



## AGENDA ITEM ANALYSIS

Project/Issue Name: 21-44 An Ordinance of the City Council of the City of Republic, Missouri, Approving Amending the Zoning Code and Official Map by Changing the Classification of Approximately 10 Acres from Agricultural (AG) to Planned Development District (PDD), Located in the 7400 Block of West Farm Road 174.

Submitted By: Karen Haynes, Planning Manager, BUILDS Department

Date: June 22, 2021

### Issue Statement

Blake Cantrell, Owner Representative, has applied to change the Zoning Classification of approximately **(10) acres** of property located in the 7400 Block of West Farm Road 174 from Agricultural (AG) to The Woods Planned Development District (PDD).

### Discussion and/or Analysis

The property subject to this Rezoning Application is comprised of approximately **(10) acres** of land located in the 7400 Block of West Farm Road 174. 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 pocket residential development consisting of (31) Residential Lots, Detention Basin, and the required extension of Bailey Avenue through the property. The Development Plan also contains new water, sanitary sewer, and stormwater improvements to support the development.

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

- (31) Residential Lots
  - Minimum Area: 8000 Square Feet
  - Minimum Width: 70 Feet
  - Minimum Depth: 100 Feet
  - Setbacks:
    - Front: 20 Feet
    - Rear: 25 Feet
    - Side Setback: 6 Feet
    - Side Street Setback: 15 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 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 Woods PDD is a residential pocket development consisting of lots with a minimum of 8000 square feet of area and reduced front yard setback.
- The proposed Development Plan shall involve the provision of all infrastructure deemed necessary to adequately serve the potential development.
  - The Woods PDD Development Plan includes provisions for adequate supply of municipal water and sewer, a plan for stormwater management, and the construction and dedication of a portion of Bailey Avenue, identified on the City's Major Thoroughfare Plan and OTO's Major Thoroughfare Plan.
- 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 commercial and residential development at locations supported by the City's water, sanitary sewer, and transportation networks; The Woods 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 Woods Development Plan includes construction of a portion of Bailey Avenue, a Secondary Arterial, which will eventually connect US Highway 60 to County Line Road; the residential lots within the development will have no direct access to Bailey Avenue.

#### **Consistency with the Comprehensive Plan**

The City's Comprehensive Plan generally encourages the expansion of residential and commercial development through proactive rezoning of land at appropriate locations. Appropriate locations are described generally throughout the Plan with regard to the **relationship of land at particular locations to infrastructure capable of supporting various intensities and densities of uses.**



The 2021 Comprehensive Plan and Land Use Plan identifies Land Use Goals and Objectives relating to development, as follows:

- **Goal:** Support market conditions to develop a greater variety of residential and commercial options
  - **Objective:** Support a variety of housing developments and styles to ensure a range of options are available
- **Goal:** Support new development that is well-connected to the existing community
  - **Objective:** Encourage development that improves and expands upon existing infrastructure
  - **Objective:** Promote development aligning with current adopted plans of the City
- **Goal:** Recognize potential infill sites as opportunities for development, while mitigating impacts to adjacent, established properties
  - **Objective:** Support the development of vacant parcels as opportunities for densification that is harmonious with surrounding development

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

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

- North: Greene County General Commercial
- South: Greene County Agricultural
- East: Greene County Agricultural Residential
- West: High Density Single-Family Residential (R1-H)

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 not currently served by City of Republic sanitary sewer and water service; both water and sewer service are available in proximity to the development. **The development of the subject property will require the extension of a new water main from the existing (8) inch main located to the west in the Westwood Subdivision; the water main extension will parallel the Bailey Avenue extension serving the development.**

The development will be served by a new Lift Station, designed to serve the development, located on the Detention Basin parcel. The effluent will travel from the Lift Station to force sewer main along West Farm Road 174, before flowing to the McElhaney Lift Station and Shuyler Creek Lift Stations; from Shuyler Creek, it is 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 proposed Development Plan includes a portion of Bailey Avenue, as required on the City's Major Thoroughfare Plan; the Bailey Avenue extension will eventually connect Bailey Avenue in the Westwood Subdivision to a planned extension of the road to the north to West Farm Road 170.

No parcel within the development will have direct access to West Farm Road 174 or Bailey Avenue.

**Stormwater:** The Development Plan contains one area designated for stormwater detention, designed to control the release of stormwater attributable from the development. The stormwater detention areas and all open space/common areas will be owned and maintained by the Developer.

**Floodplain:** The subject parcel **does not** contain a **Special Flood Hazard Area (SFHA/Floodplain)**.

**Sinkholes:** The subject parcel **does** contain one **identified sinkhole** on the northern portion of the property. A Sinkhole Analysis Report will be submitted, reviewed, and approved during the Infrastructure Design Process; a (30) foot setback, required by Republic City Code.

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 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.