



AGENDA ITEM ANALYSIS

Project/Issue Name: 22-07 An Ordinance of the City Council Approving Amendment of the Zoning Code and Official Map by Changing the Classification of Approximately 62.90 Acres, Located at 2561 South State Highway MM, from Eclipse Event Center Planned Development District (PDD) to Hankins Farm Planned Development District (PDD).

Submitted By: Karen Haynes, Assistant BUILDS Administrator

Date: February 22, 2022

Issue Statement

Republic 63, LLC has applied to change the Zoning Classification of approximately **(62.90) acres** of property located at 2561 South State Highway MM from Eclipse Event Center Planned Development District (PDD) to Hankins Farm Planned Development District (PDD).

Discussion and/or Analysis

The property subject to this Rezoning Application is comprised of approximately **(62.90) acres** of land located at the northwest intersection of State Highway MM and East Sawyer Road. The property is currently utilized as farmland and contains several agricultural structures.

Applicant's Proposal

The Applicant is proposing the Rezoning of this property to a Planned Development District (PDD) to allow for a mixed-use commercial and industrial development consisting of (10) commercial and light industrial/manufacturing lots. The Development Plan contains new water, sanitary sewer, and stormwater systems and two new public streets to support the development.

The Planned Development District (PDD) allows for additional flexibility as development occurs; this flexibility includes minor alignment and adjustments in location of lot lines through the Administrative Replatting Process once the construction of all infrastructure is complete and the Final Plat has been approved. All development will adhere to the specific requirements of the Approved Development Plan; aspects of the zoning code not specifically included in the Approved Development Plan will require compliance with code requirements at the date of actual development.

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

- **General Requirements:**
 - All lots will comply with the setback, density, and permitted use requirements of the effective zoning district(s)
- **Lot 1: General Commercial (C-2)**
 - Total Area: 1.5 acres



- **Lot 2: General Commercial (C-2)**
 - Total Area: 3.0 acres
- **Lot 3: General Commercial (C-2)**
 - Total Area: 3.8 acres
- **Lot 4: Light Industrial (M-1)**
 - Total Area: 9 acres
- **Lot 5: Light Industrial (M-1)**
 - Total Area: 4.8 acres
- **Lot 6: Light Industrial (M-1)**
 - Total Area: 3.8 acres
- **Lot 7: Light Industrial (M-1)**
 - Total Area: 6 acres
- **Lot 8: Light Industrial (M-1)**
 - Total Area: 8.7 acres
- **Lot 9: Light Industrial (M-1)**
 - Total Area: 3.0 acres
- **Lot 10: Light Industrial (M-1)**
 - Total Area: 16.1 acres

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 Planned Development District (PDD) Ordinance

The purpose of the Planned Development Regulations is to allow for mixed-use, unconventional, or innovative arrangements of land 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.
 - Hankins Farm PDD is a commercial and industrial mixed-use development.
- The proposed Development Plan shall involve the provision of all infrastructure deemed necessary to adequately serve the potential development.
 - The Hankins Farm PDD Development Plan includes provisions for municipal water and sewer services, a plan for stormwater management, and the construction and dedication of public streets.
- 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 development at locations supported by the City's water, sanitary sewer, and



transportation networks; the Hankins Farm Development can be adequately supported by the City's existing 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, sewage, schools, parks, and other public improvements.
 - The Hankins Farm Development Plan includes the construction of two new public streets, connecting the development to East Sawyer Road (Secondary Arterial) and South State Highway MM (Primary Arterial) and providing for future connections to the north as additional land along the South State Highway MM corridor develops.

