



## **AGENDA ITEM ANALYSIS**

Project/Issue Name: 22-R-07 A Resolution of the City Council Approving a Preliminary Plat for Republic Industrial Subdivision, a Subdivision Consisting of Approximately 37.98 Acres Located at South State Highway MM and West Farm Road 144.

Submitted By: Chris Tabor, BUILDS Department Principal Planner

Date: February 15, 2022

### **Issue Statement**

Asset Holdings Group, LLC has requested review and approval of a Preliminary Plat of approximately Thirty-Seven Point Nine Eight (37.98) acres, Republic Industrial Subdivision, consisting of eight (8) industrial lots zoned Heavy Manufacturing (M-2), streets, and infrastructure.

**Conformity with Preliminary Plat Review Criteria:** Preliminary Plats are reviewed for their conformance with the following review criteria to ensure the development, in the proposed location:

- (1) Will not endanger the public health or safety;
- (2) Will not injure the value of adjoining property or abutting property;
- (3) Will be in conformity with the Comprehensive Plan, Transportation Plan, Zoning Code, Water System Master Plan, Wastewater System Facility Plan, or other plans officially adopted by the City Council; and
- (4) Will be in harmony with the area in which it is located

Preliminary Plats are reviewed by the City Planner and the City Engineer in conformance with the requirements of Chapter 410 of Republic's Municipal Code, the Comprehensive Plan, and all applicable City adopted codes and regulations.

### **Discussion and/or Analysis**

The property subject to this Preliminary Plat Application is comprised of approximately Thirty-Seven Point Nine Eight (37.98) acres of land located at the NW corner of the intersection of South State Highway MM and West Farm Road 144. The property is zoned appropriately for the proposed plat, Heavy Manufacturing (M-2).

The following paragraphs contain brief analyses of the application's conformity with the Preliminary Plat Review Criteria identified above.



### **Consistency with the Comprehensive Plan**

The referenced Preliminary Plat contains eight (8) lots. The Preliminary Plat also consists of streets, open space, and detention area.

### **Transportation Plan**

The Preliminary Plat proposes a new Local Street with access on Farm Road 144 and State Highway MM. This new public street will be dedicated to the City during the Final Platting Process.

The Applicant submitted a Traffic Impact Study (TIS). The TIS took into account full buildout of the subdivision in its analyses.

The following recommendations resulted from the TIS:

- Intersection of State Highway MM and new public road;
  - Designated northbound left and southbound right turn lane at State Highway MM and the new road.
  - Eastbound left and right turning movements are separated out into individual lanes.
- Intersection of State Highway MM and Farm Road 144;
  - Designated northbound left turn lane.

### **Water and Wastewater Master Plan**

The parcel is in proximity to a 12" water main serving Murphy Tractor on the south side of Farm Road 144. Development of the property will require the looping of water from its current location to serve the subject parcel.

Due to topography, the property is unable to gravity to an existing lift station. Instead, a new lift station will be constructed by the developer to serve the site, as depicted on the plat. Sanitary sewer will then flow from the new lift station to the Brookline North Lift Station, Brookline South Lift Station, McElhaney Lift Station, and Shuyler Creek Lift Station; it will then be pumped from Shuyler Creek to the Wastewater Treatment Facility. The water system, named Lift Stations, and Wastewater Treatment Facility currently have capacity to serve the Applicant's intended use.

### **Zoning Code**

The Preliminary Plat of Republic Industrial Subdivision has been platted for the construction of eight heavy manufacturing zoned lots and associated infrastructure, including public streets and sidewalks, public water and sanitary sewer mains, and stormwater detention.

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

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

**Stormwater:** The Preliminary Plat contains a Stormwater Detention Area in the middle-western portion of the subdivision just south of Lot 2. This basin is designed to control the release of



stormwater attributable from the development. The Plat contains a conceptual layout of the Detention Area; the area will be designed to mitigate existing conditions to reduce the amount of post-development flows to less than pre-development flows. The Stormwater Detention Area's outflow will flow to Farm Road 144. A Stormwater Report will be reviewed by the TRT during Infrastructure Design review. The Stormwater Detention Area and all open space/common area will be maintained by a Property Owner's Association.

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

#### **Recommended Action**

Staff considers the **proposed Preliminary Plat in general conformity with the requirements for Preliminary Plats and is recommending approval of the application.**