



AGENDA ITEM ANALYSIS

Project/Issue Name: 21-R-23 A Resolution of the City Council of the City of Republic, Missouri, Adopting the Comprehensive Plan for the City.

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Date: May 18, 2021

Issue Statement

Missouri State Statutes and the Republic City Code requires periodic adoption and updating of a Comprehensive Plan and associated documents for the physical development of the City. The City of Republic's current Comprehensive Plan was adopted in 1988, the Land Use Plan was adopted in 2005, and the Transportation Plan was adopted in 2006.

Discussion and/or Analysis

The City of Republic's BUILDS Department is requesting adoption of the Comprehensive Plan and associated documents, specifically including an updated Land Use Plan and an updated Major Thoroughfare Plan, to facilitate the physical development of the City and to encourage an atmosphere of positive economic growth for our community.

The BUILDS Department partnered with Southwest Missouri Council of Governments (SMCOG) in 2020 to work on these plan updates, lead the public engagement process, and to facilitate an Industrial Market Study. Internally, the BUILDS Department completed a Commercial Market Study, a Residential Market Study, and conducted a Projection of City Population to 2040.

Comprehensive Plan: Comprehensive Plans, with associated documents, including maps, plats, charts, and narratives, include recommendations for the physical development of communities. The process of updating and adopting a Comprehensive Plan is also an opportunity to identify community priorities, integrate with utility and other community plans, and to evaluate growth patterns, existing land uses, and demographics.

Land Use Plan: Land Use Plans serve as a key element of a Comprehensive Plan, linking the components of development, demographics, market conditions and demands, environmental assets and constraints, and infrastructure, to establish goals and objectives for future development.

The updated Land Use Plan includes the following Goals and Objectives:

- Community Development:
 - Support market conditions to develop a greater variety of residential and commercial options



- Encourage revitalization or redevelopment of older building stock in commercial and residential districts
- Coordination with Infrastructure:
 - Support new development that is well-connected to the existing community
 - Recognize potential infill sites as opportunities for development, while mitigating impacts to adjacent, established properties
 - Encourage the redevelopment and integration of the former Brookline area, known as Republic North
- Community Support
 - Where appropriate, pursue partnerships to support new development
 - Allow alternative funding mechanisms to promote infill development where appropriate
 - Support redevelopment of areas along the US Hwy 60 corridor to accommodate commercial uses and improve functionality

Land Use Plans often contain a Future Land Use Map (FLUM) to facilitate in land use decisions, through the establishment of future zoning designations throughout a City; FLUM's are like a Zoning Map, but with future anticipated designations instead of assigned Zoning designations. In lieu of a traditional FLUM, which remains stagnant, the BUILDS Department has developed an Intensity Map, which will evaluate the existing characteristics of the site, in real-time, including the following:

- Municipal water capacity to serve the proposed use
- Municipal sewer capacity to serve the proposed use
- Existing, planned, and programmed transportation to serve the proposed use
- Existing environmental assets and constraints

Republic Major Thoroughfare Plan: The City's current Transportation Plan, including the City's Major Thoroughfare Map, was last updated in 2006. The proposed Major Thoroughfare Map was informed by multiple recent Traffic Impact Studies (TIS) completed throughout the City, the US Highway 60 Corridor Study commissioned by MODOT and the City of Republic, the State Route MM Corridor Study, and continued cooperation with MODOT in the planning for future growth in the City of Republic and our impact on transportation in the region. The BUILDS Department intends to update the City's full Transportation Plan and make additional mapping revisions as additional transportation decisions are made and funding becomes available, working in cooperation with our partner agencies, MODOT and the Ozark's Transportation Organization (OTO).

Recommended Action

Staff recommends the approval of the Comprehensive Plan and associated documents.