



AGENDA ITEM ANALYSIS

Project/Issue Name: 21-54 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 92.85 Acres from Agricultural (AG) and General Commercial (C-2) to Planned Development District (PDD), Located at 3456 South Farm Road 101.

Submitted By: Karen Haynes, Planning Manager, BUILDS Department

Date: August 3, 2021

Issue Statement

United Bank & Trust, Owner, and their representative ATW, LLC have applied to change the Zoning Classification of approximately **(92.85) acres** of property located at 3456 South Farm Road 101 from Agricultural (AG) and General Commercial (C-2) to Stone Creek Falls Planned Development District (PDD).

Discussion and/or Analysis

The property subject to this Rezoning Application is comprised of approximately **(92.85) acres** of land located at 3456 South Farm Road 101. The property is currently utilized as farmland and contains one residential structure and an agricultural accessory building.

Applicant's Proposal

The Applicant's Representative is proposing the Rezoning of this property to a Planned Development District (PDD) to allow for a mixed-use development consisting of (5) Commercial Lots (15.55 acres), (11) Multi-Family Lots (58.20) acres, and (1) Regional Detention Basin. The Development Plan also contains new water, sanitary sewer, and stormwater systems to support the development and required Collector and Primary Arterial Streets.

Specifically, the Applicant's proposal includes the following elements:

- Commercial, Lots 1-5:
 - Total Area: 15.55 Acres
 - Permitted Uses: Commercial Uses, as permitted in the Local Commercial (C-1), General Commercial (C-2), and General Commercial (C-3) Zoning Districts
 - Maximum Lot Coverage: 90%
 - Setbacks:
 - Front: 15 Feet
 - Rear: 15 Feet
 - Side Setback: 6 Feet
 - Side Street Setback: 15 Feet



- Multi-Family Residential, Lots 6-16:
 - Total Area: 58.20 Acres
 - Permitted Uses: Multi-Family Residential
 - Maximum Building Height: 3-Stories
 - Density: 24 Unit/Acre (1,396 Units)
 - Setbacks:
 - Front: 15 Feet
 - Rear: 15 Feet
 - Side Setback: 15 Feet
 - Side Street Setback: 15 Feet
 - US Hwy 60 Frontage: 25 Feet

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 Planned Development District (PDD) Ordinance

The purpose of the Planned Development Regulations is to allow for mixed-use, unconventional, or innovative arrangements of land and public facilities, which would be difficult to develop under the conventional land use and development regulations of the City.

Planned Unit Developments must demonstrate substantial congruence with each of the following conditions in order to be considered eligible for approval:

- The proposed Development Plan shall involve a mixture or variation of land uses or densities.
 - Stone Creek Falls is a mixed-use development consisting of commercial and multi-family residential dwelling units.
- The proposed Development Plan shall involve the provision of all infrastructure deemed necessary to adequately serve the potential development.
 - The Stone Creek Falls PDD Development Plan includes provisions for municipal water and sewer services, a plan for stormwater management, and the construction and dedication of a Collector Street and a portion of a Primary Arterial Street, identified in the City's Major Thoroughfare Plan.
- The proposed Development Plan shall involve design elements that promote the City of Republic's Comprehensive Plan and other adopted plans of the City.
 - The City of Republic's Comprehensive and Land Use Plans promote the expansion of commercial and residential development at locations supported by the City's water, sanitary sewer, and transportation networks; the Stone Creek Falls Development can be adequately supported by the City's existing capacities for water, sewer, and transportation.
- The proposed Development Plan shall involve design elements intended to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid



undue concentration of population; to preserve features of historical significance; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public improvements.

- The Stone Creek Falls Development Plan includes the construction of a Collector Street and a portion of a Primary Arterial Street, connecting the development to US Highway 60; the commercial and multi-family residential uses will utilize the new streets, with no direct Lot connections to US Highway 60.

Consistency with the Comprehensive Plan

The City's Comprehensive Plan generally encourages the expansion of residential and 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 development, as follows:

- **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
 - **Objective:** Support opportunities to create new destination-style commercial development
- **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
 - **Objective:** Support the development of vacant parcels as opportunities for densification that is harmonious with surrounding development
 - **Objective:** Allow for mixed-use at highly visible vacant properties
- **Goal:** Pursue partnerships to support new development
 - **Objective:** Utilize public-private partnerships to support new development that places the City in a better position to serve residents
 - **Objective:** Leverage current and planned infrastructure expansions and improvements
 - **Objective:** Support redevelopment of areas along the US Highway 60 corridor to accommodate commercial uses and improve functionality

Compatibility with Surrounding Land Uses

The subject site is surrounded by existing agricultural, commercial, and industrial zoned properties and uses:

- North: Agricultural (AG), Railroad, Light Industrial (M-1)
- South: Agricultural (AG), US Highway 60, General Commercial (C-2)



- East: Agricultural (AG), Light Industrial (M-1)
- West: Railroad, Greene County Light Industrial

The land uses permitted in the Applicant's proposal are considered to be generally compatible with the surrounding agricultural, commercial, and industrial zoned properties and uses in proximity to the subject parcel.

