



AGENDA ITEM ANALYSIS

Project/Issue Name: 22-25 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately Four Point Nine-Two (4.92) Acres, Located at 1022 North Republic Commons Drive, from General Commercial (C-2) to Multi-Family Residential (R-3).

Submitted By: Karen Haynes, Assistant BUILDS Administrator

Date: April 19, 2022

Issue Statement

Republic Land LLC has applied to change the Zoning Classification of approximately **4.92 acres** of property located at 1022 North Republic Commons Drive from General Commercial (C-2) to **Multi-Family Residential (R-3)**.

Discussion and/or Analysis

The property subject to this Rezoning Application consists of approximately (4.92) acres of land located at 1022 North Republic Commons Drive; the property is currently vacant. Republic Land LLC recently combined Lots 6 and 7 of the Republic Commons Phase One Subdivision, with the intention to develop an Assisted Living Facility.

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**.

- **Goal:** Support market conditions to develop a greater variety of residential and commercial options
 - **Objective:** Support a variety of housing developments and styles to ensure a range of options are available
- **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
- **Goal:** Recognize potential infill sites as opportunities for development, while mitigating impacts to adjacent, established properties



- **Objective:** Support the development of vacant parcels as opportunities for densification that is harmonious with surrounding development.

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

The general trend in the vicinity of the subject property is commercial retail and food establishments.

Compatibility with Surrounding Land Uses

The subject property is surrounded by General Commercial (C-2) to the north, east, south, and west.

The land uses permitted in the Multi-Family Residential (R-3) Zoning District include multi-family dwellings, limited single and two-family residential, and residential care/assisted living facilities.

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 onsite. An (8) inch water main is located along North Republic Commons Drive and an (8) inch gravity sewer main is located along the eastern boundary line of the subject property. The sanitary sewer will flow from the site to the Shuyler Creek Lift Station before it is pumped to the Wastewater Treatment Facility.

The water system, named Lift Station, 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 legal access to North Republic Commons Drive. The traffic impact of the proposed use has been initially evaluated by the City Engineer; the proposed use generates less trips than the Permitted Uses within the General Commercial Zoning District.

A Traffic Impact Study (TIS) may be required should the intended use change. Development of the property will require adherence to the City's Transportation Plan and the Adopted Transportation Map.

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.**