



AGENDA ITEM ANALYSIS

Project/Issue Name: 20-55 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 0.33 Acres, Located at 341 West Summit Street, from Medium Density Single-Family Residential (R1-M) to Two-Family Residential (R-2).

Submitted By: Brushworks by Tom Inc.

Date: December 8, 2020

Issue Statement

Brushworks by Tom, Inc. has applied to change the Zoning Classification of approximately point three-three **(0.33) acres** of property located at 341 West Summit Street from **Medium Density Single-Family Residential (R1-M) to Two-Family Residential (R-2)**.

Discussion and/or Analysis

The property subject to this Rezoning Application is comprised of approximately point three-three **(0.33) acres** of land located at 341 West Summit Street. The Applicant is currently remodeling and adding to the footprint of the existing single-family dwelling on the property. If the Rezone is successful, the Applicant intends to construct an addition to the home that would function as a second dwelling unit.

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 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 **Medium Density Residential** designation. The City's Adopted 2005 Land Use Plan has identified the **"Medium Density Residential"** Future Land Use Map designation as a Residential area described as appropriate for **"Two Family Residential Development at 4-7 units per acre"** as well as **"neighborhood compatible institutional uses."**



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:** Encourage the development of Infill Housing
 - **Objective:** Promote infill housing development
 - **Policies:**
 - Promote infill development as a means of maximizing existing infrastructure and encouraging reinvestment in existing neighborhoods
- **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 2005 Land Use Plan identifies “Neighborhood Principles and Development Guidelines,” which “provide guidance for how a mixture of land uses can work together to create community.”

- **Principle:** Republic should be a full-service community for a diverse population consisting of neighborhoods designed for human interaction.
 - **Guideline:** A range of housing types and sizes to accommodate household of all ages and sizes should be provided in each Republic neighborhood. A mix of housing types within a neighborhood creates visual and economic variety as well as opportunities for a more diverse population.



The subject property, located in the northwestern portion of the City, sits at the intersection of Summit Street and West Avenue. The surrounding properties are overwhelmingly residential in character. The density mix is predominately Medium Density Single-Family Residential (R1-M) with an adjacent Multi-Family (R-3) lot. Housing stock along this area of Summit Street were constructed circa. 1960.

Compatibility with Surrounding Land Uses

The subject property is adjacent to Multi-Family Residential (R-3) to the north and surrounded by Medium Density Single-Family Residential (R1-M) Zoning to the south, east, and west. Most of the adjacent properties appear to be utilized as single-family residences. The single exception is the parcel located directly to the north, at the corner of South Pine Avenue and East Elm Street, which appears to be utilized as a multi-family complex.

The land uses permitted in the Two-Family Residential (R-2) Zoning District include single-family dwellings, zero lot line dwellings, duplexes/two-family dwellings, and residential accessory structures.

Capacity to Serve Potential Development and Land Use

Municipal Water and Sewer Service: This parcel is occupied by a single-family home, built in 1953. The home is currently served by City of Republic water and sanitary services. The site will continue to be served by a six (6) inch water main located across the road and an eight (8) inch sanitary sewer main located along the north side of Summit. The sanitary sewer flows directly to the Wastewater Treatment Facility; the Facility currently has capacity to serve the site. The City's water system currently has capacity to serve a potential duplex at this location.

Transportation: A Traffic Impact Study (TIS) was not required for the Rezoning Application due to the very low increase in traffic volumes for a single parcel, zoned for Two-Family Occupancy.

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 single-family residential 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, or Rezoning**, to be generally consistent with the **goals and objectives of the Comprehensive Plan**, generally consistent with the **trend of residential development in the vicinity of the site**, generally **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.**