AGENDA ITEM ANALYSIS

Project/Issue Name:	26-30 An Ordinance Approving Amendment of the Zoning Classification of Approximately 3.91 Acres of Real Property, Located at 2193 North Stone Falls Road, from a Split-Zoning of Stone Creek Falls Planned Development District (PDD) and Agricultural (AG) to General Commercial (C-2).
Submitted By:	Chris Tabor, Principal Planner, Community Development Department
Date:	October 6, 2026

Issue Statement

The owner of the property at 2193 N Stone Falls Rd is requesting a rezone from Agricultural (AG) and Amended Stone Creek Falls Planned Development District (PDD) to General Commercial (C-2).

Discussion and/or Analysis

A & B Rep Land, LLC has submitted an application for the rezone of 3.91 acres of property at 2193 N Stone Falls Rd.

The property subject to this Rezoning Application is currently split-zoned as both Agricultural (AG) and Amended Stone Creek Falls Planned Development District (PDD). The applicant wishes to rezone the entire property to the General Commercial (C-2) Zoning District.

The property is currently undeveloped. The parcel was recently combined from two smaller lots through a Minor Subdivision, an administrative process that allows for certain limited reconfigurations of property. The combined parcel carried over the zoning of the two original lots and now needs to be cleaned up to maximize buildable space.

The City of Republic's C-2 Zoning District is intended to permit less restrictive retail and service-related businesses with a compatible location adjacent to similar uses, which take into consideration the adjacency of residential uses.

C-2 Zoned Lots do not have minimum lot size requirements but must meet the following regulations for setbacks:

- Setbacks
    - Front - 15'
    - Back - 15'
    - Side (internal) - 6'
    - Side (street) - 15'

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 City's Adopted Plans

The City's Comprehensive Plan generally encourages the expansion of 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, including the following:

- **Policy:** Coordination with infrastructure.
    - **Goal 1:** Support new development that is well-connected to the existing community.

Compatibility with Surrounding Land Uses

The property exists in a quickly developing part of the City and the relocation of State Highway MM (in progress) is expected continue this trend.

The subject property, itself is bordered by a mix of commercial uses and currently undeveloped properties.

Surrounding Zoning		**Land Use**
North	Agricultural (AG)	Agricultural
East	Light Industrial (M-1)	Undeveloped/Agricultural
	Greene County Light Manufacturing (M-1)	Vacant
South	Stone Creek Falls PDD (PDD)	Huey Magoo's; Arvest Bank
West	Stone Creek Falls PDD (PDD)	Break Time

If successfully rezoned, the property would then be eligible to pursue a use within the approved zoning district.

Capacity To Serve Potential Development and Land Use

Municipal Water and Sewer Service: This property has municipal water and sewer on the premises. Both the water and wastewater systems have capacity to accommodate this property.

Transportation: A Traffic Impact Study (TIS) was not required for this application due to the location of the parcel along the incoming State Highway MM. Access to the parcel is project dependent.

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

Sinkholes: The subject parcel **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, **Staff recommends the approval of this application.**