



AGENDA ITEM ANALYSIS

Project/Issue Name: 22-12 An Ordinance of the City Council Approving Amendment of the Zoning Code and Official Map by Changing the Classification of Approximately Zero Point Nine-Four (0.94) Acres, Located at 221 East US Highway 60, from Local Commercial (C-1) to General Commercial (C-2).

Submitted By: Chris Tabor, Principal Planner

Date: April 5, 2022

Issue Statement

Tracy Carter has applied to change the Zoning Classification of **0.94 acres** of property located at the 221 E US Hwy 60 from **Local Commercial (C-1) to General Commercial (C-2)**.

Discussion and/or Analysis

The property subject to this Rezoning Application is comprised of approximately **0.94 acres** of land located at 221 E US Hwy 60. The property is currently vacant. 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 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:** 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 of development in the vicinity of the subject property is commercial development of varying intensity.

Compatibility with Surrounding Land Uses



The subject property is bordered by both Medium-Density Single Family Residential (R1-M) homes and E's Inn, zoned Local Commercial (C-1) to the north, Local Commercial (C-1) across US Hwy 60 to the south, and Dairy Queen, a Local Commercial (C-1) zoned parcel to the west.

The intent of the General Commercial (C-2) Zoning District is to permit less restrictive commercial and service-related business.

Capacity To Serve Potential Development and Land Use

Municipal Water and Sewer Service: Water is available onsite. Sanitary sewer service is in close proximity to the site but may require main extension to serve the property. In addition, sewer will require an easement be obtained through adjacent property by the developer. The exact configuration of sanitary sewer service will be determined by the specific easement obtained as well as the eventual development pursued. These items will be more thoroughly examined upon application for a commercial building permit.

Transportation: The property currently has deeded access to US Hwy 60. The exact placement of that access will be at the discretion of MODOT in cooperation with the City of Republic.

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**, generally **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.**