



## Planning and Zoning Commission

Monday, March 09, 2020  
7:00 PM – City Hall  
213 North Main  
Republic, MO 65738

### MEETING AGENDA

1. **Call Meeting to Order**
2. **Approve Agenda**
3. **Approve Minutes**
  - A. P&Z Commission Meeting, February 10, 2020
4. **Meeting Procedures**
5. **Public Hearings**
  - a. **REZN 20-001.** Public Hearing and Possible Vote to Recommend the Approval of an Application to Change the Zoning Classification of Approximately Six Point Four (6.4) Acres, Located at 830 West O'Neal Road, from Agricultural (AG) to Medium Density Single-Family Residential (R1-M)
6. **Other Business**
7. **Citizen Participation**
8. **Community Development Department Update**
9. **Comprehensive Plan Update**
10. **Adjournment**

Individuals addressing the Commission are asked to step to the podium and clearly state their name and address before speaking. In accordance with ADA guidelines, if you need special accommodations to attend any city meeting, please notify the City Clerks' Office at 732-3140 at least three days prior to the scheduled meeting.



## **PLANNING AND ZONING COMMISSION**

Republic City Council Chambers  
213 N. Main, Republic, MO  
Monday, February 10, 2020  
7:00 p.m.

### **Meeting Minutes**

The regular meeting of the Planning and Zoning Commission was held at 213 North Main Street in Republic, Missouri, on Monday, February 10, 2020, at 7:00 p.m.

Commissioners in attendance included: Ransom Ellis; Chairman, Erik Pedersen, Kevin Haun, Brandon Andrews, Tony Mitchell, Randy Phelps, and Garry Wilson. Also, in attendance were officials from the City of Republic's Community Development Department including Karen Haynes, Principal Planner and Chris Tabor, Senior Planner.

#### **Call Meeting to Order**

The meeting was called to order by Chairman Ransom Ellis at 7:00 p.m.

#### **Approve Minute**

Chairman Ellis presented the minutes from the January 13, 2020 Planning and Zoning meeting for approval. Tony Mitchell made a motion to approve the meeting minutes. The motion was seconded by Randy Phelps. Motion was carried by the unanimous affirmative votes of Tony Mitchell, Brandon Andrews, Ransom Ellis, Erik Pederson, Kevin Haun, and Randy Phelps.

#### **Meeting Procedures**

Chairman Ransom Ellis read a statement regarding the process and procedures to be followed during the meeting of the Planning and Zoning Commission.

#### **Other Business**

- A. SUBD-PRE 20-001 Auburn Hills:** Possible Vote to Recommend the Approval of an Application for a Preliminary Plat for Auburn Hills, a Residential Subdivision Consisting of Approximately Thirty-Five Point Three (35.3) Acres. Located at 2887 East Hines Street.
  - Staff Report and Presentation by Karen Haynes.
  - Motion was made by Tony Mitchell to approve SUBD-PRE 20-001; motion was seconded by Randy Phelps. Motion was carried by the unanimous affirmative votes of Randy Phelps, Kevin Haun, Erik Pedersen, Ransom Ellis, Brandon Andrews, and Tony Mitchell.

#### **Citizen Participation**

Ransom Ellis opened the citizen participation at 7:20 p.m. No one came to the podium and the citizen participation was closed at 7:20 p.m.

**Community Development and SOAR Update**

No update was given on the Community Development Department or SOAR.

**Adjournment**

Motion was made by and seconded by Randy Phelps to adjourn the meeting at 7:25 p.m. Motion was carried by the unanimous affirmative votes of Ransom Ellis, Erik Pederson, Brandon Andrews, Kevin Haun, Tony Mitchell, and Randy Phelps.

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Karen Haynes  
Community Development Principal Planner

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Ransom Ellis  
Chairman

DRAFT



**EXHIBIT A**

**Project/Issue Name:** **REZN 20-001.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Six Point Four (6.4) Acres, Located at 830 West O’Neal Road, from Agricultural (AG) to Medium Density Single-Family Residential (R1-M)

**Submitted By:** Vincent Todd Wright

**Presented By:** Community Development Department

**Date:** March 09, 2020

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**ISSUE IDENTIFICATION**

Vincent Todd Wright has applied to change the Zoning Classification of **(6.4) acres** of property located at 830 West O’Neal Road from **Agricultural (AG) to Medium Density Single-Family Residential (R1-M)**.

