



AGENDA ITEM ANALYSIS

Project/Issue Name: 23-29 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately 203.39 Acres, Located at 1462 South State Highway MM, from Agricultural (AG) to Garrett Farm Planned Development District (PDD).

Submitted By: Chris Tabor, Principal Planner

Date: August 22, 2023

Issue Statement

Lee and Mark Garrett have applied to change the Zoning Classification of approximately **(203.39) acres** of property located at 1462 South State Highway MM from Agricultural (AG) to Garrett Farm Planned Development District (PDD).

Discussion and/or Analysis

The property subject to this Rezoning Application is three separate parcels comprising approximately **(203.39) acres** of land located at 1462 S St Hwy MM. The property is currently occupied by a residential structure with the remainder utilized as farmland.

Applicant's Proposal

The Applicant is proposing the Rezoning of this property to a Planned Development District (PDD) to allow for an industrial subdivision consisting of two depicted phases of development. The first phase is approximately 22 acres while the second is 189.39 acres. Initial improvements and development will occur within the first phase as described by the Development Plan. The second phase is intended to provide flexibility regarding the needs and preferences of future occupant(s), which will inform the precise configuration of lots and utilities, as well as the processes required to facilitate the associated projects. The Development Plan also contains new street, water, sanitary sewer, and stormwater systems to support the development.

All development will adhere to the specific requirements of the Approved Development Plan; aspects of the zoning code not specifically included in the Approved Development Plan will require compliance with code requirements at the date of actual development.



The Applicant's proposal includes the following elements:

- **General Requirements:**
 - All development area allows for any uses permitted in the following zoning districts:
 - Heavy Industrial (M-2)
 - Light Industrial (M-1)
 - General Commercial (C-2)
 - Local Commercial (C-1)
 - All lots will comply with the setback, density, and permitted use requirements of the zoning district most closely associated with the proposed use, unless specifically addressed in the Approved Development Plan and/or as outlined below:
- **PDD Specifics:**
 - Bulk, Area and Height Requirements
 - Min. Lot Size: N/A
 - Setbacks
 - Front: 15'
 - Rear: 30'
 - If located adjacent to a Residential Zoning District:
 - M-1 use: 35'
 - M-2 use: 50'
 - Side (Interior): 15'
 - If located adjacent to a Residential Zoning District:
 - M-1 use: 35'
 - M-2 use: 50'
 - Side (Street): 15'
 - Max. Lot Coverage: 90%
 - Max. Building Height: No maximum height unless the structure is adjacent to a Single-Family Residential Zoning District, in which case the height of the structure shall remain below a forty-five-degree bulk plane as measured from the boundary of the adjacent residential district.
 - Landscaping: Will comply with Republic Municipal Code with the following exceptions:
 - No internal perimeter landscaping /buffering between Permitted Uses within the PDD is required.
 - A buffer of at least 20ft in width between the subject property and the Agricultural zoned properties along the western boundary will be provided.
 - Existing natural landscaping/buffering must remain in place until the issuance of Building or Infrastructure Permits in conflict with said buffering.

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.
 - The Garrett Farm Development Plan allows for a range of industrial and commercial uses.
- The proposed Development Plan shall involve the provision of all infrastructure deemed necessary to adequately serve the potential development.
 - The Garrett Farm Development Plan includes provisions for municipal water and sewer services, a plan for stormwater management, and the construction of transportation infrastructure to support multiple areas of development within the overall Development 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 support the development of an industrial/commercial center where infrastructure and transportation exist.
- 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, sewage, schools, parks, and other public improvements.
 - The Garrett Farm Development Plan includes the construction of a new access point to State Highway MM through the continuation of Farm Road 144, which will serve to create the necessary circulation between multiple uses and an eventual planned connection to Farm Road 140. The City's wastewater system coverage area will be expanded through the construction of a new lift station on the site.

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 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.
- **Goal:** Encourage redevelopment and integration of the former Brookline area.
 - **Objective:** Support the development of an industrial/commercial center where infrastructure and transportation exist.

Compatibility with Surrounding Land Uses

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

Adjacent Property Uses:

- North: Agricultural (AG) and Greene County Zoned Agriculture (A-1)
 - Residence (1) and Farmland, respectively.
- East: Greene County Zoned Agriculture (A-1)
 - Farmland
- South: Agricultural (AG)
 - Farmland and Residences (2)
- West: Light Manufacturing (M-1) and General Commercial (C-2).
 - Red Monkey and Murphy Tractor across St Hwy MM.

The trend along the St Hwy MM corridor is industrial and high intensity commercial with some residential uses. Residential and agricultural properties adjacent to the subject site are taken into account through mitigation requirements within the Applicant's Development Plan, as well as the City of Republic Municipal Code.

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

Capacity to Serve Potential Development and Land Use

Municipal Water and Sewer Service: This proposed development can be served by City of Republic sanitary sewer and water service. Development of the site would require the construction of a lift station, the planned location of which is shown on the Development Plan (roughly east of 1298 S St Hwy MM). The lift station would convey effluent through a ten (10) inch gravity sewer main running south along the western property line and then following the project's planned street westward across St Hwy MM Right-of-Way to connect with an existing eight (8) inch main at the West property line of Murphy



Tractor. Effluent would travel from the site to the Brookline North Lift Station, to the Brookline South Lift Station, to McElhaney Lift Station, and finally to the Shuyler Creek Lift Station before being pumped through a series of force mains to the Wastewater Treatment Facility.

A water main is planned to run along the project's planned street westward and connect to an existing twelve (12) inch main on the west side of St Hwy MM.

Precise locations and specifications for utility infrastructure will be reviewed during permitting for said infrastructure and/or associated project. Dedication of the new water and sewer infrastructure will be obtained during project development.

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 street on State Highway MM, just south of the Farm Road 144 intersection. The proposed collector street will be forty (40) feet as measured from back-of-curb and include seventy (70) feet of Right-of-Way. Additionally, the Development Plan includes an additional sixty-five feet of Right-of-Way north of the street to the property line. This street is intended to serve the first phase of Garrett Farm. Street design serving the second phase will be designed as needed.

The intersection at St Hwy MM and FR 144 is part of the planned improvements for the MM Corridor in conjunction with the expansion of MM to five lanes. The new street would constitute the eastern leg of this intersection. Exact details for the intersection will be available as the lane expansion project progresses.

Due to the unknown variables surrounding the planned improvements, a Traffic Impact Study (TIS) was not required at this time. A TIS, stamped by an Engineer, will be required by the City at each phase of site development as determined necessary by City Staff. The TIS, when conducted, will evaluate the impact that development of the site would have on existing and future conditions and provide recommendations for ensuring that transportation infrastructure retains the appropriate level of service.

Stormwater: The Development Plan contains one designated stormwater detention area, designed to accommodate stormwater generated by the development. The stormwater detention area will be constructed as part of the first phase; the design of the stormwater area and related stormwater improvements will be reviewed during project development. The detention area will be maintained by the developer and/or property owners.

Floodplain: The subject parcel **does not** contain a **Special Flood Hazard Area (SFHA/Floodplain)** as depicted by the **adopted 2010 FEMA Flood Map**. However, the **unadopted preliminary 2019 FEMA Flood Map does show** a portion of the northern-most parcel as containing a **Special Flood Hazard Area (SFHA/Floodplain)**.

Sinkholes: The subject parcel **does** contain several sinkholes as identified by the Greene County Assessor's map sinkhole. Development of the property will require a geological evaluation in accordance with 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 infrastructure designs for the construction of utility services and roads. This may occur in conjunction with the development of a commercial project or through the subdivision development process.

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.