



AGENDA ITEM ANALYSIS

Project/Issue Name: 20-18 An Ordinance of the City Council of the City of Republic, Missouri, Approving Amending the Zoning Code and Official Map by Changing the Classification of Approximately 6.4 Acres, Located at 830 West O'Neal Road, from Agricultural (AG) to Medium Density Single-Family Residential (R1-M)

Submitted By: Karen Haynes, Community Development Department

Date: May 5, 2020

Issue Statement

Vincent Todd Wright has applied to change the Zoning Classification of **(6.4) acres** of property located at 830 West O'Neal Road from **Agricultural (AG) to Medium Density Single-Family Residential (R1-M)**.

Discussion and/or Analysis

The property subject to this Rezoning Application is comprised of approximately **(6.4) acres** of land located at 830 West O'Neal Road. A single-family residential structure and several residential accessory structures are currently located on the property.

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**.

The Plan also more particularly describes appropriate future land uses through the depiction of a **"Future Land Use Map" (FLUM)**. In this case, the FLUM depicts the subject property as having a **Low Density Residential FLUM** designation. The City's Adopted 2005 Land Use Plan has identified the **"Low Density Residential"** Future Land Use Map designation as **"Single-Family Residential Development at 1-6 units per acre,"** which includes the Low Density Single-Family Residential (R1-L) at 4 dwelling units/acre, **Medium Density Single-Family Residential (R1-M) at 5 dwelling units/acre,** and High Density Single-Family Residential (R1-H) at 6 dwelling units/acre.



The 2005 Land Use Plan identifies Land Use Goals and Objectives relating to residential development, as follows:

- **Goal:** Cost-effective Private Development Density. Encourage higher density development that will reduce the amount of infrastructure and cost to the developer and reduce the maintenance costs by the City.
 - **Objective:** Use the Land Use Plan to promote and guide the development of land at higher densities to reduce the amount of infrastructure constructed within the City.
 - **Policies:**
 - Plan for higher density development that will reduce the cost of maintenance of new infrastructure improvements, such as water, sanitary sewer, stormwater and roads.
- **Goal:** Diversify the Republic Housing Market.
 - **Objective:** Promote all types of residential development.
- **Goal:** Improve the quality of all types of housing in the City.
 - **Objective:** Encourage the development of high quality housing regardless of the size, type, and density of housing being constructed.

The general trend of development in the vicinity of the subject property (along East Hines) in recent years has been the development of **residential subdivisions**.

Compatibility with Surrounding Land Uses

The subject property is surrounded by Medium Density Single-Family Residential (R1-M) in all directions; there is a (5) acre parcel adjacent to the southwest zoned Greene County Agricultural.

The land uses permitted in the Medium Density Single-Family Residential (R1-M) Zoning District include single-family dwellings, residential accessory structures, golf courses, country clubs, and schools.

Capacity To Serve Potential Development and Land Use

Municipal Water and Sewer Service: This site is currently served by City of Republic water; sewer is provided by a private septic system. The site currently has a (10) inch water main running along the north property line running parallel to West O'Neal Road, a (6) inch water main located at the western property line at the termination of West Audrey Street, and a (6) inch water main located at the eastern property line at the termination of South Lipscomb Drive. City sewer mains are located at the termination of West Audrey Street and South Lipscomb Drive; the (8) inch sewer mains flow to Lift Station #2 before flowing to the Wastewater Treatment Facility. The water and sewer mains in place have the capacity to serve the potential development.



Transportation: The subject parcel is currently accessible, for agricultural and residential purposes, from an access point on West O'Neal Road, directly adjacent to the eastern property line; subsequent development of the subject parcel will require review of new entrances(s) through the Preliminary Platting process. The need for a Traffic Impact Study (TIS) will be evaluated at the time of development; the subdivision of the property into more than (4) lots or the extension of municipal services and/or a local street connection will require a Preliminary Plat.

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

Sinkholes: The subject parcel does not contain any **identified sinkholes**.

Extent to which Proposed Amendment Creates Nonconformities

Any existing agricultural uses presently conducted on the subject property would be permitted to continue as is at the time of rezone until such time as the use is altered in a way that would remove that lawfully existing nonconforming status. Types of alterations that would cause the removal of that status include redevelopment, expansion of the nonconforming use, substantial destruction of the nonconformity, etc.

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**, generally **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.**