**DISCUSSION AND ANALYSIS**

The property subject to this Rezoning Application is comprised of approximately **(6.4) acres** of land located at 830 West O’Neal Road. A single-family residential structure and several residential accessory structures are currently located on the property.

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 also 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 **Low Density Residential FLUM** designation. The City’s Adopted 2005 Land Use Plan has identified the **“Low Density Residential”** Future Land Use Map designation as **“Single-Family Residential Development at 1-6 units per acre,”** which includes the Low Density Single-Family Residential (R1-L) at 4 dwelling units/acre, **Medium Density Single-Family Residential (R1-M) at 5 dwelling units/acre**, and High Density Single-Family Residential (R1-H) at 6 dwelling units/acre.



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:** 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 (along East Hines) in recent years has been the development of **residential subdivisions**.

#### **Compatibility with Surrounding Land Uses**

The subject property is surrounded by Medium Density Single-Family Residential (R1-M) in all directions; there is a (5) acre parcel adjacent to the southwest zoned Greene County Agricultural.

The land uses permitted in the Medium Density Single-Family Residential (R1-M) Zoning District include single-family dwellings, residential accessory structures, golf courses, country clubs, and schools.

#### **Capacity To Serve Potential Development and Land Use**

**Municipal Water and Sewer Service:** This site is currently served by City of Republic water; sewer is provided by a private septic system. The site currently has a (10) inch water main running along the north property line running parallel to West O'Neal Road, a (6) inch water main located at the western property line at the termination of West Audrey Street, and a (6) inch water main located at the eastern property line at the termination of South Lipscomb Drive. City sewer mains are located at the termination of West Audrey Street and South Lipscomb Drive; the (8) inch sewer mains flow to Lift Station #2 before flowing to the Wastewater Treatment Facility. The water and sewer mains in place have the capacity to serve the potential development.



**EXHIBIT A**

**Transportation:** The subject parcel is currently accessible, for agricultural and residential purposes, from an access point on West O'Neal Road, directly adjacent to the eastern property line; subsequent development of the subject parcel will require review of new entrances(s) through the Preliminary Platting process. The need for a Traffic Impact Study (TIS) will be evaluated at the time of development; the subdivision of the property into more than (4) lots or the extension of municipal services and/or a local street connection will require a Preliminary Plat.

