



AGENDA ITEM ANALYSIS

Project/Issue Name: 21-08 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 0.29 Acres, Located at 2860 North Brookline Avenue, to Local Commercial (C-1).

Submitted By: Karen Haynes, Planning Manager, BUILDS Department

Date: February 2, 2021

Issue Statement

The City of Republic has applied to change the Zoning Classification of approximately **(0.29) acres** of property located at 2860 North Brookline Avenue to **Local Commercial (C-1)**.

Discussion and/or Analysis

The property subject to this Rezoning Application is comprised of approximately **(0.29) acres** of land located at 2860 North Brookline Avenue. The City of Republic acquired the property, formerly the Village of Brookline's City Hall, during the consolidation of Brookline. The property does not have a current Zoning Designation.

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 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 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 **Neighborhood Commercial District FLUM** designation. The City's Adopted 2005 Land Use Plan has identified the **"Neighborhood Commercial"** Future Land Use Map designation as a Mixed-Use area described as, **"Retail and office uses; including small neighborhood shopping centers and isolated retail businesses."**

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

- **Goal:** Expand the opportunity for new commercial development in the City.
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- **Objective:** Increase the amount of land available for commercial development in the City.
- **Policies:**
 - Proactive consideration of Rezoning Requests where there are opportunities to provide land for commercial development.
- **Goal:** Create a more diverse economic base while increasing the retail growth within the City
 - **Objective:** Diversify economy to absorb more retail, office, and light manufacturing development.
 - **Policies:**
 - Recognize the needs and concerns of existing businesses and assist in their growth and development.
- **Goal:** Redevelop and revitalize existing commercial centers and encourage infill development of vacant commercial land using the existing built-out infrastructure.
 - **Objective:** Promote revitalization of existing commercial areas.

The general trend of development in the vicinity of the subject property, along North Brookline Avenue, is industrial development and commercial redevelopment.

Compatibility with Surrounding Land Uses

The subject property is surrounded by Local Commercial (C-1) to the north, east, and south and Light Industrial (M-1) to the west.

The land uses permitted in the Local Commercial (C-1) Zoning District include restaurant, retail, and offices.

Capacity To Serve Potential Development and Land Use

Municipal Water and Sewer Service: The parcel is currently served by an eight (8) inch sewer line on Haile Street and can be served by twelve (12) inch water main along the east side of North Brookline Avenue.

The sanitary sewer will flow from the parcel to the McElhaney Lift Station, and to the Shuyler Creek Lift Station, and finally to the Wastewater Treatment Facility. The City's water system, Lift Stations, and Wastewater Treatment Facility currently have capacity to serve new commercial development at this location.

Transportation: A Traffic Impact Study (TIS) was not required for the Rezoning Application due to several very recent Traffic Impact Studies along the State Highway MM corridor and planned improvements along this area of Brookline Avenue/State Highway MM.

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

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



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, 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.**