

STAFF REPORT

TO: Planning and Zoning Commission
Mayor and Board of Aldermen

FROM: Chuck Ortwein, Senior Planner
Planning and Development Department

DATE: March 13, 2006

RE: Bill #06-11

General Information

Applicant: City of Republic

Representative: Planning and Development Department

Requested Action: Rezone from R1-M to C-2

Location: 3030 US Highway 60

Site Size: 5.4 Acres

Existing Land Use: Commercial

Existing Zoning: R1-M (Single-Family Medium Density Residential)

Proposed Land Use: C-2 (General Commercial District)

Number of Lots: N/A

Surrounding Land Use and Zoning

North: C- Commercial Greene County (2.4 acres)

South: PDD- 60 Market Place (40 acres)

East: C-2- General Commercial District (Eastgate Subdivision) (6.43 acres)

West: C-2 - General Commercial District (1.87 acres)

Land Use Goals and Objectives

Overall the development of the property as C-2, General Commercial District, is in conformance with the Land Use Plan.

The following is an excerpt from Pages 10, 11 and 12 of the City's Land Use Plan concerning the development of commercial property.

Goals, Objectives and Polices

Strategies and recommendations for implementing the goals, objectives and polices are presented later in the Plan. Goals, objectives and policies are presented for each of these categories based upon the following structure:

- Goals are broad statements of purpose: *"Here is where we want to go."*
- Objectives are more specific statements for achieving the goals: *"Here is what it takes to get there."*
- Policies are statements about what the City intends to do (or promote on behalf of constituents and public/private partners) when implementing goals and objectives: *"Here is what we have to do to get there."*

Business Development and Retention

According to the responses in the 2003 and 2004 Republic Citizen Surveys and the Visioning meetings that were conducted in 2003 and 2004, Republic needs to increase the number and type of businesses to support the growing population. Residents also responded to the need to assist in the retention and expansion of the current businesses in the City. The City of Springfield has traditionally had a stronghold on the retail market in the Greene and Christian County area. The City of Republic, along with other suburban communities, has recently created many opportunities for economic development, driven not only by its own population growth, but also by being in a position to capitalize on the expansion of suburban development. Retail development is a primary component of Republic's economical development potential. Nonetheless, there continues to be a net outflow of retail spending from republic households in other communities. Retail growth in the neighboring cities of Springfield, Nixa and Ozark has a negative effect on Republic's market. Judging by the opinions of the residents of Republic, the City is deficient in the amount and type of retail development to adequately serve the current and future residents.

Retail Development is important for Republic for two key reasons:

- Republic is primarily a “bedroom community” from which people commute to jobs in other cities, and return to Republic for the bulk of their household purchases. Therefore, conveniently located retail is important to the City’s quality of life.
- A substantial portion of the City’s tax revenues are tied to retail sales taxes

Goal: Expand the opportunity for new commercial development in the City.

Objective:

1. Republic should study the opportunities for annexation of potential commercial property along the major thoroughfares through the City and at the interchanges of major highways in order to increase the amount of land available for commercial development within the City Limits.

Policies:

- The City should develop a policy to use City initiated annexation to annex property along the Highway 60 corridor for potential commercial development.
- The City should establish a Cooperative Agreement with the City of Springfield to establish a common boundary where the two jurisdictions will meet.
- The planning and Zoning Commission and Board of Aldermen should be proactive in considering rezone requests where there are opportunities to provide land for commercial development.
- The City should consider rezoning requests for commercial and mixed use developments at the intersections of major thoroughfares through the City.
- The Land Use Plan should identify future Development Opportunity Districts and Activity Zones for potential commercial development.
- The Land Use Plan should identify future Redevelopment Opportunity Districts for potential commercial redevelopment opportunities.

Goal: Create a more Diverse Economic Base while increasing the retail growth within the City.

Objective:

1. The City should strive to diversify its economy through Economic Development Efforts in order to absorb more retail, office and light manufacturing development in the western Metropolitan Area.

Policies:

- The City and the Chamber of Commerce should develop an Economic Development Plan to determine the specific commercial needs of the City.

- The City should establish relationships with other public and private entities to develop a Regional Business Park that will accommodate new light manufacturing, office space, distribution centers, and large retail businesses and bring new job opportunities to the area.
- The City should strongly consider proposals for the development of neighborhood mixed-use developments at the intersections of arterial streets.
- The City should continue to expand infrastructure for residential growth in order to build a population base large enough to attract more retail development.
- The City should pay close attention to the needs and concerns of existing businesses and be willing to assist in their growth and development.

Background and Analysis

The property is currently zoned for residential use. The property contains three commercial businesses (Sew What) (B-Health-E) (Rudy's Discount Smoke Shop) and a residential dwelling. The parcel is being assessed as commercial property. The request for rezoning was initiated by the City of Republic in order to insure consistency with the city's zoning map.

Water Facilities: Available

Sewer Facilities: Available

Street Facilities Available

Fire Protection: Available

Staff Recommendation

Staff recommends the rezoning of the property at 3030 US Highway 60 be approved based on the following:

1. The proposed rezoning meets the requirements and standards set forth in the City of Republic Zoning Regulations.
2. The proposed rezoning complies with the Development Goals and Objectives for Commercial Property in the City of Republic Land Use Plan.

Conditions: N/A