**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**

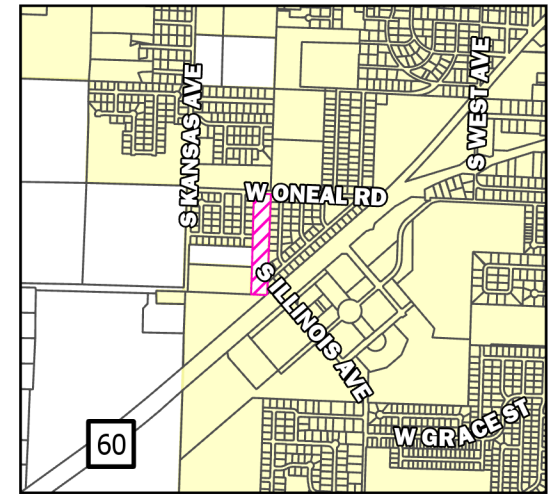
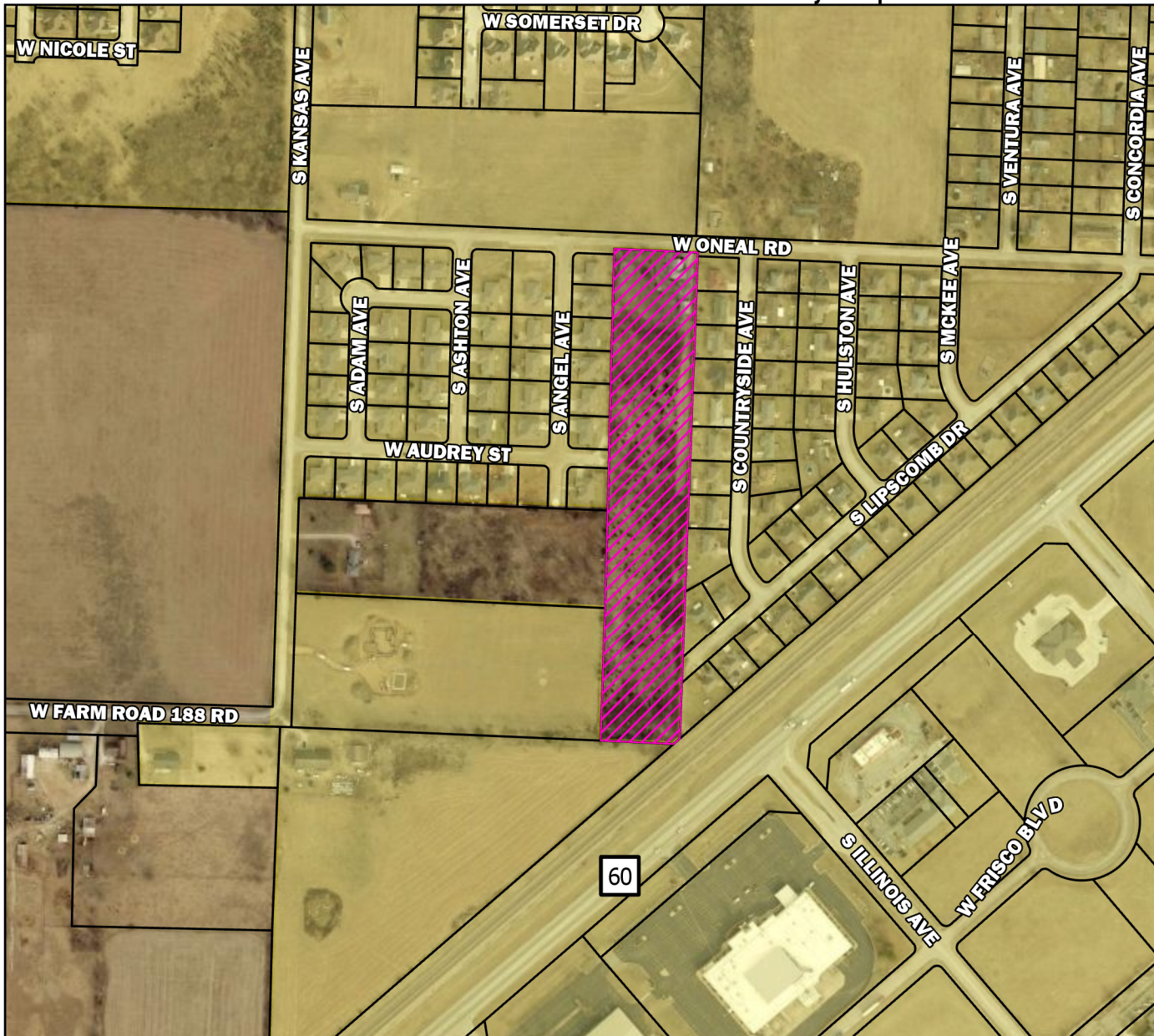
Any existing agricultural uses presently conducted on the subject property would be permitted to continue as is at the time of rezone until such time as the use is altered in a way that would remove that lawfully existing nonconforming status. Types of alterations that would cause the removal of that status include redevelopment, expansion of the nonconforming use, substantial destruction of the nonconformity, etc.

**STAFF RECOMMENDATION**




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**, 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.**

