



AGENDA ITEM ANALYSIS

Project/Issue Name: 21-53 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 9.1 Acres from General Commercial (C-2) to Heavy Manufacturing (M-2), Located at 6330 West US Hwy60.

Submitted By: Karen Haynes, Planning Manager

Date: August 3, 2021

Issue Statement

S. Foreman Realty CO., LLC has applied to change the Zoning Classification of approximately **9.1 acres** of property located at 6330 West US Highway 60 from General Commercial (C-2) to **Heavy Manufacturing (M-2)**.

Discussion and/or Analysis

The property subject to this Rezoning Application is currently occupied by a 12,000 SF building. The initial footprint of the building was constructed in 1978, prior to the City's annexation of the property in 2007. The Applicant has expressed their intent to occupy the building.

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.

The general trend in the vicinity of the subject property, along this area of US Highway 60, is new construction and redevelopment of industrial and commercial projects of high to middling intensity.



Compatibility with Surrounding Land Uses

The subject property is surrounded by General Commercial (C-2) across Hwy 60 to the north, Greene County Zoned Light Manufacturing and Greene County Zoned Plot Assignment District to the east, and Greene County Zoned Agriculture to the south.

The Plot Assignment District referenced is a specialized zoning district that is, in this case, limited to the use of scrap metal processing.

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

Capacity to Serve Potential Development and Land Use

Municipal Water and Sewer Service:

Development on the parcel will require connection to City Water and Sewer services.

Water service will be provided through a connection to the 12" water main running along the south side US Hwy 60 along the parcel's frontage.

Sanitary sewer service will be provided through a connection to the 8" main running along the southern property line. Sewer will then gravity first to Mcelhaney Lift Station, then will pass to Shuyler Creek Lift Station, and, finally, to the Waste Water Treatment Plant.

Transportation:

A Traffic Impact Study (TIS) was not required for this rezone due to the expectation that any future improvements at this intersection would meet the minimum dictated by the Major Thoroughfare Plan.

The subject parcel has access from Farm Road 103. In the event of any future improvement access would persist.

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.**