



AGENDA ITEM ANALYSIS

Project/Issue Name: 23-59 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately 40.46 Acres of Real Property Located at 7217 West Farm Road 182, from Agricultural (AG) to Medium-Density Single-Family Residential (R1-M).

Submitted By: Chris Tabor, BUILDS Department Principal Planner

Date: December 12, 2023

Issue Statement

David Messner and Jim Henderson have applied to change the Zoning Classification of approximately 40.456 acres of property located at 7217 W FR 182 from Agricultural (AG) to Medium-Density Single-Family Residential (R1-M).

Discussion and/or Analysis

The property subject to this Rezoning Application consists of approximately 40.456 acres of land located at 7217 W FR 182; the property is currently the site of three residential dwelling units of varying configurations and age.

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 and Development Goal 1:** Support market conditions to develop a greater variety of residential and commercial options.
 - **Objective 1A:** Support a variety of housing developments and styles to ensure a range of options are available.
- **Infrastructure Coordination Goal 1:** Support new development that is well-connected to the existing community.
 - **Objective 1B:** Promote development aligning with current adopted plans of the City.

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



Compatibility with Surrounding Land Uses

The subject property is a newly annexed property that came into the City zoned Agricultural (AG).

It is adjacent to:

- Properties in Century Place 2nd Addition subdivision zoned Medium-Density Single-Family Residential (R1-M) to the north;
- Greene County property zoned Agriculture (A-1) to the east;
- Greene County property zoned Agriculture (A-1) across Farm Road 182 to the south;
- Properties in the 1st Phase of Iron Gate Subdivision and Destiny Church property zoned Medium-Density Single-Family Residential (R1-M) to the west

The requested zoning district, Medium-Density Single-Family Residential (R1-M) 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 are prepared to serve this property if the application is approved.

The property has two separate gravity sewer mains onsite. A 15" main runs north-south on the east side of the property. A 10" main is present on the southwest corner of the site.

Effluent would travel through gravity lines to the Shuyler Creek Lift Station before being pumped to the Wastewater Treatment Facility.

Water is in proximity to the site from two points. A 6" water main is present along Ark Ave and terminates at the northern property line of the site. A second 6" water main approaches from the west running along Clearview Dr.

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

Transportation:

The City has requested a Traffic Impact Study (TIS), which is pending. Development of the property will require meeting the improvements as recommended by the TIS and as determined necessary by City Staff.

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.**