# REZN 20-001: 830 West O'Neal Road

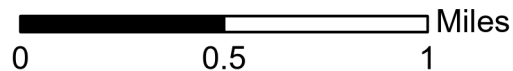
## Vicinity Map



### Legend

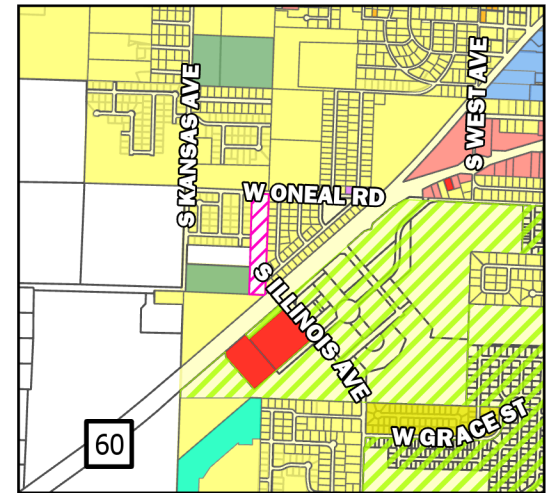
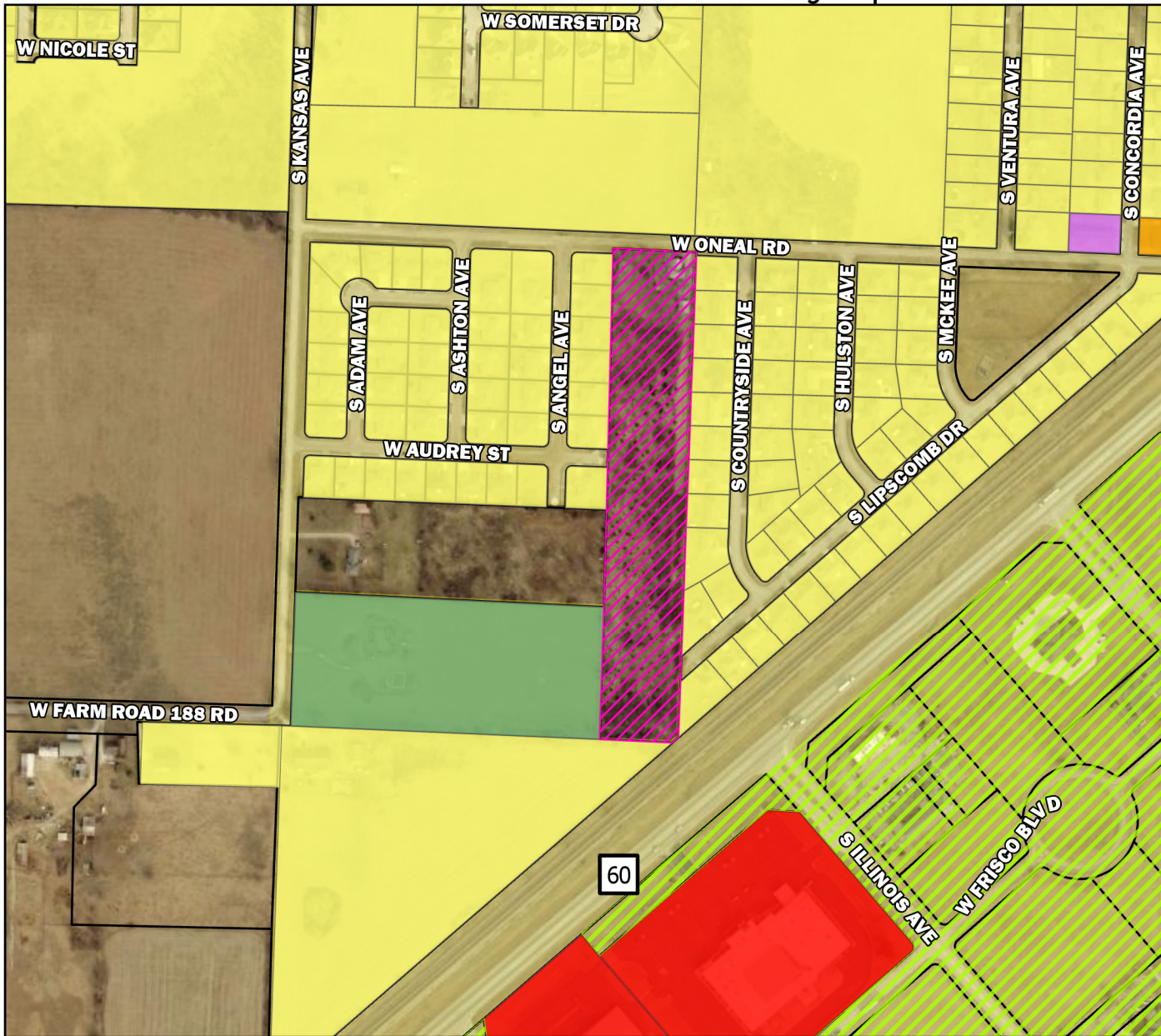
-  Parcels
-  City Limits
-  ANNEX 20-001

Parcel Owner: Vincent Todd Wright  
Parcel Address: 830 W O'Neal Rd  
Area: 6.46 Acres  
PIN: 881730200002  
Existing Zoning: Agricultural (Greene County)  
Future Land Use Designation: Low Density Residential



