



AGENDA ITEM ANALYSIS

Project/Issue Name: 24-70 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately 0.93 Acres of Real Property Located at 501 West Brookfield Avenue from General Commercial (C-2) To Multi-Family Residential (R-3).

Submitted By: Chris Tabor, Principal Planner

Date: November 19, 2024

Issue Statement

Apple Properties LLC has applied to change the Zoning Classification of approximately 0.98 acres of property located at 501 W. Brookfield St. from General Commercial (C-2) to Multi-Family Residential (R3).

Discussion and/or Analysis

The property subject to this Rezoning Application consists of approximately 0.98 acres of land located at 501 W. Brookfield St.; the site is currently a vacant with no known history of occupancy. The existing configuration of the lot was subdivided at the time of the West Brook Centre Final Plat back in 2005.

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 and commercial 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: Support market conditions to develop a greater variety of residential and commercial options.
 - o 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.
 - o Objective: Encourage development that improves and expands upon existing infrastructure.
 - o 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.



- o Objective: Support the development of vacant parcels as opportunities for densification that is harmonious with surrounding development.

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

Compatibility with Surrounding Land Uses

Zoning Adjacency

North and East (across W Brookfield St)

- o Multifamily Residential (R-3) – Site of permitted new multifamily residential construction (townhomes)

South (across St Hwy 174)

- o Medium Density Single-Family Residential (R1-M) – Site of West Side Christian Church

West

- o General Commercial (C-2) – Vacant
- o Light Industrial (M-1) – Site of The Bin Barn, online retailer

The Multi-Family Residential (R-3) Zoning District is intended to accommodate high density residential development on properties with direct access to arterial or collector streets. The general land uses of the area are commercial and multifamily residential in nature and such rezone would be compatible and harmonious with adjacent properties.

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 mains located on or near the site.

One 6" water main is accessible to the subject property along Brookfield St (opposite side of street).

Gravity sewer mains are located at the subject property. One 8" sewer main is located at the southern edge of the property running parallel with Brookfield Street.; whereas two 18" sewer mains are running through the property. Effluent from the subject property would flow directly to the Wastewater Treatment Facility.

The water system and Wastewater Treatment Facility currently have capacity to serve the intended use.

Transportation:

The property will have access off Brookfield Street. A Traffic Impact Study (TIS) was not required for the Rezoning Application due to the fact that the size of the developable area is under the one (1) acre threshold of requiring such study. The waiving of the TIS is in line with City policy.



Floodplain: The subject parcel does contain areas of Special Flood Hazard Area (Floodplain), as shown by the 2010 FEMA Floodplain Maps. Any future development on the lot will require compliance with the City's Floodplain Standards as regulated under Chapter 420 Flood Damage Prevention.

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.**