



AGENDA ITEM ANALYSIS

Project/Issue Name: 21-06 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 3.55 Acres from Two-Family Residential (R-2) to 3.3 Acres of Two-Family Residential (R-2) and Approximately 8.19 Acres from Multi-Family Residential (R-3) to 8.5 Acres of Multi-Family Residential (R-3), Located at 634 West Hines.

Submitted By: Karen Haynes, Planning Manager, BUILDS Department

Date: February 2, 2021

Issue Statement

Cedar Park Investments, LLC has applied to change the Zoning Classification of approximately (3.3) acres to Two-Family Residential (R-2) and approximately (8.5) acres of Multi-Family Residential (R-3).

Discussion and/or Analysis

The property subject to this Rezoning Application currently has approximately (8.19) acres of Multi-Family Residential (R-3) Zoning and (3.55) acres of Two-Family Residential (R-2) Zoning. The proposed Rezoning configuration would change the Multi-Family Residential Zoning (R-3) from (8.19) acres to (8.5) acres and the Two-Family Residential (R-2) Zoning from (3.55) acres to (3.3) acres; the reconfiguration is requested to align with their proposed Preliminary Plat.

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 **High Density Residential FLUM** designation in the area of the proposed Multi-Family Residential Rezoning configuration and a **Medium Density FLUM** designation in the area of the proposed Two-Family Residential Rezoning configuration. The City's Adopted 2005 Land Use Plan has identified the "High Density Residential FLUM designation" as Multi-Family Residential development of more than eight (8)



units per acre; the “Medium Density Residential FLUM designation” as Two-Family Residential development at four (4) to seven (7) units per acre and neighborhood compatible institutional uses.”

The 2005 Land Use Plan identifies Land Use Goals and Objectives relating to commercial 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 general trend of development in the vicinity of the subject property is residential development.

Compatibility with Surrounding Land Uses

The subject property is surrounded by Agricultural (AG) to the north, Medium Density Single-Family (R1-M) to the east, Agricultural (AG) to the west, and Multi-Family Residential (R-3) and Medium Density Single-Family Residential (R1-M) to the south.

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

The land uses permitted in the Multi-Family Residential Zoning District include multi-family, two-family, zero-lot line, and single-family dwellings.

Capacity To Serve Potential Development and Land Use

Municipal Water and Sewer Service: The parcel is currently served by a six (6) inch water main at the termination of North Cedar Avenue and a six (6) inch water main at the termination of West Red Maple Drive; subsequent development of the parcel will require looping of the water mains in these locations.



The municipal water system currently has the capacity to serve new residential development at this location.

The sanitary sewer will flow from the parcel directly to the Wastewater Treatment Facility; the Wastewater Treatment Facility currently has capacity to serve new residential development at this location.

The referenced parcel contains sections of water, sanitary sewer, and stormwater pipes installed by a previous developer; these utility pipes were never tested, accepted, or dedicated to the City. Subsequent development will require testing of these systems and the construction of additional infrastructure to serve the development, as needed and permitted through the review of Infrastructure Construction Plans.

Transportation: A Traffic Impact Study (TIS) was not required for the Rezoning Application due to a negligible impact from the Rezoning request.

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

Sinkholes: The subject parcel **does** contain two (2) identified sinkholes on the northern half of the property. The Republic City Code requires a thirty (30) foot setback for residential development; subsequent development will require the submittal of a Sinkhole Analysis Report.

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.**