# REZN 20-001: 830 West O'Neal Road

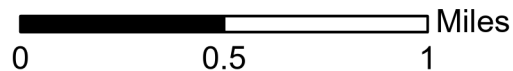
## Zoning Map



### Legend

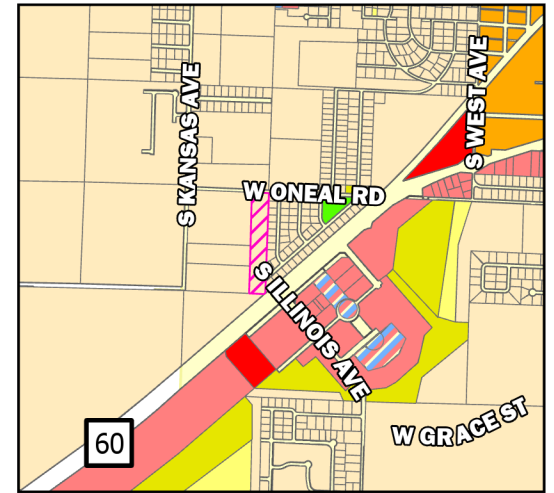
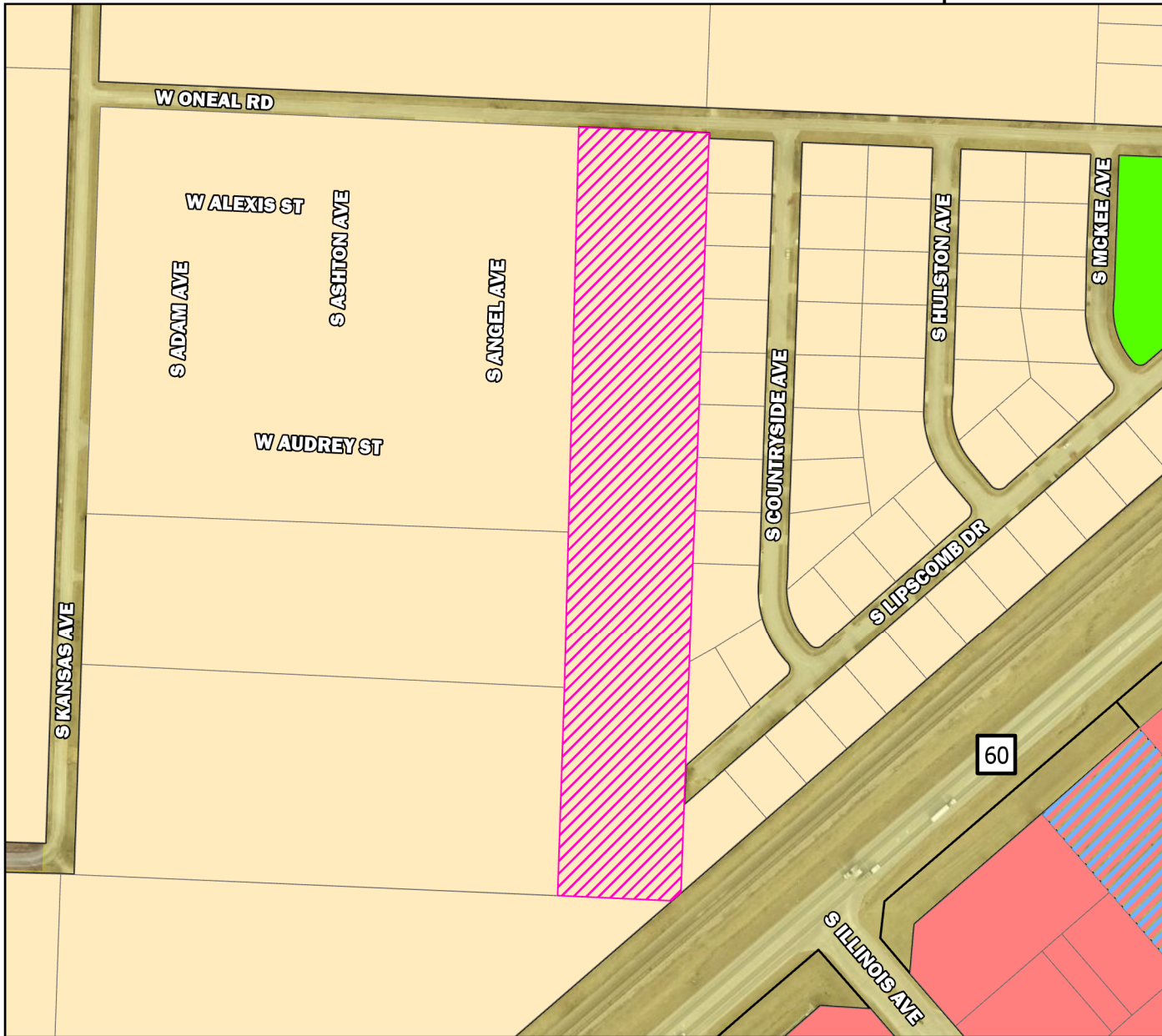
- Parcels
- ANNX 20-001
- Zoning**
- AG Agricultural
- C-1 Commercial
- C-2 General Commercial
- C-3 General Commercial
- M-1 Light Manufacturing
- M-2 Heavy Manufacturing
- PDD Planned Development
- R1-L Single Family Low Density
- R1-M Single Family Medium Density
- R1-H Single Family High Density
- R1-Z Zero Lot Line Residential
- R-2 Two-family Residential
- R-3 Multi-family Residential

