



**Project/Issue Name:** REZN 24-004. Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Twenty-Five (25) Acres Located at the 1100 Block of North Main Street, from Agricultural (AG) to High-Density Single-Family Residential (R1-H).

**Submitted By:** Enterprise Development, LLC

**Presented By:** Chris Tabor, Principal Planner

**Date:** April 8, 2024

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#### ISSUE IDENTIFICATION

Enterprise Development LLC to change the Zoning Classification of approximately 25 acres of property located at the 1100 Block of North Main Street from Agricultural (AG) to High-Density Single-Family Residential (R1-H).

#### DISCUSSION AND ANALYSIS

The subject 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**.

- **Community Development Goal 1:** Support market conditions to develop a greater variety of residential and commercial options.
  - **Objective 1B:** Support a variety of housing developments and styles to ensure a range of options are available.

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

#### Compatibility with Surrounding Land Uses

The subject property is adjacent to the following zoning districts:



- Greene County Zoned Agriculture (A-1) to the North;
- Medium-Density Single-Family Residential (R1-M) to the East;
- Medium-Density Single-Family Residential (R1-M) and High-Density Single-Family Residential (R1-H) zoning to the South;
- Greene County Zoned Agriculture (A-1) zoning to the West.

The requested zoning district, High-Density Single-Family Residential (R1-H), is consistent with use of adjacent property.

**Capacity to Serve Potential Development and Land Use**

**Municipal Water and Sewer Service:**

City Water and Sewer systems have capacity to serve this property if the application is approved.

The property is in proximity to City of Republic water and sewer infrastructure.

Effluent would gravity to the Evergreen Lift Station to the North and then on to the Wastewater Treatment Plant from the subject site.

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

**Transportation:**

A Traffic Impact Study (TIS) was required for the Rezoning Application. The TIS indicated that no new improvements were warranted.

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

**Sinkholes:** The subject property **is in proximity** to an identified sinkhole. All construction will be in accordance with Section 410.700 of the City of Republic’s adopted ordinances, “Sinkholes and Karst Features”, which does not allow for any construction within a 30’ setback of the mapped sinkhole. Additionally, the sinkhole and related 30’ setback must be restricted to common lots.

**STAFF RECOMMENDATION**

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.**