



## **AGENDA ITEM ANALYSIS**

Project/Issue Name: 21-27 An Ordinance of the City Council of the City of Republic, Missouri, Approving the Annexation of Approximately 17.1 Acres, Located in the 6400 Block of 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 Brian and Tara Witt for the Annexation of approximately seventeen point one (17.1) acres of land located in the 6400 Block of South Farm Road 89.

### **Discussion and/or Analysis**

The property owners, Brian and Tara Witt, have submitted a Voluntary Annexation Request for the subject parcel.

City water and sanitary sewer service are available in proximity to the property; municipal utilities are being extended to the northern property line during construction of Olde Savannah Phase Two. 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 Medium and High Density Residential.

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 High Density Residential Future Land Use designation includes Multi-Family Residential Development of more than 8 units per acre. High Density Residential Land Uses include the Multi-Family Residential (R-3) Zoning District.

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 access to City of Republic municipal services.