



AGENDA ITEM ANALYSIS

Project/Issue Name: 22-24 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately Ninety-One Point Five-Five (91.55) Acres, Located at the 6500 Block of West U.S. Highway 60, from Agricultural (AG) and Light Industrial (M-1) to Wilson’s Valley Planned Development District (PDD).

Submitted By: Karen Haynes, Assistant BUILDS Administrator

Date: April 19, 2022

Issue Statement

Wilson’s Valley, LLC has applied to change the Zoning Classification of approximately (91.55) acres of property located at the 6500 Block of West US Highway 60 South from Agricultural (AG) and Light Industrial (M-1) to **Wilson’s Valley Planned Development District (PDD)**.

Discussion and/or Analysis

The property subject to this Rezoning Application is comprised of approximately **(91.55) acres** of land located at the southeast intersection of West US Highway 60 and South Farm Road 101. The property is currently utilized as farmland and contains no structures.

Applicant’s Proposal

The Applicant is proposing the Rezoning of this property to a Planned Development District (PDD) to allow for a mixed-use development consisting of (8) Commercial Lots (11.785 acres), two areas of Multi-Family Dwellings (27.196 acres), (160) Single-Family Residential Lots (28.785 acres), and Regional Detention. The Development Plan also contains new water, sanitary sewer, and stormwater systems to support the development and the required Collector and Primary Arterial Streets.

Specifically, the Applicant’s proposal includes the following elements:

- **Area A: General Commercial (C-2)**
 - Total Area: 11.785 acres
 - Permitted Uses: Commercial Uses, as permitted in the General Commercial (C-2) Zoning Districts at the time of development
 - Maximum Lot Coverage: 90%
 - Setbacks:
 - Front: 15 Feet
 - Rear: 15 Feet



- Interior Side Setback: 6 Feet
- Side Street Setback: 15 Feet
- **Area B: Single-Family Residential**
 - Total Area: 28.785 acres
 - Permitted Uses: Single-Family Residential
 - Density: 7.26 Dwelling Units/Acre;
 - Minimum Lot Size: 6000 SF
 - Single-Family Dwelling Units: 160 Lots
 - Phase One: 68
 - Phase Two: 92
 - Setbacks:
 - Front: 20 Feet
 - Rear: 25 Feet
 - Interior Side Setback: 5 Feet
 - Side Street Setback: 15 Feet
- **Area C: Multi-Family Residential**
 - Total Area: 27.196 acres
 - Permitted Uses: Multi-Family Residential
 - Density: 9 Dwelling Units/Acre;
 - Multi-Family Dwelling Units: 228
 - Setbacks, compliant with Section 405.540:
 - Front: 15 Feet
 - Rear: 15 Feet
 - Interior Side Setback: 15 Feet
 - Side Street Setback: 15 Feet

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 Planned Development District (PDD) Ordinance

The purpose of the Planned Development Regulations is to allow for mixed-use, unconventional, or innovative arrangements of land and public facilities, which would be difficult to develop under the conventional land use and development regulations of the City.

Planned Unit Developments must demonstrate substantial congruence with each of the following conditions in order to be considered eligible for approval:

- The proposed Development Plan shall involve a mixture or variation of land uses or densities.
 - Wilson's Valley is a mixed-use development consisting of commercial lots, multi-family, and single-family residential dwelling units.



- The proposed Development Plan shall involve the provision of all infrastructure deemed necessary to adequately serve the potential development.
 - The Wilson’s Valley PDD Development Plan includes provisions for municipal water and sewer services, a plan for stormwater management, and the construction and dedication of a Collector Street and a portion of a Primary Arterial Street, identified in the City’s Major Thoroughfare Plan.
- The proposed Development Plan shall involve design elements that promote the City of Republic’s Comprehensive Plan and other adopted plans of the City.
 - The City of Republic’s Comprehensive and Land Use Plans promote the expansion of commercial and residential development at locations supported by the City’s water, sanitary sewer, and transportation networks; the Wilson’s Valley Development can be adequately supported by the City’s existing capacities for water, sewer, and transportation.
- The proposed Development Plan shall involve design elements intended to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to preserve features of historical significance; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public improvements.
 - The Wilson’s Valley Development Plan includes the construction of a Collector Street and a portion of a Primary Arterial Street identified on the City’s Major Thoroughfare Plan. These public streets will connect the development to US Highway 60 and West Republic Road via two planned public streets; the Primary Arterial will provide a connection between US Highway 60 and West Republic Road; the Collector will provide a segment of a new east-west corridor, parallel to West Republic Road. The lots within the development will utilize the new Local Streets identified in the Development Plan; the Local Streets will connect to both the Collector and the Primary Arterial Streets.

