



## AGENDA ITEM ANALYSIS

Project/Issue Name: 20-21 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 23.5 Acres, Located at the 7500 Block of West Farm Road 174, from Agricultural (Ag) to High Density Single-Family Residential (R1-H).

Submitted By: Community Development Department

Date: May 19, 2020

### Issue Statement

The Rader Trust has applied to change the Zoning Classification of **(23.5) acres** of property located at 7500 Block of West Farm Road 174 from **Agricultural (AG) to High Density Single-Family Residential (R1-H)**.

### Discussion and/or Analysis

The property subject to this Rezoning Application is comprised of approximately **(23.5) acres** of land located at the 7500 Block of West Farm Road 174. The property does not contain any structures and is currently utilized for agricultural purposes only.

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 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 Plan also 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 **Low Density Residential FLUM** designation. The City's Adopted 2005 Land Use Plan has identified the **"Low Density Residential"** Future Land Use Map designation as **"Single-Family Residential Development at 1-6 units per acre,"** which includes the Low Density Single-Family Residential (R1-L) at 4 dwelling units/acre, Medium Density Single-Family Residential (R1-M) at 5 dwelling units/acre, and **High Density Single-Family Residential (R1-H) at 6 dwelling units/acre.**

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



- **Goal:** Cost-effective Private Development Density. Encourage higher density development that will reduce the amount of infrastructure and cost to the developer and reduce the maintenance costs by the City.
  - **Objective:** Use the Land Use Plan to promote and guide the development of land at higher densities to reduce the amount of infrastructure constructed within the City.
  - **Policies:**
    - Plan for higher density development that will reduce the cost of maintenance of new infrastructure improvements, such as water, sanitary sewer, stormwater and roads.
- **Goal:** Diversify the Republic Housing Market.
  - **Objective:** Promote all types of residential development.
- **Goal:** Improve the quality of all types of housing in the City.
  - **Objective:** Encourage the development of high-quality housing regardless of the size, type, and density of housing being constructed.

The general trend of development in the vicinity of the subject property (along East Hines) in recent years has been the development of **residential subdivisions**.

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

The subject property is surrounded by High Density Single-Family Residential (R1-H) to the north, Twelve Stones Planned Development District (PDD) to the west, Greene County Agricultural zoned property to the east, and Greene County Suburban Residential to the south.

The land uses permitted in the High-Density Single-Family Residential (R1-H) Zoning District include single-family dwellings, residential accessory structures, golf courses, country clubs, and schools.

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

**Municipal Water and Sewer Service:** This site is not currently served by City of Republic water or sanitary sewer service. The site is in proximity to a ten (10) inch water main and eight (8) inch sanitary sewer main at the eastern termination of East Timber Oak Street, approximately 345 feet from the western boundary line of the subject property; connection to these mains will require an off-site Utility Easement and agreement with the owner of the Twelve Stones PDD to the west. The sanitary sewer flows to the Shuyler Creek Lift Station and then through a force main to the Wastewater Treatment Facility; the Lift Station and Treatment Facility currently have capacity. The City's water system currently has capacity to serve a potential development; final evaluations of capacity will be performed during subsequent development review.

Alternatives to connecting to different points in the City's municipal water and sewer systems may be available and will be reviewed at the time of development review.

**Transportation:** The subject parcel is currently accessible, for agricultural purposes only from an access point on West Farm Road 174 from the adjacent property to the east owned by the Rader Trust; subsequent development of the subject parcel will require review of new entrances(s) and/or roads identified on the Major Thoroughfare Plan (MTP) through the Preliminary Platting process.



The Republic City Code will require the development of the subject property to include the extension of internal public streets to boundary lines, sidewalks, and the construction of Bailey Avenue from West Farm Road 174 to the southern boundary line as required by the Major Thoroughfare Plan, as well as the dedication of deficient Right-of-Way along West Farm Road 174.

A Traffic Impact Study (TIS) has been completed by the Applicant and reviewed by the City; the Report indicated no major improvements are needed to the City's existing transportation system.

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

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

#### **Extent to which Proposed Amendment Creates Nonconformities**

Any existing agricultural uses presently conducted on the subject property would be permitted to continue as is at the time of rezone until such time as the use is altered in a way that would remove that lawfully existing nonconforming status. Types of alterations that would cause the removal of that status include redevelopment, expansion of the nonconforming use, substantial destruction of the nonconformity, etc.

#### **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**, generally **compatible with surrounding land uses**, and **able to be adequately served by municipal facilities should off-site easements be obtained**. Based upon this analysis (performed without the benefit of evidence and testimony of a public hearing), **Staff recommends the approval of this application.**