



AGENDA ITEM ANALYSIS

Project/Issue Name: 23-39 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately 17.19 Acres, Located at 3020 and 2946 North York Avenue, from Agricultural (AG) to 6-Point Junction Planned Development District (PDD).

Submitted By: Chris Tabor, BUILDS Department Principal Planner

Date: September 19, 2023

Issue Statement

Ricky Haase has applied, on behalf of property owner James Wade, to change the Zoning Classification of approximately 18.39 acres of property located at 3020 North York Avenue from Agricultural (AG) to 6-Point Junction Planned Development District (PDD).

Discussion and/or Analysis

The property subject to this Rezoning Application is three separate parcels comprising approximately 18.39 acres of land located at 3020 N York Ave. The property is currently occupied by two residential structures with the remainder utilized as farmland.

Applicant's Proposal

The Applicant is proposing the Rezoning of the subject property to 6-Point Junction Planned Development District (PDD) to allow for an industrial project consisting of a total of 200,000 SF of warehousing and associated office space to be built over multiple phases of development.

The first phase consists of one building of approximately 50,000 SF, that is restricted to use as warehouse and office space in accordance with Light Industrial (M-1) zoning. Construction of this phase will require the completion of stormwater infrastructure. The location of the required detention basin is depicted on the Development Plan and will be constructed during the first phase. The second phase consists of 75,000 SF of expansion to the initial building. Further phases allow for two additional buildings, one measuring 50,000 SF facility and a second of 25,000 SF.

All development will adhere to the specific requirements of the Approved Development Plan; aspects of the zoning code not specifically included in the Approved Development Plan will require compliance with code requirements at the date of actual development.

The Applicant's proposal of warehouse and associated offices has been designed with consideration for nearby residential uses. The site has frontage along both York Avenue, a local class street where homes



are located, and Sawyer Road, a secondary arterial. The property will not allow direct access to York Avenue, and instead will connect to Sawyer Road.

The project seeks to minimize impacts on nearby property owners through the inclusion of buffering along a portion of York (20' wide) and the southern property line (6' wide). The specific buffer design is included in the Development Plan and is intended to work in conjunction with the 35' limit on maximum building height to screen visual elements from neighbors.

- **General Requirements:**
 - Allows for Warehouse and Office uses as permitted under the Light Industrial (M-1) Zoning District.
 - All lots will comply with the setback, density, and permitted use requirements of the zoning district most closely associated with the proposed use, unless specifically addressed in the Approved Development Plan and/or as outlined below:
- **PDD Specifics:**
 - Bulk, Area and Height Requirements
 - Setbacks
 - Front: 15'
 - Rear: 15'
 - Side (Street): 15'
 - Max. Lot Coverage: 90%
 - Max. Building Height: 35'
 - Landscaping:
 - A buffer of at least 20' in width along York Ave starting south of the detention area.
 - Buffer consists of 3' tall berm, 6' tall wood fence, and a variety of trees (2 canopy, 2 evergreen, 1 understory per 100 linear feet).
 - A buffer of at least 6' in width along the southern property line.
 - Type A buffer as defined by Title 405-X. Opaque up to at least 6' with intermittent visual obstructions to 12'.

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.
 - 6-Point Junction specifies exact allowable uses and building footprints as a means of enhancing compatibility with adjacent and nearby properties.
- The proposed Development Plan shall involve the provision of all infrastructure deemed necessary to adequately serve the potential development.
 - All necessary infrastructure has been included in the Development Plan for 6-Point Junction.
- 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 support the development of an industrial/commercial center where infrastructure and transportation exist.
- 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, sewage, schools, parks, and other public improvements.
 - The 6-Point Junction PDD connects to existing utilities, minimizing impacts and negating added system maintenance.

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.**

The 2021 Comprehensive Plan and Land Use Plan identifies Land Use Goals and Objectives relating to development, as follows:

- **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.
- **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.
- **Goal:** Encourage redevelopment and integration of the former Brookline area.
 - **Objective:** Support the development of an industrial/commercial center where infrastructure and transportation exist.



Compatibility with Surrounding Land Uses

The subject site is surrounded by existing agricultural, residential, commercial, and industrial zoned properties and uses.

Adjacent Property Uses:

- North (across Sawyer Rd): Light Industrial (M-1)
 - Spire
- East (across RR): Agricultural (AG)
 - Farmland/Future City Park
- South: General Commercial (C-2)
 - Trifecta Restoration
- West (across York Ave): Medium-Density Single-Family Residential (R1-M) and Agricultural (AG).
 - Residential

The trend along Sawyer Road is primarily industrial and commercial of varying intensities.

The trend along York Avenue is primarily residential uses.

The land uses permitted in the Applicant's proposal are considered to be generally compatible with the surrounding agricultural, commercial, and industrial zoned properties and uses in proximity to the subject parcel. Compatibility is aided through strict use enforcement and enhanced screening requirements of the PDD

Capacity to Serve Potential Development and Land Use

Municipal Water and Sewer Service: This proposed development can be served by existing City of Republic water and sanitary sewer infrastructure. Both services exist in proximity to the site for development.

Water service is already available, as an 8" water main is already present on the site and available for connection.

Sewer service would require connecting to an 8" gravity main across York Ave. Once connected, the sanitary sewer will flow from the site to the Brookline South Lift Station, McElhane Lift Station, and Shuyler Creek Lift Station respectively before being pumped to the Wastewater Treatment Facility.

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

Transportation: A Traffic Impact Study (TIS) was required for this 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 concludes that the project at full buildout would not cause a significant impact on the study area roadway network.



The development will not utilize York Avenue for site access. Instead two access points will be made to Sawyer Road to accommodate circulation.

Stormwater: The Development Plan contains one designated stormwater detention area, designed to accommodate stormwater generated by the development, to be located southeast of the intersection of Sawyer Rd and York Ave. The stormwater detention area will be constructed as part of the first phase; the design of the stormwater area and related stormwater improvements will be reviewed during project development. The detention area will be maintained by the developer and/or property owners.

Floodplain: The subject parcel **does not** contain a **Special Flood Hazard Area (SFHA/Floodplain)** as depicted by the **adopted 2010 FEMA Flood Map**. The subject parcel **does not** contain a **Special Flood Hazard Area (SFHA/Floodplain)** as depicted by the **unadopted preliminary 2019 FEMA Flood Map**.

Sinkholes: The subject parcel **does not** contain any sinkholes as identified by the Greene County Assessor's map.

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 a New Commercial Building Permit including associated infrastructure.

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.