



AGENDA ITEM ANALYSIS

Project/Issue Name: 24-12 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately 40.64 Acres, Located at 664 Aaron Way, from Planned Development District (PDD) to Brookside Estates Planned Development District (PDD 24-001).

Submitted By: Chris Tabor, BUILDS Department Principal Planner

Date: April 2, 2024

Issue Statement

SGF Landing LLC has applied to change the Zoning Classification of approximately 40.64 acres of property located at 664 East Aaron Way from Planned Development District (PDD) to **Brookside Estates Planned Development District (PDD)**.

Discussion and/or Analysis

The property subject to this Rezoning Application is comprised of approximately **40.64 acres** of land located at 664 E Aaron Way. The property is currently occupied by two residential dwellings and some accessory structures. The use of the property is primarily residential in nature.

Applicant's Proposal

The Applicant is proposing the Rezoning of the subject property to Brookside Estates Planned Development District (PDD), a single-family residential subdivision containing a maximum of 153 lots and a maximum density of 3.76 lots per acre.

Specifically, the proposed Development Plan will allow for a mix of single-family residential lots consisting of 48 lots with a minimum lot size of 9,000 sf, 105 lots with a minimum lot size of 7,000 sf, and detention. The Development Plan also contains new water, sanitary sewer, and stormwater systems to support the development, a required collector street, and a number of local streets to support the development.

Specifically, the Applicant's proposal includes the following elements:

- **Medium-Density Single-Family Residential (R1-M)**
 - Total Lots: 48
 - Permitted Uses: Single-Family Residential
 - Setbacks (required distance from the building footprint to the respective property line):
 - Front: 25 Feet
 - Rear: 25 Feet



- Interior Side Setback: 6 Feet
- Side Street Setback: 15 Feet
- Required Frontage (measurement of the property along the road):
 - 80 Feet

- **High-Density Single-Family Residential (R1-H)**
 - Total Lots: 105
 - Permitted Uses: Single-Family Residential
 - Setbacks (required distance from the building footprint to the respective property line):
 - Front: 25 Feet
 - Rear: 25 Feet
 - Interior Side Setback: 6 Feet
 - Side Street Setback: 15 Feet
 - Required Frontage (measurement of the property along the road):
 - 70 Feet

The following paragraphs contain brief analyses of present site conditions as well as the proposal's relationship to **adopted plans of the City**.

Current Conditions of Property

The subject property is currently zoned as part of the Valley Trails Planned Development District (PDD). This PDD allows for single-family homes at a density of 2.7 homes per acre. The Development Plan for Valley Trails includes custom setbacks and lot sizes.

Lot specifications for the subject property's existing zoning (PDD) include the following elements:

- **Valley Trails Planned Development District (PDD)**
 - Permitted Uses: Single-Family Residential
 - Setbacks (required distance from the building footprint to the respective property line):
 - Front: 15 Feet
 - Rear: 15 Feet
 - Interior Side Setback: 5 Feet
 - Required Frontage (measurement of the property along the road):
 - 50 Feet

Consistency with the Planned Development District (PDD) Ordinance

The purpose of the Planned Development Regulations is to allow for mixed-use, unconventional, or innovative arrangements of land uses and public facilities, which would be difficult to develop under the conventional land use and development regulations of the City.



Planned Unit Developments must demonstrate substantial congruence with each of the following conditions in order to be considered eligible for approval:

- The proposed Development Plan shall involve a mixture or variation of land uses or densities
 - Brookside Estates PDD includes two differing residential densities within the project area.
- The proposed Development Plan shall involve the provision of all infrastructure deemed necessary to adequately serve the potential development.
 - The Brookside Estates PDD Development Plan includes provisions for municipal water and sewer services, a plan for stormwater management, and the construction of several Local-class Streets and one Collector-class Street.
- The proposed Development Plan shall involve design elements that promote the City of Republic's Comprehensive Plan and other adopted plans of the City.
 - The City of Republic's Comprehensive and Land Use Plans promote the expansion of commercial and residential development at locations supported by the City's water, sanitary sewer, and transportation networks; the Brookside Estates property can be adequately supported by the City's capacities for water, sewer, and transportation.
- The proposed Development Plan shall involve design elements intended to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to preserve features of historical significance; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public improvements.
 - The Brookside Estates Development Plan includes the construction of Grace Street, which would serve as a collector from Main Street to Lynn Avenue. As currently configured, no such connection exists for more than 5,000 ft between Miller Road and Countyline Road.

