



AGENDA ITEM ANALYSIS

Project/Issue Name: 23-30 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately Ten Point Four-Four (10.44) Acres, Located at 688 South Kansas Avenue, from Agricultural (AG) and Medium Density Single-Family (R1-M) to Two-Family Residential (R-2).

Submitted By: Chris Tabor, Principal Planner

Date: October 3, 2023

Issue Statement

James Nathan LLC has applied to change the Zoning Classification of approximately **10.44 acres** of property located at 688 S. Kansas Ave. from Agricultural (AG) and Medium Density Single-Family (R1-M) to **Two-Family Residential (R-2)**.

Discussion and/or Analysis

The property subject to this Rezoning Application consists of approximately 10.44 acres of land located at 688 South Kansas Avenue; the property is occupied by a vacant house in poor condition resulting from a fire. The requested zoning district is Two-Family Residential (R-2).

The following paragraphs contain brief analyses of present site conditions and the proposal's relationship to **adopted plans of the City**. Evaluation for the purpose of staff recommendation is conducted with the assumption of the most intense buildout for the property to provide for the most responsible analyses.

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:** 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.
- **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.

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

The general trend in the vicinity of the subject property is single-family residential.

Compatibility with Surrounding Land Uses

The Applicant is seeking to rezone to the Two-Family Residential (R-2) Zoning District.

The subject property is surrounded by:

- North: Medium Density Single-Family (R1-M)
- East: Medium Density Single-Family (R1-M)
- South: Agricultural (AG)
- West: Agriculture (Greene County)

Land uses permitted in the Two-Family Residential (R-2) Zoning District include duplex-style dwellings and single-family residences.

The land use of the surrounding properties is single-family residential. The Two-Family Residential (R-2) zoning district has a density ratio of 4.36 lots per acre or 8.71 dwellings units per acre.

The density ratios for the current zoning districts, Agricultural (AG) and Medium Density Single-Family Residential (R1-M), are 0.33 lots (or dwellings) per acre and 4.84 lots (or dwellings) per acre, respectively.

Two-Family Residential zoning is considered compatible with single-family uses and can be found in numerous areas across the City.

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 onsite.

Two 6" water mains are accessible to the subject property. One at the south termination of S Angel Ave and another at the east termination of W Audrey St.

Two 8" gravity sewer mains are located at the edge of the subject property. One at the south termination of S Angel Ave and another at the east termination of W Audrey St. Effluent from the subject property would flow to the Lift Station #2, before being pumped to the Treatment Facility.

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



Transportation:

A Traffic Impact Study (TIS) conducted for a previous Rezoning Application was utilized by the Applicant. This study used estimates for trip generations based on a multi-family use classification and was therefore considered acceptable for the lower trip generation of a two-family use classification.

The TIS specifically addressed a full residential buildout of the requested land use, multi-family, with a connection to the Angelbrook Estates subdivision through Angel Avenue and a connection to the Countryside Terrace subdivision through Lipscomb Drive. The TIS also takes into consideration a new public street connection to be made at Kansas Avenue. No traffic improvements were found to be necessary. If City Staff receives an application for a project utilizing street connections that differ from those used as the basis for the received TIS, then Staff may require an updated TIS.

Development of the property will require adherence to the City's Transportation Plan, Adopted Transportation Map, and improvements required by the TIS for buildout.

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, 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.**