



AGENDA ITEM ANALYSIS

Project/Issue Name: A Public Hearing of the City Council Regarding Approving the Annexation of Approximately 105 Acres of Property Located at 5740 W Republic Road and Adjacent Right-of-Way.

Submitted By: Chris Tabor, BUILDS Department Principal Planner

Date: November 18, 2025

Issue Statement

The BUILDS Department received an application from Tim Schowe on behalf of Rose Century Farm LLC for the Annexation of approximately one hundred and five (105) acres of land located at 5740 West Republic Road and Adjacent Right-of-Way.

Discussion and/or Analysis

This application concerns one parcel in Greene County. The owner of the property has signed a Voluntary Consent to Annex, which the City has on file.

The subject property meets the standard of compact and contiguous with the City of Republic's currently adopted Municipal Boundary as required for annexation by Missouri statutes.

The parcel is within proximity of City of Republic utility service and will require extension of sewer and water mains.

More specifically, water is available from a 12-inch main located at Backwoods Golf.

Sewer is available from an 8-inch main located at the Republic High School. Service may require construction of a lift station to achieve flow. Effluent would flow from the new lift station to the McElhane Lift Station, then to the Shuyler Creek Lift Station, and finally, to the Wastewater Treatment Plant.

The Annexation, if approved by City Council, will bring the parcel into the City of Republic and effectively zone said parcel as Agricultural (AG), as the subject property has a current Greene County Zoning Designation of Agriculture (A-1), in accordance with City Code Section 435.010.B, which requires all annexed properties to be classified in the zoning district corresponding to Greene County's zoning designation or that which most closely defines the land's existing use. The property would enter Ward 1.

Recommended Action

Staff believes the Annexation of the subject property is consistent with the City's Adopted Plans and is recommending approval of the request.