Consistency with the Comprehensive Plan and Land Use Plan

The City's Comprehensive Plan and Land Use 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 2021 Comprehensive Plan and Land Use Plan identifies Land Use Goals and Objectives relating to development, as follows:

- **Community Development Goals and Objectives**
 - **Goal 1:** Support market conditions to develop a greater variety of residential options.
 - **Objective 1A:** Support a variety of housing developments and styles to ensure a range of options are available.
- **Coordination with Infrastructure**



- **Goal 1:** Support new development that is well-connected to the existing community.
 - **Objective 1A:** Encourage development that improves and expands upon existing infrastructure.
 - **Objective 1B:** Promote development aligning with current adopted plans of the City.
- **Goal 2:** Recognize potential infill sites as opportunities for development, while mitigating impacts to adjacent established properties.
 - **Objective 1A:** Support the development of vacant parcels as opportunities for densification that is harmonious with surrounding development.

Compatibility with Surrounding Land Uses

Zoning Compatibility

The subject site is surrounded by existing agricultural and residential zoned properties and uses:

- North: Medium Density Single-Family Residential (R1-M)
- South: Greene County Agricultural (A-1)
- East: Medium Density Single-Family Residential (R1-M); Valley Trails Planned Development District (PDD)
- West: Medium Density Single-Family Residential (R1-M)

The proposed Development Plan ensures that incoming properties are adjacent to those of like zoning. Brookside Estates is planned so that owners of existing lots zoned Medium-Density Single-Family Residential (R1-M) would be assured that only R1-M lots would be created next to them.

The land uses permitted in the Applicant's proposal are considered to be generally compatible with the surrounding agricultural and residential zoned properties and uses in proximity to the subject parcel.

Capacity to Serve Potential Development and Land Use

Municipal Water and Sewer Service: The subject site is in proximity to City of Republic sanitary sewer and water service, with existing points of connection to the north, east, and west. Several potential connections are available for both utilities.

The development will be served via a looped water system, connecting to existing water mains that have points of connection to the north, east, and west. The exact location and size of the water mains required to serve the development will be determined during the infrastructure design process.

Effluent from the development would travel to the Shuyler Creek Lift Station before traveling back to the Wastewater Treatment Facility.

The Water System, existing Lift Station, and the Wastewater Treatment Facility have sufficient capacity to serve the proposed development at full build-out.



Transportation: Brookside Estates proposes six new streets facilitating circulation within the subdivision:

- Spring Court
- Spruce Way
- Sugar Pine Lane
- Briarwood Drive
- Cyprus Way
- Creekside Place

The Development Plan extends four existing streets:

- Hardy Street
- Hadley Street
- Halsey Street
- Grace Street

The proposed Development Plan would finish several planned connections to existing neighborhoods to facilitate travel within the City. At each of these connection points, streets were previously “stubbed out” to the edge of the property to provide future access to the subject property. Completing these roads would create additional routes for both residents and emergency service personnel. Additionally, making these connections will alleviate current conditions along portions of Hardy, Hadley, Halsey, and Grace within Sterling Meadows where larger vehicles such as fire trucks are unable to turnaround and may instead be required to back up as much as 800 feet.

Importantly, the Development Plan includes the construction and dedication of a portion of Grace Street which will complete the full connection between Lynn Avenue and Main Street as identified in the City’s Transportation Plan.

In accordance with policy, the Applicant was required to perform a Traffic Impact Study (TIS) to analyze the impact of the traffic generated from the proposed development. The TIS was then reviewed by BUILDS Staff. The results of the TIS indicate the proposed full buildout of the development will not warrant any traffic improvements.

Stormwater: The Development Plan contains an area designated for stormwater retention/detention, designed to accommodate stormwater generated by the development. The location for this area is in the northeast corner of the development, as necessitated by the topography of the property. Additional stormwater areas and/or easements may be required through the engineering design process. The stormwater retention/detention areas, drainage easements, and all open space/common areas will be owned and maintained by the Developer and/or a Property Owners Association.

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

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



Infrastructure Design: The design and precise placement of the streets, sidewalks, water and sanitary sewer systems, and stormwater detention will be reviewed and permitted during the Infrastructure Permitting Process.

All developments must include site design providing for sufficient emergency vehicle access as well as fire protection facilities (e.g. fire hydrants). **Additional elements of code compliance, evaluated at the time of infrastructure design, impacting the development of the subject property, include, but are not limited to, the City's Zoning Regulations, adopted Fire Code, and adopted Building Code.** The next steps in the process of development of the subject parcel, upon a favorable rezoning outcome, will be the development, review, and approval of an Infrastructure Permit for the construction of utility services and roads.

Recommended Action

Staff considers the **proposed Zoning Map Amendment (Rezoning to Planned Development District)** to be generally consistent with the **goals and objectives of the Comprehensive and Land Use Plans**, generally 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**. Specifically, the proposed development can be adequately served by the City's municipal water and sanitary sewer services and the City's transportation network. Based upon this analysis (performed without the benefit of evidence and testimony of a public hearing), Staff recommends the approval of this application.