



AGENDA ITEM ANALYSIS

Project/Issue Name: 21-47 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 16.42 Acres from Agricultural (AG) to Heavy Manufacturing (M-2), Located in the 1100 Block of South State Highway MM.

Submitted By: Chris Tabor, Principal Planner, BUILDS Department

Date: June 22, 2021

Issue Statement

Plaza Southwest, LLC has applied to change the Zoning Classification of approximately **16.42 acres** of property located at the 1100 Block of South State Highway MM from Agricultural (AG) to **Heavy Manufacturing (M-2)**.

Discussion and/or Analysis

The property subject to this Rezoning Application is currently vacant. The Applicant has expressed their intent to develop on the property.

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 Comprehensive Plan

The City's Comprehensive Plan generally encourages the expansion of 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**.

- **Section:** Coordinate with Infrastructure
 - **Goal 1:** Support new development that is well-connected to the existing community.
 - **Objective 1B:** Promote development aligning with current adopted plans of the City. The intensity of uses should match the capacity of infrastructure to serve.
 - **Goal 3:** Encourage the redevelopment and integration of the former Brookline area.
 - **Objective 3B:** Support the development of an industrial/commercial center where infrastructure and transportation exist.

The rezone of this parcel is in line with City and regional planned improvements along the State Highway MM corridor. City water and sanitary sewer will be required for development of the parcel, which will



increase opportunities for access by adjacent parcels. Certain traffic improvements will be required in accordance with the Traffic Impact Study results.

The general trend in the vicinity of the subject property, along State Highway MM, is new and redevelopment of industrial and commercial projects of high to middling intensity.

Compatibility with Surrounding Land Uses

The subject property is surrounded by Agricultural (AG) on the north, east, and west, and Medium Density Single Family Residential (R1-M) and Agricultural (AG) to the south.

The land uses permitted in the Local Commercial (M-2) Zoning District include industrial and manufacturing uses of high intensity.

Capacity to Serve Potential Development and Land Use

The Applicants of REZN 21-006 and REZN 21-007 plan to work together to provide utilities and transportation infrastructure to serve the collective development. The following passages describe the improvements as intended to serve both projects.

Municipal Water and Sewer Service:

The parcel is in proximity to a 12" water main serving Murphy Tractor on the south side of Farm Road 144. Development of the property will require the looping of water from its current location to serve the subject parcel.

Due to topography, the property is unable to gravity to an existing lift station. Instead, a new lift station will be constructed to serve the development. Sanitary sewer will then flow from the new lift station to the Brookline North Lift Station, Brookline South Lift Station, McElhaney Lift Station, and Shuyler Creek Lift Station; it will then be pumped from Shuyler Creek to the Wastewater Treatment Facility. The water system, named Lift Stations, and Wastewater Treatment Facility currently have capacity to serve the Applicant's intended use.

Transportation:

The development will include a public street with access on Farm Road 144 and State Highway MM. A Traffic Impact Study (TIS) was required for the Rezoning Application. The Study Area of the TIS encompassed this and a connected rezone to the north (REZN 21-006) in its evaluation since both parcels will utilize the same access points created by the new road – one at Farm Road 144 and one on State Highway MM.

The following recommendations resulted from the TIS:

- Intersection of State Highway MM and new public road
 - Designated northbound left and southbound right turn lane at State Highway MM and the new road.
 - Eastbound left and right turning movements are separated out into individual lanes.



- Intersection of State Highway MM and Farm Road 144
 - Designated northbound left turn lane.

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

Sinkholes: The subject property does not contain any identified sinkholes.

Recommended Action

Staff considers the **proposed Zoning Map Amendment (Rezoning)** to be generally consistent with the **goals and objectives of the Comprehensive Plan**, consistent with the **trend of development in the vicinity of the site, compatible with surrounding land uses, and able to be adequately served by municipal facilities**. Based upon this analysis (performed without the benefit of evidence and testimony of a public hearing), **Staff recommends the approval of this application.**