



## AGENDA ITEM ANALYSIS

Project/Issue Name: 21-43 An Ordinance of the City Council of the City of Republic, Missouri, Approving a Special Use Permit to Operate a Rugby Football Club Facility Located in the 6100 Block of West Farm Road 156 to the Springfield Rugby Football Club.

Submitted By: Karen Haynes, Planning Manager, BUILDS Department

Date: June 22, 2021

### Issue Statement

The Springfield Rugby Football Club has applied for a Special Use Permit for the operation of a Rugby Football Club Facility in the 6100 Block of West Farm Road 156.

### Discussion and/or Analysis

The subject property is located in the 6100 Block of West Farm Road 156, comprised of approximately (13.12) acres of land, zoned Agricultural (AG). The property is currently vacant and is used for agricultural purposes. The property is bordered by Agricultural (AG) properties to the north, south and east, and a cemetery to the west. The property is not currently served by municipal water or sewer services.

### Applicant's Special Use Permit Request

The Applicant is requesting a Special Use Permit, allowing for the operation of the Springfield Rugby Football Club. The Rugby Club's proposal includes the following specifics:

#### Hours of Operation:

- **Season/Months of activities**
  - Springfield Rugby Club has two competitive seasons: Spring and Fall.
    - Spring season runs February-May.
      - They generally host one Saturday tournament each season which lasts approximately from 11:00am-8:00pm.
    - Fall season runs August-October (with the possibility of playoffs in November, though home-field advantage is never guaranteed).
    - No rugby matches are held during the Summer months due to heat, but Springfield Ultimate Frisbee will use the field one night a week (6-8pm).
- **Days/Hours of operation**
  - Rugby practices are held twice a week during each season (Tues/Thurs 6-8pm).
  - Games on Saturdays last for 90 minutes.
    - Most games begin at 2:00pm.
    - Some Youth and/or Women's games begin early at 11:00am.
  - Approximately 7 home games a year (**total** between both Spring/Fall seasons).



- The quantity and frequency of home matches vary as schedules are made by the Mid-America Division of USA Rugby.
- No practices or games are held on Sundays.

#### **Exterior Lighting Details:**

- **Illumination of Fields**
  - One field will have four poles each 20 ft in height.
    - Light placement will be focused on the field to mitigate light spillover into the community.
    - As SRC is a non-profit, field lights are used sparingly to help keep operation expenses low. Most likely, the field may be lit during practices February-March until daylight savings kicks in, and then again in September-October when the sun begins to set earlier in the evening.
  - The Club would like to add lights to the second field in the future.
  - Springfield Ultimate Frisbee's use of the field(s) during the Summer months will not require the use of field lights as there is daylight well into the evening hours.
- **Illumination of Parking Lot**
  - None
- **Illumination of Building**
  - None
    - The Club may desire to add internal lighting to the 30ft x 50ft open air pavilion in the future.
- **Illumination of Entrance**
  - None

#### **Building:**

- **Restroom Facilities**
  - None
- **Well/Septic**
  - Well
- **Kitchen and/or Concession Stand**
  - None
- **Alcohol Sales or consumption**
  - No alcohol sales.
  - On occasion, the Club may obtain a Picnic license to allow the team to grill hamburgers/hot dogs after a game. No outside food or alcohol is permitted.
    - ITEM OF NOTE: A member of the Club's Board of Directors is a Greene County Health Inspector. He ensures that the Club is following all appropriate measures/guidelines while using their picnic license.

#### **Activities:**

- **Are activities limited to only Rugby Games?**
  - No. The Springfield Ultimate Frisbee Team will use the field one night a week during the Summer.
- **Are other events planned or proposed?**
  - No

#### **Buffering/Landscaping:**

- **Landscaping/Buffering to mitigate impact to neighboring properties**
  - TBD—Convoy of Hope will adhere to any City recommendations.
- **Fencing to mitigate impact to neighboring properties**



- Security fencing

**Driveway/Parking Lot Surfacing:**

- Driveway and parking lot will be gravel and/or recycled asphalt.

The Applicant's proposal includes the construction of two Rugby Fields, parking lot, and construction of an open-air pavilion.

**Compatibility with City's Special Use Ordinance**

The City's Special Use Permit Ordinance, Section 405.670, authorizes, upon approval of the City Council, uses which are otherwise prohibited by the subject zoning district provided appropriate conditions and safeguards are imposed to protect the public welfare and to conserve and protect property and property values in the neighborhood.

**Municipal Water and Sewer Service:** This site **is not** currently served by City of Republic water and sanitary sewer services. The approval of a Special Use Permit for the Springfield Rugby Football Club will require no connections to municipal water or sewer service. The Applicant intends to permit a well for water to the property and to use portable restrooms during the season.

**Duration:** The Special Use Permit, upon approval, will remain valid until a change in use or ownership occurs at the referenced property. **The Springfield Rugby Club is currently working on the acquisition of the property and the referenced Special Use Permit would be issued to the Club, upon approval from City Council.**

**Transportation:** The Applicant's proposal provides for a single access lane along the western portion of the subject property. Due to the low volume of peak traffic for the proposed use, no Traffic Impact Study (TIS) was required.

**Floodplain:** The subject parcel **does** contain a Special Flood Hazard Area (SFHA/Floodplain)

**Sinkholes:** The subject parcel **does** contain one identified sinkhole. The Republic City Code requires a thirty (30) foot setback for development; a Sinkhole Analysis will be required during the Commercial Development Permit review process. The Sinkhole Report and engineering review will determine the extent of remediation and/or construction and grading that may occur within the areas identified as a sinkhole; the development will be reviewed by the City's Technical Review Team (TRT) prior to the issuance of any Building or Development Permits.

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.**

**Recommended Action**

Staff recommends the approval of the proposed Special Use Permit for the Springfield Rugby Football Club with the following conditions:



- Activities are limited to those operated by the Springfield Rugby Club and the Springfield Ultimate Frisbee Team, for the sole purpose of practicing, hosting, or participating in Rugby and Frisbee practices, games, and associated activities.
- Activities may take place year-round, seven days a week, between the hours of 7AM and midnight.
- No alcohol or food sales/concessions permitted.
- The access drive and parking lot may be comprised of recycled asphalt or gravel, with the approval from the City Engineer and Fire Department.
- Rugby Fields and parking areas may be illuminated during operating hours and in accordance with the City's Exterior Lighting Standards.
- Perimeter Buffering required in accordance with the City's Landscaping Ordinance.