



## **AGENDA ITEM ANALYSIS**

Project/Issue Name: 20-59 An Ordinance of the City Council of the City of Republic, Missouri, Approving the Annexation of Approximately 15.52 Acres, Located in the 7300 Block of West Farm Road 170 and Adjacent Right-of-Way.

Submitted By: Karen Haynes, BUILDS Department

Date: January 12, 2021

### **Issue Statement**

The City of Republic's Community Development Department received a Voluntary Annexation Application from Alpine Homes, Inc. for the Annexation of approximately fifteen point five-two (15.52) acres of land located in the 7300 Block of West Farm Road 170.

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

The property owner, Alpine Homes, Inc., has submitted a Voluntary Annexation Request for the subject parcel for a future multi-family residential development.

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 is available in proximity to the property; subsequent review of water, sanitary sewer, and stormwater will be considered at the time of application for Rezoning and/or development. 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 northeast.

The Future Land Use designation of the subject parcel is Local Commercial (C-1). The Local Commercial Future Land Use designation includes retail and office uses, including small neighborhood shopping centers and isolated retail businesses.

The Annexation, if approved by City Council, will effectively zone the subject parcel as C-2 (General Commercial) 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 Comprehensive Plan as an area of future growth for the City of Republic and enjoys immediate access to City of Republic municipal services.