



## AGENDA ITEM ANALYSIS

Project/Issue Name: 21-70 An Ordinance of the City Council of the City of Republic, Missouri, Amending the Zoning Code and Official Map by Changing the Classification of Approximately 3 Acres from Agricultural (AG) to Multi-Family Residential (R-3), Located At 602 North Oakwood Avenue.

Submitted By: Chris Tabor, Principal Planner, BUILDS Dept.

Date: November 16, 2021

### Issue Statement

MMRS, LLC has applied to change the Zoning Classification of approximately **3 acres** of property located at 602 North Oakwood Avenue from Agricultural (AG) to **Multi-Family (R-3)**.

### Discussion and/or Analysis

The property subject to this Rezoning Application is currently vacant. The applicant intends to utilize the property for apartments.

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 the expansion of residential 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**.

- **Goal 1:** Support market conditions to develop a greater variety of residential and commercial options.
  - **Objective 1B:** Promote a variety of housing developments and styles to ensure a range of options are available.

The general trend in the vicinity of the subject property, along this area of US Highway 60, is residential of varying intensities.

### Compatibility with Surrounding Land Uses

The subject property is directly adjacent to Multi-Family Residential (R-3) to the North and East. Across Oakwood Ave to the West are Medium-Density Single-Family lots in the Windmill Place subdivision. The



property across Hines St to the South is not annexed into the City and has a County zoning of Agriculture (A-1).

The land use permitted in the Multi-Family Residential Zoning District includes all intensities of residential use.

### **Capacity to Serve Potential Development and Land Use**

#### **Municipal Water and Sewer Service:**

Development on the parcel will require connection to City Water and Sewer services.

Water service will be provided through a looped connection from the 8" water main running along the west side of N Williams Ave to the parcel's northern property line to the 8" water main in Oakwood Heights 1<sup>st</sup> Addition to the east.

The development will connect to the sanitary sewer mains present in Oakwood Heights 1<sup>st</sup> Addition; the sanitary system flows to the Schuyler Creek Lift Station before travelling through a force main to the Wastewater Treatment Facility. The water and sewer system currently have the capacity to serve the potential development.

#### **Transportation:**

A Traffic Impact Study (TIS) was not required for this rezone due to the recent improvements made by the City in the area. Impacted roadways have previously been built out to support the trips generated by the change in land use.

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

**Sinkholes:** The subject property **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.**