



## **AGENDA ITEM ANALYSIS**

Project/Issue Name: 20-48 An Ordinance of the City Council of the City of Republic, Missouri, approving the Annexation of approximately two point nine (2.9) acres located at 6571 West US Highway 60.

Submitted By: Karen Haynes, Community Development Department

Date: November 3, 2020

### **Issue Statement**

The City of Republic's Community Development Department received a Voluntary Annexation Application from The City of Springfield for the Annexation of approximately five (2.9) acres of land located at 6571 West US Highway 60.

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

The property owner, The City of Springfield, has submitted a Voluntary Annexation Request for the subject parcel for the location of the City of Republic's Gateway Sign.

City water and sanitary sewer service is available in proximity to the property; subsequent review of water, sanitary sewer, and stormwater will be considered at the time of application for Rezoning and/or development. 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.

The Future Land Use designation of the subject parcel is Planned Business Park. The Planned Business Park Future Land Use designation is a mixed-use commercial and light industrial area; the City currently does not have any parcels with the corresponding zoning designation, Planned Business Park (PBP).

The Annexation, if approved by City Council, will effectively zone the subject parcel as M-1 (Light Industrial) 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 Future Land Use Map and Comprehensive Plan as an area of future growth for the City of Republic and enjoys immediate access to City of Republic municipal services.