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.**

The 2021 Comprehensive Plan and Land Use Plan identifies Land Use Goals and Objectives relating to development, as follows:

- **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



- **Objective:** Support opportunities to create new destination-style commercial development
- **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
 - **Objective:** Support the development of vacant parcels as opportunities for densification that is harmonious with surrounding development
 - **Objective:** Allow for mixed-use at highly visible vacant properties
- **Goal:** Pursue partnerships to support new development
 - **Objective:** Utilize public-private partnerships to support new development that places the City in a better position to serve residents
 - **Objective:** Leverage current and planned infrastructure expansions and improvements
 - **Objective:** Support redevelopment of areas along the US Highway 60 corridor to accommodate commercial uses and improve functionality

Compatibility with Surrounding Land Uses

The subject site is surrounded by existing agricultural, commercial, and industrial zoned properties and uses:

- North (across Railroad Spur Line): Greene County Agricultural and Light Manufacturing, Railroad Spur Line
- South: Greene County Agricultural and Agricultural Residential
- East: Greene County Agricultural and Suburban Residential
- West: Old Stone and 60 West Planned Development Districts

The land uses permitted in the Applicant's proposal are considered to be generally compatible with the surrounding agricultural, residential, and commercial zoned properties and uses in proximity to the subject parcel.

Capacity to Serve Potential Development and Land Use

Municipal Water and Sewer Service: This site is currently served/in proximity to City of Republic sanitary sewer and water service; an existing sanitary sewer main runs through the property and an existing water main is on the west side of South Farm Road 101. A (15) inch gravity sanitary sewer line currently runs through the property north to south; a (10) inch water main runs parallel along the western side of South Farm Road 101, adjacent to the subject property. The development of the subject property will require the addition of new water and gravity sewer main extensions to serve the Lots within the development; the location of existing water and sewer mains are located on the Development Plan. The exact location of new water and sewer mains to serve individual lots will be determined in the engineering and design phases for each phase of the project.



The wastewater generated by the development will flow to the McElhaney Lift Station and the Shuyler Creek Lift Station before being pumped through a series of force mains to the Wastewater Treatment Facility; the Lift Stations and Wastewater Treatment Facility have the capacity to serve the development. The City is currently working on the implementation of the Wastewater Master Plan, which will include upgrades to the McElhaney Lift Station in 2022, which will increase the capacity of wastewater flowing from areas north of US Highway 60, to accommodate present and future development in the area. The City's water system has the capacity to serve the development at full build-out.

The Water System, Lift Stations, and the Wastewater Treatment Facility have sufficient capacity to serve the proposed development at full build-out.

Transportation: The Development Plan includes the construction and dedication of a new Primary Arterial and Collector Street within the development area, identified in the City's Major Thoroughfare and Transportation Plans, in addition to multiple Local Streets to serve Lots within the development.

The Applicant performed a Traffic Impact Study (TIS), reviewed by MODOT and the City of Republic, to analyze the impact of the traffic generated from the proposed development. The results of the TIS indicates the proposed full buildout of the development warrants a traffic signal at the new intersection of the Primary Arterial Street (existing South Farm Road 103) with US Highway 60, which is a part of the planned transportation improvements of an adjacent development to the north and MODOT's programmed improvements for the realignment of State Highway MM. Additional improvements will be dependent upon phasing of the development and the timing of major transportation improvements by the City of Republic and/or MODOT.

The development of the new Primary Arterial Street coincides with MODOT's preliminary plans to build a new segment of State Highway MM, to intersect with US Highway 60 to the north and West Republic Road/State Highway ZZ to the south. The exact location of the Primary Arterial will be determined through the engineering and design phase, which will be reviewed by MODOT and the City of Republic. The Developer will dedicate the required 110 feet of Right-of-Way, required by the City's Major Thoroughfare and Transportation Plans, during development; the Developer will be responsible for constructing the portions of the Primary Arterial required to support their development throughout the various phases. The City of Republic will dedicate Right-of-Way collected during the Final Platting Process to MODOT should MODOT move forward with the planned improvement in the future.

The City will be working with MODOT, the Applicant, and adjacent property owners to facilitate additional improvements to MODOT's preliminary plans for a new segment of State Highway MM, throughout the development process.

No parcel within the development will have direct access to US Highway 60, the Primary Arterial, or the Collector Street.

Stormwater: The Development Plan contains one area designated for stormwater retention, designed to accommodate stormwater generated by the development. Additional stormwater areas and/or



easements may be required through the engineering design process. The stormwater retention/detention areas, drainage easements, and all open space/common areas will be owned and maintained by the Developer and/or a Property Owners Association.

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

Sinkholes: The subject parcel **does** contain identified sinkholes; development of the property will require adherence to the City's Sinkhole Ordinance.

All developments must include site design providing for sufficient emergency vehicle access as well as fire protection facilities (e.g. fire hydrants). **Additional elements of code compliance, evaluated at the time of infrastructure design, impacting the development of the subject property, include, but are not limited to, the City's Zoning Regulations, adopted Fire Code, and adopted Building Code.** The next steps in the process of development of the subject parcel, upon a favorable rezoning outcome, will be the development, review, and approval of an Infrastructure Permit for the construction of utility services and roads.

Recommended Action

Staff considers the **proposed Zoning Map Amendment (Rezoning to Planned Development District)** to be generally consistent with the **goals and objectives of the Comprehensive and Land Use Plans**, generally 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**. Specifically, the proposed development can be adequately served by the City's municipal water and sanitary sewer services and the City's transportation network. Based upon this analysis (performed without the benefit of evidence and testimony of a public hearing), Staff recommends the approval of this application.