



## AGENDA ITEM ANALYSIS

Project/Issue Name: 22-09 An Ordinance of the City Council Approving Amendment of the Zoning Code and Official Map by Changing the Classification of Approximately 40 Acres, Located at 3445 East Hines Street, from Medium Density Single-Family Residential (R1-M) to High Density Single-Family Residential (R1-H).

Submitted By: Karen Haynes, Assistant BUILDS Administrator

Date: February 22, 2022

### Issue Statement

Tiger Creek LLC has applied to change the Zoning Classification of **40 acres** of property located at 3445 East Hines Street from Medium Density Single-Family Residential (R1-M) to **High Density Single-Family Residential (R1-H)**.

### Discussion and/or Analysis

The property subject to this Rezoning Application consists of approximately (40.0) acres of land located at 3445 East Hines Street; the property contains a single residential structure and an accessory structure. The Applicant intends to develop the property into a residential 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**.

- **Goal 1:** Support market conditions to develop a greater variety of residential and commercial options.
  - **Objective 1B:** Promote a variety of housing developments and styles to ensure a range of options are available.

The Rezoning of this parcel is consistent with City's Adopted Plans.

The general trend in the vicinity of the subject property, along East Hines, is residential subdivisions.



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

The subject property is surrounded by Medium Density Single-Family Residential (R1-M) to the west, Greene County Agricultural to the north; Greene County Agricultural to the east (across State Highway ZZ), and both Greene County and City of Republic Agricultural (AG) zoned properties to the south.

The land uses permitted in the High Density Single-Family Residential (R1-H) Zoning District include single-family residential structures and accessory uses.

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

#### **Municipal Water and Sewer Service:**

Development of the property will require connecting to existing municipal water and sewer services located in the Liberty Place Subdivision to the west. The water main system will connect to an existing water main on East Colonial Street and to the water main running on the north side of East Hines Street, creating a looped water system.

Development of the property will require the relocation of the existing Lift Station located in Liberty Place Phase 2 to facilitate gravity flow throughout the development. The relocation of the Lift Station is required for sanitary sewer service and will be a cost associated with development of the property, paid for by the Developer. The flow will travel from the relocated Lift Station to the Schuyler Creek Lift Station before it is pumped to the Wastewater Treatment Facility. The water system, named Lift Stations, and Wastewater Treatment Facility currently have capacity to serve the intended use.

#### **Transportation:**

A Traffic Impact Study (TIS) was required for the Rezoning Application. Development of the property will require adherence to the City's Transportation Plan, Adopted Transportation Map, and improvements required by the TIS for buildout.

The TIS specifically addressed full residential buildout with a connection to the Liberty Subdivision to the west via Colonial Street and two city street connections to Hines Street. Specifics regarding compliance with the TIS and adopted plans will be addressed during the Preliminary Platting Process.

**Floodplain:** The subject parcel **does** contain a small area of Special Flood Hazard Area (SFHA/Floodplain) and an identified Corps of Engineers Blue Line Stream; subsequent development will adhere to local, state, and federal regulations.

**Sinkholes:** The subject property **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, 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.**