



AGENDA ITEM ANALYSIS

Project/Issue Name: 21-48 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 10.88 Acres from Agricultural (AG) to High Density Single-Family Residential (R1-H), Located at 6354 South Farm Road 89.

Submitted By: Karen Haynes, Planning Manager, BUILDS Department

Date: June 22, 2021

Issue Statement

Steven McElhaney/Mike Seitz has applied to change the Zoning Classification of **(10.88) acres** of property located at the 6354 South Farm Road 89 from **Agricultural (AG) to High Density Single-Family Residential (R1-H)**.

Discussion and/or Analysis

The property subject to this Rezoning Application is comprised of approximately **(10.88) acres** of land located at the 6354 South Farm Road 89. The property currently contains one residential dwelling and several agricultural accessory structures.

The Applicant owns an adjacent parcel to the south, which is also under consideration for Rezoning; the Applicant intends to develop the parcels as Olde Savannah Phase 3 and to reserve several acres for the existing residential dwelling to remain on its own parcel.

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 residential 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 residential development, including the following:

- **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

The general trend of development in the vicinity of the subject property in recent years has been the development of **residential subdivisions**.

Compatibility with Surrounding Land Uses

The subject property is surrounded by Olde Savannah Phase 2 to the east, Olde Savannah Phase 1 to the north, agricultural zoned property to the south (which is also under consideration for Rezoning), and Greene County Agricultural zoned property to the west.

The land uses permitted in the High Density Single-Family Residential (R1-H) Zoning District include single-family dwellings, residential accessory structures, golf courses, country clubs, and schools.

Capacity To Serve Potential Development and Land Use

Municipal Water and Sewer Service: This site is not currently connected to municipal utilities. The development of the parcel will require connection to the City's water and sanitary sewer systems. The parcel can be served through a looped water main system connecting to existing water mains located in Olde Savannah 1 and Olde Savannah 2. The parcel can be served with sanitary sewer service from existing connections to Olde Savannah 1 and Olde Savannah 2. The sanitary sewer system will flow to the Shuyler Creek Lift Station before travelling through a force main to the Wastewater Treatment Facility. The water and sewer system currently have capacity to serve a potential development.

Transportation: The subject parcel is currently accessible, for agricultural and residential purposes, from an access drive on South Farm Road 89; subsequent development of the subject parcel will require review of new entrances through the Preliminary Platting process. The Republic City Code will require the development of the subject property to include the extension of internal public streets to boundary lines, sidewalks, and the construction of public streets of sufficient width to accommodate the development. A Traffic Impact Study (TIS) has been completed by the Applicant and reviewed by the City; the report indicates no major improvements are needed to the City's existing transportation system to accommodate the increase in traffic generated by the proposed development.

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

Sinkholes: The subject parcel **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**, generally **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.**