



AGENDA ITEM ANALYSIS

Project/Issue Name: 22-13 An Ordinance of the City Council Approving Amendment of the Zoning Code and Official Map by Changing the Classification of Approximately Six Point Three Zero (6.30) Acres, Located at 6021 West US Highway 60, from Agricultural (AG) and Light Industrial (M-1) to Heavy Industrial (M-2).

Submitted By: Karen Haynes, Assistant BUILDS Administrator

Date: April 5, 2022

Issue Statement

Burk Bridge Co. has applied to change the Zoning Classification of approximately **6.30 acres** of property located at 6021 West US Highway 60 from Agricultural (AG) and Light Industrial (M-1) to **Heavy Industrial (M-2)**.

Discussion and/or Analysis

The property subject to this Rezoning Application consists of approximately (6.30) acres of land located at 6021 West US Highway 60; the property contains two primary commercial structures that were previously used by a bridge building contractor. The Applicant intends to develop the property into a commercial development.

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 commercial and industrial 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**.

- **Goal:** Support market conditions to develop a greater variety of commercial options
- **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

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

The general trend in the vicinity of the subject property, along US Highway 60, is commercial and industrial development.



Compatibility with Surrounding Land Uses

The subject property is surrounded by Light Industrial (M-1) to the west, Agricultural (AG) to the north; Light Industrial (M-1) to the east, and US Highway 60 to the south.

The land uses permitted in the Heavy Manufacturing (M-2) Zoning District include a wide range of commercial and industrial uses.

Capacity to Serve Potential Development and Land Use

Municipal Water and Sewer Service:

Development of the property will require connecting to existing municipal water and sewer mains located parallel to US Highway 60; connections to municipal utilities will require the decommissioning of private connections.

A (12) inch water main and a (10) inch gravity sewer main are located parallel to US Highway 60. The sanitary sewer will flow from the site to the McElhaney and Shuyler Creek Lift Stations before it is pumped to the Wastewater Treatment Facility.

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

Transportation:

A Traffic Impact Study (TIS) was not required for the Rezoning Application, as the property currently has two commercial access points on US Highway 60, which will continue to be utilized for the proposed development. These access points will also be utilized by the two adjacent properties on either side of the subject property and are served by a (30) foot platted access easement. Development of the property will require adherence to the City's Transportation Plan, Adopted Transportation Map, and MODOT's regulations.

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.**