



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 40.9 Acres of Land Located at 7576 West Farm Road 186 and Adjacent Right-of-Way.

Submitted By: Karen Haynes, BUILDS Department

Date: November 17, 2020

Issue Statement

The City of Republic's Community Development Department received a Voluntary Annexation Application from the Betty J VAP Phillips Trust for the Annexation of approximately forty point nine (40.9) acres of land located at 7576 West Farm Road 186.

Discussion and/or Analysis

The property owner, the Betty J VAP Phillips Trust, has submitted a Voluntary Annexation Request for the subject parcel for a future residential development.

The request includes annexation of the Right-of-Way (South Kansas Avenue) adjacent to the property subject to Annexation.

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 south.

The Future Land Use designation of the subject parcel is Low Density Residential. The Low Density Residential Future Land Use designation includes Single-Family Residential Development at 1-6 units per acre and neighborhood compatible institutional uses. Low Density Residential Land Uses include the following Zoning Districts: High Density Single-Family Residential (R1-H), Medium Density Single Family-Residential (R1-M), and Low Density Single-Family Residential (R1-L).

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.

