



AGENDA ITEM ANALYSIS

Project/Issue Name: 23-24 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately Four (4) Acres of Real Property Located at 1192 South State Highway MM, from Agricultural (AG) to Heavy Industrial (M-2).

Submitted By: Chris Tabor, Principal Planner

Date: August 22, 2023

Issue Statement

Susan Beine has applied to change the Zoning Classification of approximately 4 acres of property located at 1192 S St Hwy MM from Agricultural (AG) to Heavy Industrial (M-2).

Discussion and/or Analysis

The property subject to this Rezoning Application consists of approximately 4 acres of land located at 1192 S St Hwy MM; the property is currently the site of an unoccupied residence.

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

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

The subject property fronts St Hwy MM, which operates as an industrial corridor within the city. The general trend of this area has been a transition from agricultural zoned properties and residential uses to manufacturing and commercial uses in conjunction with planned infrastructure improvements.

Compatibility with Surrounding Land Uses



The subject property is adjacent to an Agricultural (AG) zoned parcel bordering both the north and east property lines. To the south is a second Agricultural (AG) zoned parcel. Across St Hwy MM is the Republic Industrial subdivision, a preliminary platted Heavy Industrial (M-2) zoned subdivision consisting of five parcels.

The Heavy Industrial (M-2) Zoning District is intended to support manufacturing and industrial related uses.

Capacity to Serve Potential Development and Land Use

Municipal Water and Sewer Service:

City Water and Sewer systems have capacity to serve this property if the application is approved.

Actual development of the property will require connecting to municipal water and sewer mains not currently located near the property. The provision of sewer service to the property will require the construction of a lift station to serve the basin in which the subject property resides. The precise path effluent would take to the Wastewater Treatment Facility is dependent on the siting of utilities and structures but is likely to flow from the site to Brookline North Lift Station, to Brookline South Lift Station, to Mcelhaney Lift Station and then to the Wastewater Treatment Facility.

The water system, named Lift Stations, and Wastewater Treatment Facility currently have capacity to serve the intended use.

Transportation:

The City waived the requirement for a Traffic Impact Study (TIS) in relation to this Rezone Application based on the presence of existing access from the site to St Hwy MM, a primary arterial class road set for anticipated expansion to 5 lanes in Fall of 2024.

Floodplain: The subject parcel **does not** contain any areas of Special Flood Hazard Area (Floodplain).

Sinkholes: The subject property **does** contain an identified sinkhole.

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.**