



## AGENDA ITEM ANALYSIS

Project/Issue Name: 21-16 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 8.44 Acres from Agricultural (AG) and General Commercial (C-3) to General Commercial (C-2), Located at the Southeast Corner of State Highway MM and West Farm Road 148.

Submitted By: Karen Haynes, Planning Manager, BUILDS Department

Date: April 6, 2021

### Issue Statement

P Squared Storage, LLC has applied to change the Zoning Classification of approximately **(8.44) acres** of property located at the southeast corner of State Highway MM and West Farm Road 148 from Agricultural (AG) and General Commercial (C-3) to **General Commercial (C-2)**.

### Discussion and/or Analysis

The property subject to this Rezoning Application is comprised of approximately **(8.44) acres** of land located at the southeast corner of State Highway MM and West Farm Road 148; the property is currently vacant. The Applicant has expressed their intent to develop a Self-Storage Facility 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**.

The Plan more particularly describes appropriate future land uses through the depiction of a "Future Land Use Map" (FLUM). In this case, the FLUM depicts the subject property as having a Neighborhood Commercial District FLUM designation on the western portion of the parcel and High and Medium Density Residential designations on the remainder of the parcel. The City's Adopted 2005 Land Use Plan has identified the "Neighborhood Commercial" Future Land Use Map designation as a Mixed-Use area described as, "Retail and office uses; including small neighborhood shopping centers and isolated retail businesses." The High Density FLUM designation is described as, "Multi-Family Residential development of more than eight units per acre;" the Medium Density FLUM designation is described as "Two-Family



Residential development at four to seven units per acre and neighborhood compatible institutional uses.”

**The 2005 Land Use Plan identifies Land Use Goals and Objectives relating to commercial development, as follows:**

- **Goal:** Expand the opportunity for new commercial development in the City.
  - **Objective:** Increase the amount of land available for commercial development in the City.
  - **Policies:** Proactive consideration of Rezoning Requests where there are opportunities to provide land for commercial development.

The general trend of development in the vicinity of the subject property, along State Highway MM is industrial and commercial redevelopment.

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

The subject property is surrounded by Medium Density Single Family Residential (R1-M) and Agricultural (AG) to the north, Heavy Industrial (M-2) to the west, General Commercial (C-3) and Agricultural (AG) to the south, and Agricultural (AG) to the east.

The land uses permitted in the Local Commercial (C-2) Zoning District include restaurant, retail, and self-storage.

#### **Capacity To Serve Potential Development and Land Use**

**Municipal Water and Sewer Service:** The parcel is in proximity to a 12” water main serving the Branco property on the east side of State Highway MM. Development of the property will require the extension of water from its current location, north to the intersection of State Highway MM and east along West Farm Road 148.

The parcel is in proximity to an 8” gravity sewer main serving the Branco property; development of the property will require an extension of the sewer to serve the development. The sanitary sewer will flow from this location to the Brookline North Lift Station, Brookline South Lift Station, McElhaney Lift Station, and Shuyler Creek Lift Station; it is pumped from Shuyler Creek to the Wastewater Treatment Facility. The water system, Lift Stations, and Wastewater Treatment Facility currently have capacity to serve the Applicant’s intended use.

**Transportation:** A Traffic Impact Study (TIS) was not required for the Rezoning Application due to several recent Traffic Impact Studies along the State Highway MM corridor and very low traffic generated by Self-Storage Units. The City will require a TIS, with review by MODOT, for any development other than the use expressed by the Applicant.

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

**Sinkholes:** The subject property contains one identified sinkhole. on the southern portion of the property, extending into Branco’s property to the south. The Republic City Code requires a thirty (30) foot setback for development; a Sinkhole Analysis was previously submitted for the Branco 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.**