



AGENDA ITEM ANALYSIS

Project/Issue Name: 23-25 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately One Point One (1.1) Acres of Real Property Located at 2314, 2318, 2326 and 2330 East Timber Oak Street, from The 12 Stones Planned Development District (PDD) to Two-Family Residential (R-2).

Submitted By: Chris Tabor, Principal Planner

Date: August 22, 2023

Issue Statement

Wilson's Creek Villas LLC has applied to change the Zoning Classification of approximately 1.1 acres of property consisting of lots 2 through 5 of the Wilson's Creek Villas subdivision from 12 Stones Planned Development District (PDD) to Two-Family (R-2).

Discussion and/or Analysis

The property subject to this Rezoning Application consists of approximately 1.1 acres of land within the Wilson's Creek Villas subdivision; all subject properties are currently vacant. The precise location of the subject properties are as follows:

- 2314 East Timber Oak Street
- 2318 East Timber Oak Street
- 2326 East Timber Oak Street
- 2330 East Timber Oak Street

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:** 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 consists of residential uses of varying intensities.

Compatibility with Surrounding Land Uses

The subject property is adjacent to High-Density Single-Family Residential (R1-H) lots to the east, Greene County-zoned Suburban Residence (R-1) lots to the south, and two-family lots in the Oak Court Place Planned Development District to the west.

Greene County's Suburban Residence (R-1) zoning district is intended to provide for detached single-family residential development in areas with access to public utilities services.

The Two-Family Residential (R-2) Zoning District is intended to permit duplex-style dwellings.

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 near the property. Both an 8-inch water main and an 8-inch gravity sewer main are located on, or in adjacent right-of-way of, the subject parcel. The sanitary sewer will flow from the site to the McElhane and Shuyler Creek Lift Stations 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:

The properties will have driveway access along E. Timber Oak St.

A Traffic Impact Study (TIS) was not required for the Rezoning Application.

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.**