



## AGENDA ITEM ANALYSIS

Project/Issue Name: 21-29 An Ordinance of the City Council of the City of Republic, Missouri Amending the Zoning and Official Map by Changing the Classification of Approximately 40.9 Acres from Agricultural (AG) to Planned Development District (PDD), Located in the 1800 Block of East Miller.

Submitted By: Karen Haynes, Planning Manager, BUILDS Department

Date: May 4, 2021

### Issue Statement

Mason Ridge, LLC applied to change the Zoning Classification of approximately **(40.9) acres** of property located in the 1800 Block of East Miller, from **Agricultural (AG) to Mason Ridge Planned Development District (PDD)**.

### Discussion and/or Analysis

The property subject to this Rezoning Application is comprised of approximately **(40.9) acres** of land located in the 1800 Block of East Miller Road. The property is currently unimproved agricultural property containing no structures.

### Applicant's Proposal

The Applicant is proposing the Rezoning of this property to a Planned Development District (PDD) to allow for a residential development consisting of (77) residential lots. The lots will range in size from approximately (9,147) square feet to (30,927) square feet; the development will also contain infrastructure to serve the development and open space amenities.

Specifically, the applicant's proposal includes the following elements:

- Overall Density: 1.94 units/acre
- Phase 1: 26 lots
  - Total Site Area: 9.7 acres
- Phase 2: 51 lots
  - Total Site Area: 19.0 acres
- Setbacks:
  - Front Setback: 20 feet
  - Rear Setback: 25 feet
  - Side Yard Setback: 6 feet
- Minimum Lot Size: 9,000 square feet



- Width: 80 feet
- Depth: 100 feet

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 Planned Development District (PDD) Ordinance**

The purpose of the Planned Development District (PDD) Regulations is to allow for mixed-use, unconventional, or innovative arrangements of land and public facilities, which would be difficult to develop under the conventional land use and development regulations of the City.

Planned Unit Developments must demonstrate substantial congruence with each of the following conditions in order to be considered eligible for approval:

- The proposed Development Plan shall involve a mixture or variation of land uses or densities.
  - The Mason Ridge PDD consists of (77) residential lots with a reduced Front Yard Setback.
- The proposed Development Plan shall involve the provision of all infrastructure deemed necessary to adequately serve the potential development.
  - The Mason Ridge Infrastructure Plan includes provisions for adequate supply of municipal water and sewer, a plan for stormwater management, and a local street network connecting to East Miller Road.
- The proposed Development Plan shall involve design elements that promote the City of Republic's Comprehensive Plan and other adopted plans of the City.
  - The City of Republic's Comprehensive Plan promotes the expansion of residential development at locations supported by the City's water, sanitary sewer, and transportation networks; the Mason Ridge Development can be adequately supported by the City's existing capacities for water, sewer, and transportation.
- The proposed development plan shall involve design elements intended to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to preserve features of historical significance; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public improvements.
  - The Mason Ridge Development Plan includes a local street network connecting with two new access points to East Miller Road; the approximately forty (40) acre development will exclusively utilize these access points to serve the development. The Plan also includes the provision of open space and green space along the Floodplain (creek); the Developer is working with the Parks Department on a possible parks trail connection in the future.



### **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 regards to the **relationship of land at particular locations to the 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 development,** as follows:

- **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.

### **Compatibility with Surrounding Land Uses**

The subject site is surrounded by existing Single-Family Residential Subdivisions and large parcel Greene County Agricultural properties with Single-Family homes.

- North: High Density Single-Family Residential (R1-H)
- South: The Lakes at Shuyler Ridge PDD
- East: Greene County Agricultural (A-1)
- West: Greene County Agricultural (A-1)

The land uses permitted in the Applicant's proposal are considered to be generally compatible with the surrounding residential and agricultural zoned properties and uses in proximity to the subject parcel.

### **Capacity to Serve Potential Development and Land Use**

**Municipal Water and Sewer Service:** This site **is** currently served by City of Republic sanitary sewer and is in direct proximity to municipal water service. **The development of the subject (40) acres will require the extension of a new water main from the north side of East Miller Road into the development in two locations, East Foxridge Trail and South Basswood Avenue, creating a looped water main.** The Applicant is currently working with City Administration regarding the construction of the water mains to serve the development, through a Developer's Agreement.



The development will be served by existing gravity sanitary sewer mains running through the middle of the property, flowing to the Shuyler Creek Lift Station before being pumped back through a series of forced mains to the Wastewater Treatment Facility.

The Water System, Lift Stations, and the Wastewater Treatment Facility have sufficient capacity to serve the proposed development.

**Transportation:** The subject parcel is currently accessible, for residential access, from East Miller Road. The Applicant is proposing two local public street connections to serve the development, aligning with East Foxridge Trail and South Basswood Avenue.

The impact on the City's transportation network was preliminarily evaluated by the City Engineer through trip generation standards provided by the Institute of Transportation Engineers (ITE) Trip General Manual; these standards include uses and associated number of trips generated by these uses. East Miller Road is classified as a Secondary Arterial Road. According to the Federal Highway Administration (FHWA), an urban minor arterial (comparable to secondary arterial as defined by the City of Republic) shall handle between 3,000-14,000 trips per day. Current traffic data available indicates approximately 501 trips per day on the roadway; the increase of traffic generated from the development of 770 trips per day, does not warrant roadway improvements.

The Applicant has included a (12) foot right turn lane on East Miller Road onto East Foxridge Trail as a part of the Development Plan to assist with the general flow of traffic into the development, which will be constructed during the first phase of infrastructure development.

**Stormwater:** The Applicant is proposing an innovative method for stormwater management, which will consist of utilizing the existing natural topographical drainage area of the parcel. The Stormwater Management Plan will be evaluated by the BUILDS Department's Engineering and Floodplain Management Staff, in cooperation with the Stormwater Engineers from Greene County's Resource Development Department, for impacts on the Floodplain, Floodway, and adjacent properties, as well as the City's Stormwater Management Ordinance.

**Floodplain:** The subject parcel **does** contain a **Special Flood Hazard Area (SFHA/Floodplain)**; **development of the subject parcel will require compliance with the City's Floodplain Ordinance.**

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

All developments must include site design providing for sufficient emergency vehicle access as well as fire protection facilities (e.g. fire hydrants). **Additional elements of code compliance, evaluated at the time of the development proposal, which will impact the mixed-use development of the subject property, include, but are not limited to, the City's Zoning Regulations, adopted Fire Code, and adopted Building Code.** The next steps in the process of development of the subject parcel, upon a favorable rezoning outcome, will be the development, review, and approval of an Infrastructure Permit for the construction of utility services and roads.



### Recommended Action

Staff considers the **proposed Zoning Map Amendment (Rezoning to Planned Development District)** to be generally consistent with the **goals and objectives of the Comprehensive Plan**, generally 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**. Specifically, the proposed development can be adequately served by the City's municipal water and sanitary sewer services and the City's transportation network. Based upon this analysis (performed without the benefit of evidence and testimony of a public hearing), Staff recommends the approval of this application.