AGENDA ITEM ANALYSIS

Project/Issue Name:	26-16 An Ordinance of the City Council Approving an Amendment to the Zoning Classification of Approximately 78.42 Acres Located at 1605 South Farm Road 97 from a Planned Development District (PDD 12-01) to Agricultural (AG).
Submitted By:	Chris Tabor, Principal Planner
Date:	May 5, 2026

Issue Statement

RJR 1605 LLC has applied to change the Zoning Classification of approximately (**78.42) acres** of property located at 1605 S FR 97, from Planned Development District (PDD) to Agricultural (AG)**.**

Discussion and/or Analysis

The property subject to this Rezoning Application is currently zoned as part of the Eclipse Event Center Planned Development District (PDD). The applicant wishes to bring the zoning back into conformance with the use and character of the property as Agricultural (AG).

This subject property was rezoned as part of a previous effort to develop the Eclipse Event Center, an equine arena show space of approximately 900 acres. While this development was never completed but did result in the rezone of this and other properties. By rezoning to Agricultural (AG), the property owners will be able to pursue typical processes and operations in line with that zoning district.

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 City's Adopted Plans

The City's Comprehensive Plan generally encourages the expansion of 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 commercial development, including the following:

- **Policy:** Coordination with Infrastructure

- **Objective 1B:** Promote development aligning with current adopted plans of the City. The intensity of uses should match the capacity of infrastructure to serve the use

The general trend of development in the vicinity of the subject property has been agricultural residential with minimal development occurring in the area.

Compatibility with Surrounding Land Uses

The subject property is surrounded by Greene County Zoned Agriculture (A-1) and Agriculture Residence (A-R) to the north (across FR 144), General Commercial (C-2) property to the east (across FR 97), more Eclipse Event Arena Planned Development District (PDD) zoned property to the south, and Greene County Zoned Agriculture (A-1) property to the west.

The Agricultural (AG) Zoning District is intended for single-family residential development within the City Limits that are not yet served by City of Republic water and sewer infrastructure, as well as agricultural or agricultural-related uses.

Capacity To Serve Potential Development and Land Use

Municipal Water and Sewer Service: This property is greater than a mile away from the City's water and/or sewer infrastructure, making it an appropriate area for the requested zoning district.

Water and sewer are expected to extend to the property through the gradual development subsequent adjacent developments.

Transportation: A Traffic Impact Study (TIS) was not required do to the intensity of the requested zoning district.

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

Sinkholes: The subject parcel **does** contain 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.**