Consistency with the Comprehensive Plan

The City's Comprehensive Plan generally encourages the expansion of 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:

- **Goal:** Support market conditions to develop a greater variety of commercial options
 - **Objective:** Support opportunities to create new destination-style commercial development
- **Goal:** Support new development that is well-connected to the existing community
 - **Objective:** Encourage development that improves and expands upon existing infrastructure
 - **Objective:** Promote development aligning with current adopted plans of the City
 - **Objective:** Support the development of vacant parcels as opportunities for densification that is harmonious with surrounding development
 - **Objective:** Allow for mixed-use development at highly visible vacant properties
- **Goal:** Pursue partnerships to support new development
 - **Objective:** Leverage current and planned infrastructure expansions and improvements

Compatibility with Surrounding Land Uses

The subject site is surrounded by existing agricultural, commercial, and industrial zoned properties and uses:

- North: Eclipse Event Center Planned Development District
 - Property is currently vacant
- South: Light Industrial (M-1)
 - Amazon, Drury Lane Industrial Subdivision
- East: General Commercial (C-2), across State Highway MM
 - Property is vacant, under consideration for Rezoning
- West: Agricultural (AG)



- Dynamic Strides

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

Capacity to Serve Potential Development and Land Use

Municipal Water and Sewer Service: This proposed development can be served by City of Republic sanitary sewer and water service. A (15) inch gravity sanitary sewer line currently runs through the property from east to west, parallel to the floodplain, to an existing Lift Station (Brookline South Lift Station). An existing (12) inch City of Republic water main is located on the south side of East Sawyer Road; the water main has been bored under the street, with an existing valve located along the property line of the subject parcel. The development of the subject property will require the addition of new water and gravity sewer main extensions to serve the Lots within the development; dedications of the new water and sewer infrastructure will be completed during the Final Platting Process.

The City of Republic is currently working on the relocation of the Brookline South Lift Station further west, as work associated with the implementation of the City's Wastewater Master Plan. The relocated Lift Station will be located on Lot 10 of the proposed development; the Lift Station will be located within a sanitary sewer easement and will also contain an access easement from East Sawyer Road.

The wastewater generated by the development will flow to the relocated Brookline South Lift Station, McElhaney Lift Station, and the Shuyler Creek Lift Station before being pumped through a series of force mains to the Wastewater Treatment Facility; the Lift Stations and Wastewater Treatment Facility do have the capacity to serve the development. The City is currently working on additional Infrastructure implementation of the Wastewater Master Plan, which will include upgrades to the McElhaney Lift Station in 2022, which will increase the capacity of wastewater flowing from areas north and west of US Highway 60, to accommodate present and future development in the area.

The Water System, Lift Stations, and the Wastewater Treatment Facility have sufficient capacity to serve the proposed development.

Transportation: The Development Plan includes the construction of two new public streets to serve the development; these streets will connect East Sawyer Road and South State Highway MM. The public Streets will be dedicated to the City during the Final Platting Process.

The Development Plans also includes access to South State Highway MM at the location of an existing deeded access; the existing access point will be upgraded to meet MODOT requirements. An access easement will connect Lots 3 and 4 with direct access to State Highway MM.

MODOT will review the Public Street connection and existing deeded access for compliance with their design standards during the Infrastructure Review Process, which includes engineering design for streets, stormwater, water, and sewer infrastructure.

The PDD Application included a Transportation Memo, stamped by an Engineer, evaluating the existing transportation impact of the development in relation to multiple existing Traffic Impact Studies (TIS) that were performed for adjacent developments. The Memo, as well as the Development Plan, requires the



construction of a deceleration lane to the new public street connecting to State Highway MM; the deceleration lane will be constructed during infrastructure development.

Stormwater: The Development Plan contains one area designated for stormwater detention, designed to accommodate stormwater generated by the development. The stormwater detention area will be contained within the area of Floodplain; the design of the stormwater area and any improvements or construction within the limits of the Floodplain and/or Floodway will be reviewed during the Infrastructure Review Process. The detention area will be maintained by an individual lot owner and/or the subdivision's owners association.

Floodplain: The subject parcel **does** contain a **Special Flood Hazard Area (SFHA/Floodplain)**; development of the parcels will require compliance with the City's Floodplain Regulations and associated ancillary permits from the Corps of Engineers for the identified blueline stream.

Sinkholes: The subject parcel **does** contain one identified sinkhole; development of the parcels will require compliance with the City's Sinkhole Regulations.

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.