



AGENDA ITEM ANALYSIS

Project/Issue Name: 22-06 An Ordinance of the City Council Approving Amendment of the Zoning Code and Official Map by Changing the Classification of Approximately 7.86 Acres, Located at the 8000 Block of West Farm Road 194, from The Lakes at Shuyler Ridge Planned Development District (PDD) to High Density Single-Family Residential (R1-H).

Submitted By: Chris Tabor, BUILDS Department Principal Planner

Date: February 22, 2022

Issue Statement

Olde Savannah LLC has applied to change the Zoning Classification of **7.86 acres** of property located at the 8000 Block of West Farm Road 194 from **The Lakes at Shuyler Ridge Planned Development District (PDD) to High Density Single-Family Residential (R1-H)**.

Discussion and/or Analysis

The property subject to this Rezoning Application is comprised of approximately **7.86 acres** of land located at the 8000 Block of West Farm Road 194. The property is currently vacant.

The Applicant owns an adjacent parcel to the west, which is also under consideration for Rezoning; the Applicant intends to develop the parcels as part of a future phase of Olde Savannah Phase Subdivision.

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 2021 Comprehensive Plan and Land Use Plan identifies Land Use Goals and Objectives relating to residential development, including the following:

- **Goal:** Support market conditions to develop a greater variety of residential and commercial options
 - **Objective:** Support a variety of housing developments and styles to ensure a range of options are available



- **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
- **Goal:** Recognize potential infill sites as opportunities for development, while mitigating impacts to adjacent, established properties
 - **Objective:** Support the development of vacant parcels as opportunities for densification that is harmonious with surrounding development

The general trend of development in the vicinity of the subject property in recent years has been the development of **residential subdivisions**.

Compatibility with Surrounding Land Uses

The subject property is surrounded by The Lakes at Shuyler Ridge Planned Development District (PDD) to the north and to the east, Christian County Agricultural (A-1) zoned property to the south, and Agricultural (AG) zoned property the west.

The land uses permitted in the High Density Single-Family Residential (R1-H) 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 not currently connected to municipal utilities. The development of the parcel will require connection to the City's water and sanitary sewer systems. The exact locations of water and sanitary sewer connections will be determined during development of the property. Sanitary sewer would flow to the Shuyler Creek Lift Station before travelling through a force main to the Wastewater Treatment Facility. The water and sewer system currently have capacity to serve a potential development.

Transportation: The Republic City Code will require the development of the subject property to include the extension of internal public streets to boundary lines, sidewalks, and the construction of public streets of sufficient width to accommodate the development. A Traffic Impact Study (TIS) has been completed by the Applicant and reviewed by the City; the report indicates no major improvements are needed to the City's existing transportation system to accommodate the increase in traffic generated by the proposed development.

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

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

Recommended Action

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.**