Farm Road 101. The property is currently unimproved agricultural property containing no structures.

Applicant's Proposal

The Applicant is proposing the Rezoning of this property to a Planned Development District (PDD) to allow for a mixed-use development consisting of (3) General Commercial (C-2) Lots, (3) Multi-Family Residential (R-3) Lots, and (1) Regional Detention Basin Lot. The Development Plan also contains new water, sanitary sewer, and stormwater systems to support the development and a required Collector Road connecting US Hwy 60 with West Republic Road.

Specifically, the Applicant's proposal includes the following elements:

Lot 1: (1.8) acres, General Commercial (C-2)

- Permitted Uses: General Commercial (C-2)
- Setbacks: General Commercial (C-2)
- Landscaping/Buffering: General Commercial (C-2)

Lot 2: (2.0) acres, General Commercial (C-2)

- Permitted Uses: General Commercial (C-2)
- Setbacks: General Commercial (C-2)



- Landscaping/Buffering: General Commercial (C-2)

Lot 3: (12.5) acres, Multi-Family Residential (R-3)

- Permitted Uses: Multi-Family Residential (R-3)
- Setbacks: Multi-Family Residential (R-3)
- Landscaping/Buffering: Multi-Family Residential (R-3)
- Density: (252) Units
 - (20) DU/acre
- Parking: 504 Parking Spaces
 - (2) Spaces per Dwelling Unit

Lot 4: (2.8) acres, General Commercial (C-2)

- Permitted Uses: General Commercial (C-2)
- Setbacks: General Commercial (C-2)
- Landscaping/Buffering: General Commercial (C-2)

Lot 5: (1.4) acres, Regional Detention

Lot 6: (3.8) acres, Multi-Family Residential (R-3)

- Permitted Uses: Multi-Family Residential (R-3)
- Setbacks: Multi-Family Residential (R-3)
- Landscaping/Buffering: Multi-Family Residential (R-3)
- Density: (23) Units
 - (6) DU/acre
- Parking: 56 Parking Spaces
 - (2.44) Spaces per Dwelling Unit

Lot 7: (11) acres, Multi-Family Residential (R-3) designated for 55+

- Permitted Uses: Multi-Family Residential (R-3)
 - Deed Restriction for 55+
- Setbacks: Multi-Family Residential (R-3)
- Landscaping/Buffering: Multi-Family Residential (R-3)
- Density: (207) Units
 - 19 DU/acre
- Parking: 338 Parking Spaces
 - (1.64) Spaces per Dwelling Unit

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 Planned Development District (PDD) Ordinance



The purpose of the Planned Development Regulations is to allow for mixed-use, unconventional, or innovative arrangements of land and public facilities, which would be difficult to develop under the conventional land use and development regulations of the City.

Planned Unit Developments must demonstrate substantial congruence with each of the following conditions in order to be considered eligible for approval:

- The proposed Development Plan shall involve a mixture or variation of land uses or densities.
 - The Boyce PDD is a mixed-use development consisting of commercial and multi-family residential dwelling units (townhomes, apartments, and senior living).
- The proposed Development Plan shall involve the provision of all infrastructure deemed necessary to adequately serve the potential development.
 - The Boyce PDD Infrastructure Plan includes provisions for adequate supply of municipal water and sewer, a plan for stormwater management, and the construction and dedication of a Collector Street from US Hwy 60 to Republic Road, identified on the City's Transportation Plan and OTO's Major Thoroughfare Plan.
- The proposed Development Plan shall involve design elements that promote the City of Republic's Comprehensive Plan and other adopted plans of the City.
 - The City of Republic's Comprehensive Plan promotes the expansion of commercial and residential development at locations supported by the City's water, sanitary sewer, and transportation networks; the Boyce Development can be adequately supported by the City's existing capacities for water, sewer, and transportation.
- The proposed Development Plan shall involve design elements intended to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to preserve features of historical significance; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public improvements.
 - The Boyce PDD Development Plan includes construction of a collector street connecting US Hwy 60 and Republic Road; the multi-family residential and commercial lots within the development will utilize the new street, with no direct connections to US Hwy 60 or Republic Road.

