



AGENDA ITEM ANALYSIS

Project/Issue Name: 23-16 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately One Point Two Eight (1.28) Acres of Real Property Located at 1358 E. U.S. Highway 60, from Local Commercial District (C-1) and General Commercial District (C-2) to General Commercial District (C-2).

Submitted By: Chris Tabor, BUILDS Department Principal Planner

Date: May 16, 2023

Issue Statement

BRG Republic Prop LLC has applied to change the Zoning Classification of approximately 1.28 acres of property located at 1358 East US Highway 60 from Local Commercial (C-1) to General Commercial (C-2). The property is currently split-zoned between Local Commercial (C-1) and General Commercial (C-2). The portion requiring rezoning is approximately .71 acres.

Discussion and/or Analysis

The property subject to this Rezoning Application consists of approximately 1.28 acres of land located at 1358 East US Highway 60; the property is currently vacant.

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

The general trend in the vicinity of the subject property consists of highway commercial uses of varying intensities.



Compatibility with Surrounding Land Uses

The subject property is adjacent to Aldi grocers to the northeast and Arby's to the southwest.

The General Commercial (C-2) Zoning District is intended to allow less restrictive retail and service-related businesses.

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 near the property. Both an 8-inch water main and an 8-inch gravity sewer main are located on, or in adjacent right-of-way of, the subject parcel. The sanitary sewer will flow from the site to the McElhane and Shuyler Creek Lift Stations before it is pumped to the Wastewater Treatment Facility.

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

Transportation:

The property will have access from North Republic Commons Dr. No access will be granted from US Hwy 60.

A Traffic Impact Study (TIS) was not required for the Rezoning Application. As a substantial portion of the subject property is already zoned General Commercial (C-2), the waiving of the TIS is in line with City policy.

Floodplain: The subject parcel **does not** contain any areas of Special Flood Hazard Area (Floodplain).

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.**