



## **AGENDA ITEM ANALYSIS**

Project/Issue Name: A Public Hearing of the City Council of the City of Republic, Missouri, Regarding Approving the Annexation of Approximately 0.22 Acres of Land Located Northeast of the Northeastern Right of Way Line of Missouri State Route 360 and Adjacent Right of Way.

Submitted By: Karen Haynes, Community Development Department

Date: September 15, 2020

### **Issue Statement**

The City of Republic's Community Development Department received a Voluntary Annexation Application from Tarasa LLC for the Annexation of approximately zero point two-two (0.22) acres of land identified as having PIN 881434100008.

### **Discussion and/or Analysis**

The property owner, Tarasa LLC, has submitted a Voluntary Annexation Request for the subject parcel for a future commercial/industrial development.

City water and sanitary sewer service is available in proximity to the property; subsequent review of water, sanitary sewer, and stormwater will be considered at the time of application for Rezoning and/or development. The subject parcel is compact and contiguous with the city limits of the City of Republic, as the subject parcel is surrounded by properties located in the City to the north and east.

The Future Land Use designation of the subject parcel is Neighborhood Commercial. The Neighborhood Commercial Future Land Use designation includes commercial uses permitted in the Local Commercial (C-1) Zoning District. Development in the vicinity of the subject parcel is industrial and manufacturing.

The Annexation, if approved by City Council, will effectively zone the subject parcel as A-1 (Agricultural) in accordance with City Code Section 435.010.B, which requires all annexed properties to be classified in the zoning district corresponding to Greene County's zoning designation.

### **Recommended Action**

Staff believes the Annexation of the subject property is consistent with the City's Comprehensive Plan as an area of future growth for the City of Republic and enjoys immediate access to City of Republic municipal services.