



AGENDA ITEM ANALYSIS

Project/Issue Name: 24-62 An Ordinance of the City Council Amending Title IV (“Land Use”), Article 405-II (“Destination Of Districts And General District Regulations”), Chapter 405 (“Zoning Regulations”), Section 405.030 (“Districts Enumerated”), Article 405-III (“Zoning Districts -- Use And Regulations”), Section 405.148 (“MSD’ Main Street District”), Article 405-IV (“Height And Area Requirements, Exceptions And Modifications”), Sections 405.540 (“Height And Area Regulations Established – Chart”) and 405.545 (“Height And Area Exceptions And Conditions”), Article 405-VI (“Off-Street Parking And Loading Requirements”), Section 405.570 (“Generally”), Article 405-VII (“Additional District Provisions”), Section 405.620 (“Exterior Lighting Standards”), Article 405-X (“Landscaping And Screening”), Sections 405.750 (“Applicability”), 405.770 (“Landscaped Area Requirements”), And 405.810 (“Screening Requirements”), of the Municipal Code of the City of Republic, Missouri.

Submitted By: Patrick Ruiz, Associate Planner

Date: October 15, 2024

Issue Statement

Consideration to approve Amendments that specifically relates to **Section 405.148 “MSD” Main Street District** and additional Sections that generally regulates such district in Chapter 405 Zoning Regulations.

Discussion and/or Analysis

The City of Republic is requesting Amendments to Chapter 405 Zoning Regulations– specifically to **Section 405.148 “MSD” Main Street District** and additional Sections that generally regulates such district. Additional Sections being considered for Amendments are called out in the following Articles:

- Article 405-II Destination Of Districts And General District Regulations Section 405.030,
- Article 405-V Height And Area Requirements, Exceptions And Modifications Sections 405.540 and 405.545,
- Article 405-VI Off-Street Parking And Loading Requirements Section 405.570,
- Article 405-VII Additional District Provisions Section 405.620 and,
- Article 405-X Landscaping And Screening Sections 405.750, 405.770, and 405.810



In general, implementing a new Zoning District is needed when two challenges are presented within a defined geographical area. Those challenges would include when existing uses and structures are unable to conform to the present Zoning Regulations and future development to the existing Zoning District standards, offered in the Republic Municipal Code, would drastically change the unique character of the area. The proposed Main Street District Amendments address both challenges for Downtown Republic and specifically outline the following:

- **Intent.**
 - Implement a district that accommodates mixed-used developments normally found in a downtown area such as those that include retail, office, and residential uses.
- **Physical Character.**
 - Provide a Zoning District that conforms with existing structures in the downtown area while providing flexibility for future development.
 - Providing a district that promotes an active streetscape with a pedestrian friendly shopping environment by limiting off-street parking requirements and requiring construction and/or preservation of new and existing sidewalk.
 - Preserve the existing character of the downtown area by allowing buildings to abut up to the public right-of-way by eliminating certain setback requirements and limiting landscaping buffering.
- **Update existing related regulations.**
 - Ensure new exterior lighting, off-street parking, or landscaping is provided in accordance with the standards and regulations of the Republic Municipal Code.
 - Require screening for new developments to reduce the amount of nuisances to adjacent properties with less intense zoning designations.
- **Delineate Downtown Area.**
 - Centered around the Main Street Corridor.
 - Delineated by the following streets: Anderson Street, Walnut Avenue, Pine Avenue, and Elm Street.

Lastly, amendments that do not directly relate to the Main Street District (MSD) were included to ensure clarity of future enforcement regarding the Zoning Regulations for future developments and existing uses.

Recommended Action

Staff recommends the approval of the referenced Amendments in the outlined Sections.