Capacity to Serve Potential Development and Land Use

Municipal Water and Sewer Service: This site is currently served by City of Republic sanitary sewer and water service; both water and sewer service are located on the development site. A (12) inch gravity sanitary sewer line currently runs through the property from a property to the north to US Highway 60; a (12) inch water main runs parallel to US Highway 60 along the southern property line of the parcel. The development of the subject property will require the addition of new water and gravity sewer main extensions to serve the Lots within the development; the general locations of water and sewer mains are located on the Development Plan.

The wastewater generated by the development will flow to the McElhaney Lift Station and the Shuyler Creek Lift Station before being pumped through a series of force mains to the Wastewater Treatment Facility; the Lift Stations and Wastewater Treatment Facility do have the capacity to serve the development. The City is currently working on the implementation of the Wastewater Master Plan, which will include upgrades to the McElhaney Lift Station in 2022, which will increase the capacity of wastewater flowing from areas north of US Highway 60, to accommodate present and future development in the area. The City's water system has the capacity to serve the development at full build-out.

The Water System, Lift Stations, and the Wastewater Treatment Facility have sufficient capacity to serve the proposed development.

Transportation: The Development Plan includes the construction and dedication of a new Collector Street within the development area that will serve as a Secondary Circulation System, parallel to US Highway 60, as required by the City's Subdivision Ordinance and the City's Major Thoroughfare Plan; both the Commercial and Multi-Family Residential Lots will have direct access to this street.

The Development Plans includes the construction and dedication of a new Primary Arterial Street intersecting with US Highway 60, as required by the City's Major Thoroughfare Plan. The new street will include a stoplight on US Highway 60 and associated intersection improvements. The street will intersect with US Highway 60 at a 90-degree angle; the location of the new public street has been approved by MODOT. The Primary Arterial Street will be dedicated to the City of Republic during the Final Platting Process.

The Applicant performed a Traffic Impact Study (TIS), reviewed by MODOT and the City of Republic, to analyze the impact of the traffic generated from the proposed development, the TIS indicates the proposed development warrants a traffic signal at the new intersection of the Primary Arterial Street with US Highway 60. The traffic signal and associated intersection improvements will be built by the Developer.

The development of the new Primary Arterial Street coincides with MODOT's preliminary plans to build a new segment of State Highway MM to intersect with US Highway 60; should MODOT move forward with



these plans in the future, the City of Republic will dedicate the portion of the new Primary Arterial City Street constructed by the Developer to MODOT.

The construction of the new intersection will close a portion of North Commercial Avenue, relocate a portion of South Farm Road 103, and include a segment of the new Primary Arterial across an adjacent property to the north of the development. The City will be working with MODOT, the Applicant, and adjacent property owners to facilitate additional improvements to facilitate MODOT's preliminary plans for a new segment of State Highway MM.

No parcel within the development will have direct access to US Highway 60 or the Primary Arterial Street.

Stormwater: The Development Plan contains one area designated for stormwater retention, designed to accommodate stormwater generated by the development. The stormwater retention lake (6.35 acres) and drainage area (3.64 acres) will serve as common areas within the development. The stormwater retention areas and all open space/common areas will be owned and maintained by the Developer.

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

Sinkholes: The subject parcel **does not** contain any identified sinkholes.

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 infrastructure design, impacting the development of the subject property, include, but are not limited to, the City's Zoning Regulations, adopted Fire Code, and adopted Building Code.** The next steps in the process of development of the subject parcel, upon a favorable rezoning outcome, will be the development, review, and approval of an Infrastructure Permit for the construction of utility services and roads.

Recommended Action

Staff considers the **proposed Zoning Map Amendment (Rezoning to Planned Development District)** to be generally consistent with the **goals and objectives of the Comprehensive and Land Use Plans**, generally 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**. Specifically, the proposed development can be adequately served by the City's municipal water and sanitary sewer services and the City's transportation network. Based upon this analysis (performed without the benefit of evidence and testimony of a public hearing), Staff recommends the approval of this application.