



AGENDA ITEM ANALYSIS

Project/Issue Name: 26-29 An Ordinance Approving Amendment of the Zoning Classification of Approximately 105 Acres of Real Property, Located at 5470 West Republic Road, from Agricultural (AG) to High Density Single Family Residential (R1-H).

Submitted By: Chris Tabor, Principal Planner, Community Development Department

Date: September 22, 2026

Issue Statement

The owner of the property at 5470 W Republic Rd is requesting a rezone from Agricultural (AG) to High Density Single-Family Residential (R1-H).

Discussion and/or Analysis

Tim Schowe, on behalf of Rose Century Farm, LLC has submitted an application for the rezone of 105 acres of property at 5470 W Republic Rd.

The property subject to this Rezoning Application is currently zoned as Agricultural (AG). The applicant wishes to rezone the property to the High Density Single-Family Residential District (R1-H).

The property is currently undeveloped farmland and is the site of several dilapidated structures previously utilized for residential and agricultural related uses. The property was recently Annexed into the City by the owner in November of 2025. Upon incorporation, the property was assigned to the City's Agricultural (AG) Zoning District, which most closely aligned with its previous Greene County Zoning District of Agriculture (A-1).

The City of Republic's R1-H Zoning District is intended for single-family residential uses on lots of at least 7,000 SF. The R1-H Zoning District does not allow townhome, duplex or multi-family style residences.

More specifically, R1-H Zoned Lots must meet the following regulations for configuration and setbacks:

- Min. Lot Size: 7,000 SF (max density of 6.22 dwellings per acre)
- Min. Lot Width: 70' of street frontage (60' on a cul-de-sac)
- Min. Lot Depth: 90'
- Setbacks
 - o Front - 25'
 - o Back - 25'
 - o Side (internal) - 6'



- Side (street) - 15' to 25' depending on the classification of the lot's side and frontage streets

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 City's Adopted Plans

The City's Comprehensive Plan generally encourages the expansion of 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.**

The 2021 Comprehensive Plan and Land Use Plan identifies Land Use Goals and Objectives relating to development, including the following:

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

Compatibility with Surrounding Land Uses

The portion of Republic Rd occupied by the subject parcel connects the cities of Republic and Springfield and is mostly occupied by residential and agricultural uses.

The subject property, itself, is bordered by agricultural and residential uses, most of which are unincorporated and reside in the county.

Surrounding Zoning

North	Greene Co Zoning Agriculture (A-1)
East	Greene Co Zoning Plot Assignment District (PAD)
	Greene Co Zoning Agriculture (A-1)
South	Greene Co Zoning Agriculture (A-1)
West	Greene Co Zoning Agriculture (A-1)
	City of Republic Zoning Agricultural (AG)

Land Use

Agricultural
Counseling/Training offices
Agricultural/Residential
Agricultural
Agricultural/Residential
Agricultural

If successfully rezoned, the property would then be eligible to pursue a use within the approved zoning district.

Capacity To Serve Potential Development and Land Use

Municipal Water and Sewer Service: This property is not currently served by municipal water or sewer. Were service to become necessary, it would be the responsibility of the developer to undertake all costs related to the planning and construction of the necessary utilities. At that time, City Staff would review all related plans during infrastructure permitting.

Transportation: A Traffic Impact Study (TIS) was required for this application.



The study evaluated the projected buildout of the property with 298 maximum dwellings. The property would be required to make two new road connections to Republic Rd. Each of these new connections would have both right and left turn lanes coming onto Republic Rd. Initially, both access points would require westbound left-turn lanes.

By 2030, an eastbound right-turn lane becomes necessary at the westernmost access (including storage and deceleration).

By 2032, an eastbound right-turn lane becomes warranted at the easternmost access (including storage and deceleration).

If, in the future, the planned buildout of this property exceeds the parameters of the TIS, a revised TIS would be required by the City.

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

Sinkholes: The subject parcel **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, **Staff recommends the approval of this application.**