



AGENDA ITEM ANALYSIS

Project/Issue Name: 25-38 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately 5.08 Acres, Located at the 900 Block of Colorado Avenue, from Amended Frisco Square Planned Development District (PDD) to Amended Frisco Square Planned Development District Phase 2.

Submitted By: Chris Tabor, Principal Planner

Date: November 4, 2025

Issue Statement

Modern Tractor & Supply, Inc has applied to change the Zoning Classification of approximately 5.08 acres of property located at the 900 Block of Colorado Ave from Planned Development District (PDD) to **Frisco Square Amended Phase 2 Planned Development District (PDD)**.

Discussion and/or Analysis

The property subject to this Rezoning Application is comprised of approximately **5.08 acres** of land located at the 900 Block of Colorado Ave. The property is currently undeveloped.

Applicant's Proposal

The Applicant is proposing the Rezoning of the subject property to Amended Frisco Square Phase 2 Planned Development District (PDD), a residential mixed-use development consisting of Multi-Family Dwellings and zero lot line Single-Family Residential Lots.

The proposed Development Plan will allow for 20 zero lot line Single-Family Residential Lots and 16 Multi-Family Dwelling units. The Development Plan also contains new water, sanitary sewer, and associated stormwater systems to support the development.

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

Amended Frisco Square Phase 2 Planned Development District (PDD) - PROPOSED

- **Area 1 - Attached Single-Family Residential**
 - Total Acreage: 3.06 ac
 - Density: 6.54 DU/Acre (20 lots/3.06 ac)
 - Permitted Uses: Zero Lot Line Single-Family Residential
 - Setbacks (required distance from the building footprint to the respective property line)



- Front: 25 Feet
- Rear: 25 Feet
- Side Yard (Shared Lot Line Only): 0 ft
- Side Yard: 10 ft
- Lot Size
 - Minimum Area: 5,000 Square Feet
 - Minimum Width: 35 Feet
 - Minimum Depth: 115 Feet
- **Area 2 – Multi-Family Residential**
 - Total Acreage 2.01 ac
 - Density: 7.96 DU/Acre (16 units/2.01 ac)
 - Permitted Uses: Multi-Family Residential
 - Setbacks (required distance from the building footprint to the respective property line)
 - Front: 15 Feet
 - Rear: 15 Feet
 - Side: 15 ft
 - Screening: Type A screening is required.

The following paragraphs contain brief analyses of present site conditions as well as the proposal's relationship to **adopted plans of the City**.

Current Conditions of Property

The subject property is currently zoned as part of the Frisco Square Planned Development District (PDD). The current PDD allows for a mix of uses.

Specifications for the subject property's existing zoning (PDD) include the following elements:

Frisco Square Planned Development District (PDD) - EXISTING

- Uses in accordance with the City's Local Commercial (C-1) Zoning District – Total Area: 4.36 acres
- Uses in accordance with the City's Agricultural (AG) Zoning District – Total Area: 0.7 acres

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 uses 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
 - Amended Frisco Square Phase 2 PDD contains a residential density not otherwise available within the City's currently adopted Zoning Districts.



- The proposed Development Plan shall involve the provision of all infrastructure deemed necessary to adequately serve the potential development.
 - The Amended Frisco Square Phase 2 PDD Development Plan includes provisions for municipal water and sewer services, a plan for stormwater management, and access to adjacent streets.
- 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 residential development at locations supported by the City's water, sanitary sewer, and transportation networks; the Amended Frisco Square Phase 2 PDD property can be adequately supported by the City's 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 Amended Frisco Square Phase 2 PDD Development Plan includes the construction of sidewalks, furthering connectivity throughout the City.
 - The Development Plan proposes a reduced density that does not cause undue concentration of population and facilitates the capacity to serve existing water and sewer infrastructure.

Consistency with the Comprehensive Plan and Land Use Plan

The City's Comprehensive Plan and Land Use 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 development, as follows:

- **Community Development Goals and Objectives**
 - **Goal 1:** Support market conditions to develop a greater variety of residential options.
 - **Objective 1B:** Support a variety of housing developments and styles to ensure a range of options are available.
- **Coordination with Infrastructure**
 - **Goal 1:** Support new development that is well-connected to the existing community.
 - **Objective 1A:** Encourage development that improves and expands upon existing infrastructure.
 - **Objective 1B:** Promote development aligning with current adopted plans of the City.



- **Goal 2:** Recognize potential infill sites as opportunities for development, while mitigating impacts to adjacent established properties.
 - **Objective 1A:** Support the development of vacant parcels as opportunities for densification that is harmonious with surrounding development.

Compatibility with Surrounding Land Uses

Zoning Compatibility

The subject site is surrounded by existing vacant commercial zoned properties and developed or vacant residential zoned properties and uses:

- Northwest (across Civic Blvd): Frisco Square PDD – Local Commercial (C-1)
- Northeast (Across Colorado Ave): Frisco Square PDD – Local Commercial (C-1)
- Southeast: Amended Frisco Square Development Plan - Single-Family Residential
- Southwest (Across Illinois Ave): General Commercial (C-2)

Given that the City of Republic’s Police Station occupies one of the adjacent parcels, the Republic Police Chief was consulted regarding the development. He presented no objections to the proposed plan.

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

Capacity to Serve Potential Development and Land Use

Municipal Water and Sewer Service: The subject site is in proximity to City of Republic sanitary sewer and water service, with existing points of connection to the east and west. Several potential connections are available for both utilities.

The development will be served via a looped water system, connecting to existing water mains that have points of connection to the east and west. The exact location and size of the water mains required to serve the development will be determined during the infrastructure design process.

Effluent from the development would gravity to the Woodland Park Lift Station and then force to the Shuyler Creek Lift Station before traveling back to the Wastewater Treatment Facility.

The Water System, the existing Lift Stations, and the Wastewater Treatment Facility have sufficient capacity to serve the proposed development at full build-out.

Transportation: The Planned Development proposes connections to the following streets to facilitate circulation within the subdivision:

- Virginia Crescent Drive
- Colorado Avenue
- Illinois Avenue

In accordance with policy, the Applicant was required to perform a Traffic Impact Study (TIS) to analyze the impact of the traffic generated by the proposed development. The TIS was then reviewed by BUILD



and MoDOT Staff. The results of the TIS indicate the proposed full buildout of the development will not warrant any traffic improvements.

Stormwater: The Development Plan accounts for stormwater detention through adjacent detention basins designed for the proposed development. Additional stormwater areas and/or easements may be required through the engineering design process. The stormwater retention/detention areas, drainage easements, and all open space/common areas will be owned and maintained by the Developer and/or a Property Owners Association.

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

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

Infrastructure Design: The design and precise placement of the streets, sidewalks, water and sanitary sewer systems, and stormwater detention will be reviewed and permitted during the Infrastructure Permitting Process.

All developments must include site design providing 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.