Consistency with the Comprehensive Plan

The City's Comprehensive Plan generally encourages the expansion of residential and commercial development through proactive rezoning of land at appropriate locations. Appropriate locations 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 also 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 **High Density Residential and Neighborhood Commercial FLUM** designations. The City's Adopted 2005 Land



Use Plan has identified the “**High Density Residential**” Future Land Use Map designation as “**Multi-Family Residential Development at more than 8 dwelling units per acre.**” The Neighborhood Commercial includes “**Retail 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 development, as follows:

- **Goal:** Cost-effective Private Development Density. Encourage higher density development that will reduce the amount of infrastructure and cost to the developer and reduce the maintenance costs by the City.
 - **Objective:** Use the Land Use Plan to promote and guide the development of land at higher densities to reduce the amount of infrastructure constructed within the City.
 - **Policies:**
 - Plan for higher density development that will reduce the cost of maintenance of new infrastructure improvements, such as water, sanitary sewer, stormwater and roads.
- **Goal:** Diversify the Republic Housing Market.
 - **Objective:** Promote all types of residential development.
- **Goal:** Improve the quality of all types of housing in the City.
 - **Objective:** Encourage the development of high-quality housing regardless of the size, type, and density of housing being constructed.
- **Goal:** Create a more diverse economic base while increasing the retail growth within the City
 - **Objective:** Strive to diversity the City’s economy to absorb more retail, office, and light manufacturing

Compatibility with Surrounding Land Uses

The subject site is surrounded by existing Commercially zoned property and large parcel Greene County Agricultural properties with Single-Family homes.

- North: General Commercial (C-2)
- South:
 - Agricultural (AG)
 - Greene County Agricultural
- East:
 - West Republic Road
 - MODOT property
- West: General Commercial (C-2)

The land uses permitted in the Applicant’s proposal are considered to be generally compatible with the surrounding commercial and agricultural zoned properties and uses in proximity to the subject parcel.

Capacity to Serve Potential Development and Land Use

Municipal Water and Sewer Service: This site is currently served by City of Republic sanitary sewer and water service. **The development of the subject (40) acres will require the extension of a new water**



main from the existing (10) inch main parallel to the south side of US Hwy 60, along the new Collector Road serving the development, connecting to the existing (12) inch water main on Republic Road to create a looped water system.

The development will be served by existing gravity sanitary sewer mains running along the northern and southern property lines, flowing to the McElhane Lift Station and Shuyler Creek Lift Station before being pumped back through a series of forced mains to the Wastewater Treatment Facility.

The Water System, Lift Stations, and the Wastewater Treatment Facility have sufficient capacity to serve the proposed development.

Transportation: The proposed Development Plan included an evaluation of the impact of the development on the City's transportation network; a Traffic Impact Study (TIS) was submitted for the project, which was evaluated by the City Engineer and our partner agency, MODOT.

The TIS evaluated the transportation impact through trip generation standards provided by the Institute of Transportation Engineers (ITE) Trip General Manual; these standards include uses and associated number of trips generated by these uses. The TIS evaluated these numbers by utilizing the area and permitted uses within the commercial development areas and the total number of residential dwelling units in the development. The results from the TIS indicate the following improvements are required for the development, which will be designed and reviewed during Infrastructure Review and constructed during the Infrastructure Construction Phase:

- Right-In/Right-Out (RIRO) from the Collector Street onto US Hwy 60
- Right Hand Turn Lane from US Hwy 60 to Collector Street
- Right Hand Turn Lane from Republic Road onto Collector Street
- Left Hand Turn Lane from the Collector to Republic Road

No parcel within the development will have direct access to US Hwy 60 or Republic Road/State Highway M; all lots will have access to the new Collector Street.

Stormwater: The Development Plan contains (2) areas designated for stormwater detention, designed to control the release of stormwater attributable from the development. The stormwater detention areas and all open space/common areas will be owned and maintained by the Developer.

Floodplain: The subject parcel **does not** contain a **Special Flood Hazard Area (SFHA/Floodplain)**.

Sinkholes: The subject parcel **does** contain several **identified sinkholes** on the northern portion and the southern portion of the property. A Sinkhole Analysis Report will be submitted, reviewed, and approved during the Infrastructure Design Process; a (30) foot setback, required by Republic City Code, has been included on the Development Plan.

All developments must include site design providing for sufficient emergency vehicle access as well as fire protection facilities (e.g. fire hydrants). **Additional elements of code compliance, evaluated at the time of the development proposal, which will impact the mixed-use development of the subject property, include, but are not limited to, the City's Zoning Regulations, adopted Fire Code, and adopted Building Code.** The next steps in the process of development of the subject parcel, upon a



favorable rezoning outcome, will be the development, review, and approval of an Infrastructure Permit for the construction of utility services and roads.

Recommended Action

Staff considers the **proposed Zoning Map Amendment (Rezoning to Planned Development District)** to be generally consistent with the **goals and objectives of the Comprehensive Plan**, generally consistent with the **trend of development in the vicinity of the site**, generally **compatible with surrounding land uses**, and **able to be adequately served by municipal facilities**. Specifically, the proposed development can be adequately served by the City's municipal water and sanitary sewer services and the City's transportation network. Based upon this analysis (performed without the benefit of evidence and testimony of a public hearing), Staff recommends the approval of this application.