



AGENDA ITEM ANALYSIS

Project/Issue Name: 21-14 An Ordinance of the City Council of the City of Republic, Missouri, Amending the Municipal Code of the City of Republic, Missouri, by Amending Title IV, Land Use, Chapter 405, Zoning Regulations, Article IV, A Planned Development District, Regarding Planned Development Districts.

Submitted By: Karen Haynes, Planning Manager, BUILDS Department

Date: March 23, 2021

Issue Statement

Consideration to approve Amendments to Article IV A Planned Development District.

Discussion and/or Analysis

The City of Republic is requesting Amendments to Article IV A Planned Development District (PDD) to provide additional clarity to the language of the PDD Ordinance and to facilitate growth in the City of Republic.

Section 405.210 Purpose and Intent

The purpose of the planned development regulations is to allow for **mixed-use**, unconventional, **or and** innovative arrangements of land uses and public facilities that, but for the provisions of these regulations, would otherwise be difficult to develop under the conventional land use and development regulations of the City. ~~It is not the intent of these regulations to provide for or facilitate the circumvention of the conventional regulations for development for the sake of mere convenience or in any other way that does not provide for a demonstrable public benefit based on the findings of the City's Planning and Zoning Commission and City Council.~~

Section 405.220 Applicability:

- B.1. The proposed development plan shall involve a diverse mixture or variation of land uses or densities, ~~which cannot be accomplished by following the requirements set forth for conventional development and which contains aspects of development beyond mere convenience that necessitate use of a planned development.~~
- B.3. The proposed development plan shall involve design elements that promote the City of Republic's Comprehensive Plan **and other adopted plans of the City.**



Section 405.240 Development Plans:

A.5. Identification Of Other Amenities. The proposed development plan shall identify the general location and type of other planned amenities ~~intended to serve the public interest~~, a sense of community, and/or the purpose of this Article.

~~B.2. Promotion of the public interest and a sense of community.~~

~~3.2.~~ Conformity with the adopted Comprehensive Plan and other adopted plans of the City of Republic.

~~4.3.~~ The ability of the available or planned infrastructure to provide adequate service to the proposed development.

~~5.4.~~ The estimated impact of the proposed development on surrounding properties based on facts found pertaining to the purpose and intent of this Article.

~~6.5.~~ A reliable and valid estimate of the costs and benefits of the proposed development upon the community.

~~7.6.~~ The duly authorized partnership of the public and private sectors for mutual benefit.

Section 405.250 Infrastructure Design and Construction

B.5. Conformity to the applicable minimum requirements of the City of Republic's Municipal Code of Ordinances ~~or~~ and other adopted codes or laws of the City, State, or Federal governments.

Recommended Action

Staff recommends the approval of the referenced Amendments.