



AGENDA ITEM ANALYSIS

Project/Issue Name: 21-45 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 5.91 Acres from Local Commercial (C-1) to General Commercial (C-3), Located in the 6500 Block of West Republic Road.

Submitted By: Karen Haynes, Planning Manager, BUILDS Department

Date: June 22, 2021

Issue Statement

The City of Republic has applied to change the Zoning Classification of approximately **(5.91) acres** of property located in the 6500 Block of West Republic Road from Local Commercial (C-1) to **General Commercial (C-3)**.

Discussion and/or Analysis

The property subject to this Rezoning Application is comprised of approximately **(5.91) acres** of land located in the 6500 Block of West Republic Road from Local Commercial (C-1) to General Commercial (C-3). The City intends to build a new Public Works Facility for the BUILDS Department in the future; the facility will house the City's Construction Crews, Public Works trucks and equipment, and staff.

The City owns a smaller (2.50) acre parcel directly adjacent, which is also under consideration for Rezoning; the parcels will be combined, at a later date, to facilitate development of the Public Works Facility.

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 City's Adopted Plans

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**.

The 2021 Comprehensive Plan and Land Use Plan identifies Land Use Goals and Objectives relating to commercial development, including the following:

- **Goal:** Coordination with Infrastructure
 - **Objective:** Support new development that is well connected to the existing community
 - The City's development of the parcel aligns with planned future improvements along the corridor



- **Objective:** Promote development aligning with current adopted plans of the City; the intensity of uses should match the capacity of infrastructure to serve the use
 - The City's development of the parcel will facilitate future development along the corridor due to planned expansions of the City's municipal water system

The general trend of development in the vicinity of the subject property has been the development of Republic High School and Backwoods Golf during the last several years.

Compatibility with Surrounding Land Uses

The subject property is surrounded by Greene County Agricultural-zoned properties to the north, south, and west and Agricultural (AG) property to the east (Republic High School)

The land uses permitted in the General Commercial (C-3) Zoning District relative to the intended use include heavy and civil engineering construction services.

Capacity To Serve Potential Development and Land Use

Municipal Water and Sewer Service: The parcel is in proximity to a 12" water main on the north side of Republic Road. The City will extend the water main to serve the property and to facilitate growth along State Highway ZZ.

The parcel will be served by an existing gravity sanitary sewer main on the property to the south of the subject parcel. The sanitary sewer will flow to the McElhaney Lift Station, and to the Shuyler Creek Lift Station, and finally to the Wastewater Treatment Facility. The City's water system, Lift Stations, and Wastewater Treatment Facility currently have capacity to serve the intended use.

Transportation: A Traffic Impact Study (TIS) was not required as the City has been working with MODOT and the Ozarks Transportation Organization (OTO) for planned improvements along this corridor. The City will be removing the existing access drive along West Republic Road and will be moving the existing access drive along State Highway ZZ to the southern property line.

Floodplain: The subject parcel **does not** 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 was performed by a Third-Party Engineer as a part of this project.

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.**