



## **AGENDA ITEM ANALYSIS**

Project/Issue Name: 21-37 An Ordinance of the City Council of the City of Republic, Missouri, Approving the Annexation of Approximately 12 Acres, Located in the 7200 Block of West Farm Road 170, PIN 881715200002, and Adjacent Right-of-Way.

Submitted By: Karen Haynes, Planning Manager, BUILDS Department

Date: May 04, 2021

### **Issue Statement**

The City of Republic's Community Development Department received a Voluntary Annexation Application from Kyle Kirk for the Annexation of approximately twelve (12) acres of land located in the 7200 Block of West Farm Road 170.

### **Discussion and/or Analysis**

The property owner, Kyle Kirk, has submitted a Voluntary Annexation Request for the subject parcel.

The request includes annexation of the Right-of-Way (West Farm Road 170) adjacent to the property subject to Annexation.

City water and sanitary sewer service are available to the property. The subject parcel is compact and contiguous with the city limits of the City of Republic, as the subject parcel is surrounded by properties located in the City to the north and east.

The Future Land Use designation of the subject parcel is Low Density Residential. The Low Density Residential Future Land Use designation includes Single-Family Residential Development at 1-6 units per acre and neighborhood compatible institutional uses. Low Density Residential Land Uses include the following Zoning Districts: High Density Single-Family Residential (R1-H), Medium Density Single Family-Residential (R1-M), and Low Density Single-Family Residential (R1-L).

The Annexation, if approved by City Council, will effectively zone the subject parcel as A-1 (Agricultural) 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.

### **Recommended Action**

Staff believes the Annexation of the subject property is consistent with the City's Adopted Plans and enjoys immediate access to City of Republic municipal services.