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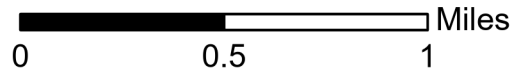
## Future Land Use Map



### Legend

- Parcels
- ANNX 20-001
- Future Land Use
  - Low Density Residential
  - High Density Residential
  - Med Density Residential
  - Main Street District
  - C-1
  - C-2
  - M-1
  - M-2
  - Park
  - Planned Business Park
  - Public Land Use
  - School Land Use

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**Section 405.090. "R1-M" Medium Density Single-Family Residential District.**

- A. *Purpose.* The intent of the "R1-M" Medium Density Single-Family Residential District is designed for nine thousand (9,000) square foot single-family detached residential uses at moderate densities of approximately five (5) dwelling units per acre. Internal stability, harmony, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and by consideration of the proper functional relationship and arrangement of the different uses permitted in this district. This district is intended for areas that have access for vehicular traffic from collector or higher classification streets without crossing minor streets in adjoining neighborhoods.
- B. *Uses Permitted.*
1. Model homes in accordance with Section 410.190.
  2. Single-family dwellings.
  3. Accessory buildings customary, incidental and subordinate to the main building.
  4. Churches or other places of worship, including parish houses and Sunday Schools, but excluding overnight shelters and temporary outdoor revivals, on a minimum of two (2) acres of land, to provide sufficient land area for off-street parking, bufferyards and proper site design to lessen impact on adjoining residential neighborhoods. The requirements of Article VI and X regarding parking, loading, landscaping, and open space shall be required.
  5. Golf courses and country clubs.
  6. Home occupations in accordance with Section 405.630.
  7. Public parks and playgrounds.
  8. Public school, elementary and high, and educational institutions having a curriculum the same as ordinarily given in public schools, on a minimum of two (2) acres of land, to provide sufficient land area for off-street parking, bufferyards and proper site design to lessen impact on adjoining residential neighborhoods. The requirements of Article VI and X regarding parking, loading, landscaping, and open space shall be required.

9. Any use conforming at the time the district is mapped.
  10. *Group homes.* The exterior appearance of the home and property shall be in reasonable conformance with the general neighborhood standards. No group home shall be located within two thousand five hundred (2,500) feet of another group home.
- C. *General Regulations.* Property and buildings in the "R1-M" District shall be subject to the following area regulations:
1. *Street frontage.* Each lot shall have a clear, direct frontage on a dedicated City street.
  2. *Platting requirements.* Each dwelling shall be located on its own individual platted lot. If areas for common use of occupants of the development are shown on the plat, satisfactory arrangements shall be made for the maintenance of the common open space and facilities, whether in the form of a neighborhood association or public dedication. The plat shall indicate the any easements and covenants appurtenant thereto.
  3. *Off-street parking.* As required by Article VI of this Chapter.
  4. *Accessory buildings and structures.* As required by Section 405.640 of this Chapter.
  5. *Trees.* There shall be a requirement of at least one (1) tree for each platted lot in order to enhance private space. The tree shall be of a variety that provides shade and screening and shall be at least six (6) feet in height at the time of planting.
- D. *Height And Area Regulations.* The height and area regulations shall be provided in accordance with the requirements set forth in Article V.