



AGENDA ITEM ANALYSIS

Project/Issue Name: 26-R-21 A Resolution Approving a Preliminary Plat for Skyline Commercial Park, a Commercial Subdivision Consisting of Approximately 34.75 Acres Located at the Northeast Corner of South State Highway MM and James River Expressway.

Submitted By: Chris Tabor, Principal Planner, Community Development Department

Date: October 6, 2026

Issue Statement

An application has been submitted on behalf of the property owner, PS & Co. Property, LLC requesting the review and approval of the Preliminary Plat of Skyline Commercial Park, a commercial subdivision of 34.75 acres, consisting of 4 commercial lots, streets, and infrastructure.

Conformity with Preliminary Plat Review Criteria: Preliminary Plats are reviewed for their conformance with the following review criteria to ensure the development, in the proposed location:

- (1) Will not endanger the public health or safety;
- (2) Will not injure the value of adjoining property or abutting property;
- (3) Will be in conformity with the Comprehensive Plan, Transportation Plan, Zoning Code, Water System Master Plan, Wastewater System Facility Plan, or other plans officially adopted by the City Council; and
- (4) Will be in harmony with the area in which it is located

Preliminary Plats are reviewed by the City Planner and the City Engineer in conformance with the requirements of Chapter 410 of Republic's Municipal Code, the Comprehensive Plan, and all applicable City adopted codes and regulations.

Discussion and/or Analysis

The property subject to this Preliminary Plat Application is comprised of approximately 34.75 acres of land located just northeast of State Highway MM and James River Expressway. The property is zoned General Commercial (C-2), which is appropriate for the proposed Plat.

The following paragraphs contain brief analyses of the application's conformity with the Preliminary Plat Review Criteria identified above.



Consistency with the Comprehensive Plan

The referenced Preliminary Plat contains 4 lots of varying sizes. The Preliminary Plat also consists of streets, open space, utility and drainage easements, and stormwater detention.

Transportation Plan

The Preliminary Plat proposes the construction and dedication of a new Collector Street, Skyline Drive, intersecting with State Highway MM. The new street connection will include a stoplight on State Hwy MM and associated intersection improvements. The location of the new public street and associated stoplight has been approved by MODOT.

The Preliminary Plat includes one other Local Street, Acme Avenue, connecting to Skyline Drive and running south, then terminating at the adjacent property to the south.

The new public streets will be dedicated to the City during the Final Platting Process.

A Traffic Impact Study (TIS) was required for this project. The TIS indicated that the trip generation by the subdivision merited a traffic signal at the intersection of Skyline Drive and St Hwy MM. The study was reviewed by both MODOT and city staff.

Water and Wastewater Master Plan

The subject property currently has both water and sewer on the premises. Development of the property will require further connection to the City's water and sanitary systems.

A 12" water main runs parallel along the east side of State Hwy MM. The development will be served by connecting this main to a looped water system within the property running along the internal street circulation of the planned subdivision.

A 15" sewer main runs to the southwest corner of the property. The development will construct main serving each lot throughout the development and extend it north to the adjacent property.

Effluent would flow to the Brookline North Lift Station, the McElhaney Lift Station, and then to the Shuyler Creek Lift Station before it is pumped to the Wastewater Treatment Facility. The water system, named Lift Stations, and Wastewater Treatment Facility have capacity to serve the intended use.

Zoning Code

The Preliminary Plat of Skyline Commercial Park has been platted for the construction of 4 commercial lots and associated infrastructure, including public streets and sidewalks, public water and sanitary sewer mains, and stormwater drainage.

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

Sinkholes: The subject parcel **does** contain a number of identified sinkholes. Development of the property will require adherence to the City's Sinkhole Ordinance. Any such construction



occurring on MODOT right-of-way, planned or otherwise, will require proper permitting and review from MODOT.

Stormwater: Stormwater detention for each lot will be provided at the time of development by each developer. Each property owner will be responsible for the upkeep and repair of their respective basin. A detention basin serving runoff from the public streets will be constructed on Lot 1 at the time of subdivision development. The water will run southwest from the property into MODOT right-of-way.

The Plat contains a conceptual layout of the stormwater conveyance system, which will be designed to mitigate existing conditions to reduce the amount of post-development flows to less than pre-development flows. A Stormwater Report will be reviewed by the City Engineer and by MODOT during Infrastructure Design review.

Infrastructure Design: The design of the streets, sidewalks, water and sanitary sewer systems, and stormwater detention will be reviewed and permitted during the Infrastructure Permitting Process.

Recommended Action

Staff considers the proposed Preliminary Plat in general conformity with the requirements for Preliminary Plats and is recommending approval of the application