



AGENDA ITEM ANALYSIS

Project/Issue Name: 22-39 An Ordinance of the City Council Approving Amendment of the Zoning Code and Official Map by Changing the Classification of Approximately 100.64 Acres, Located Between the 800 and 1500 Blocks of West State Highway 174, from Sandstone West Planned Development District to Prairie Ridge Planned Development District (PDD).

Submitted By: Karen Haynes, Assistant BUILDS Administrator

Date: July 19, 2022

Issue Statement

Republic Land Holdings, LLC has applied to change the Zoning Classification of approximately (100.64) acres of property located at the 800-1500 Blocks of West State Highway 174 from the Sandstone West Planned Development District (PDD) to **Prairie Ridge Planned Development District (PDD)**.

Discussion and/or Analysis

The property subject to this Rezoning Application is comprised of approximately **(100.64) acres** of land located between the 800 and 1500 Blocks of West State Highway 174. The property is currently utilized as farmland with 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 residential mixed-use development consisting of one area of Multi-Family Dwellings (15.90 acres) and three areas of Single-Family Residential Lots (84.74 acres), and Regional Detention. The Development Plan also contains new water, sanitary sewer, and stormwater systems to support the development, the required Secondary Arterial Street, and Local Streets to support the development.

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

- **Area A: Single-Family Residential**
 - Total Area: 84.74 acres
 - Total Lots: 291
 - Permitted Uses: Single-Family Residential
 - Setbacks:
 - Front: 20 Feet
 - Rear: 25 Feet
 - Interior Side Setback: 5 Feet
 - Side Street Setback: 15 Feet



- Density: 7.26 Dwelling Units/Acre
- **Area B: Multi-Family Residential (R-3)**
 - Total Area: 15.90 acres
 - Total Dwelling Units: 300
 - Permitted Uses: Multi-Family Residential
 - Density: 19 Dwelling Units/Acre

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.
 - Prairie Ridge is a residential mixed-use development consisting of single-family and multi-family residential dwelling units.
- The proposed Development Plan shall involve the provision of all infrastructure deemed necessary to adequately serve the potential development.
 - The Prairie Ridge PDD Development Plan includes provisions for municipal water and sewer services, a plan for stormwater management, and the construction and dedication of a Secondary Arterial Street, identified in the City's Major Thoroughfare Plan.
- 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 Prairie Ridge Development 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 Prairie Ridge Development Plan includes the construction of a Secondary Arterial City Street identified on the City's Major Thoroughfare Plan. The street will connect the development from West State Highway 174 to the property to the north.

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 development, as follows:

- **Goal:** Support market conditions to develop a greater variety of residential 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
 - **Objective:** Support the development of vacant parcels as opportunities for densification that is harmonious with surrounding development

Compatibility with Surrounding Land Uses

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

- North: Greene County Agricultural, Sandstone West PDD
- South: Medium Density Single-Family Residential (R1-M)
- East: Medium Density Single-Family Residential (R1-M)
- West: Greene County Agricultural Residential and Agricultural

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: This site is in proximity to City of Republic sanitary sewer and water service, with existing points of connection to the east, in the Sandstone Subdivision, to the south, via a water main parallel to West State Highway 174, and an existing sanitary sewer Lift Station on the south side of West State Highway 174.



The majority of the development will be served by a new Lift Station, designed to serve the development, located in the northwestern portion of the development. The effluent will travel from the new Lift Station into an existing gravity sewer system in the Sandstone Subdivision to the east, which then flows directly to the Wastewater Treatment Facility. A small portion of Phase 4 will be served by gravity flow to (existing) Lift Station 2 on the south side of West State Highway 174, which is then pumped into an existing gravity sewer system flowing directly to the Wastewater Treatment Facility, while around six acres of Phase 1 will flow directly to the existing gravity sewer system in the Sandstone Subdivision to the east.

The development will be served via a looped water system, connecting to existing water mains parallel to West State Highway 174 and to existing water mains serving the Sandstone Subdivision to the east. The exact location and size of the water mains required to serve the development will be determined during the infrastructure design process.

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

Transportation: The Development Plan includes the construction and dedication of a new Secondary Arterial within the development area, identified in the City's Major Thoroughfare and Transportation Plans, in addition to multiple Local Streets to serve Lots within the development.

The Applicant performed a Traffic Impact Study (TIS), reviewed by MODOT and the City of Republic, to analyze the impact of the traffic generated from the proposed development. The results of the TIS indicates the proposed full buildout of the development warrants several transportation improvements on West State Highway 174. These improvements are identified in Phases 3 and 4 of the development and include an eastbound left turn lane and westbound right turn lane in Phase 3 of the development and an eastbound left turn lane during Phase 4 of the development; additional improvements at the intersection of South Farm Road 67 and West State Highway 174 include a westbound left turn lane. The City's transportation improvements, required by the development, include a left turn lane from southbound Kansas onto eastbound West State Highway 174, three lane sections of Kansas for left turns at internal intersections, and the TIS required left turn lanes on West State Highway 174 into the development. The transportation improvements required to support the development are the responsibility of the Developer.

The City will be working with MODOT and the Applicant throughout the development process, including during construction of the required transportation improvements to support the development.

No parcel within the development will have direct access to State Highway 174 or the Secondary Arterial Street.

Stormwater: The Development Plan contains areas designated for stormwater retention/detention, designed to accommodate stormwater generated by the development. 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** contain a **Special Flood Hazard Area (SFHA/Floodplain)**.

Sinkholes: The subject parcel **does** contain identified sinkholes; development of the property will require adherence to the City's Sinkhole Ordinance.

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.