



AGENDA ITEM ANALYSIS

Project/Issue Name: 22-14 An Ordinance of the City Council Approving Amendment of the Zoning Code and Official Map by Changing the Classification of Approximately Six Point Zero-Two (6.02) Acres, Located at the 4100 Block of South Farm Road 103, from Local Commercial (C-1) to General Commercial (C-2)

Submitted By: Karen Haynes, Assistant BUILDS Administrator

Date: March 15, 2022

Issue Statement

Solarplex LLC has applied to change the Zoning Classification of approximately **6.02 acres** of property located in the 4100 Block of South Farm Road 103 from Local Commercial (C-1) to **General Commercial (C-2)**.

Discussion and/or Analysis

The property subject to this Rezoning Application consists of approximately (6.02) acres of land located in the 4100 Block of South Farm Road 103; the property is currently vacant. The Applicant intends to develop the property into a commercial development.

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 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 commercial options
- **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

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

The general trend in the vicinity of the subject property, along West Republic Road, is commercial and residential development.



Compatibility with Surrounding Land Uses

The subject property is surrounded by Local Commercial (C-1) to the west, Multi-Family Residential (R-3) to the north; Greene County Agricultural to the east, and Agricultural (AG) to the south.

The land uses permitted in the General Commercial (C-2) Zoning District include a variety of commercial uses, including Contractor Offices.

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 adjacent and through the property; no existing private utilities exist on the parcel.

A (12) inch water main runs parallel to West Republic Road and may need to be extended depending on the area of development on the parcel; a (15) inch gravity sewer main runs through the southwest corner of the property. The sanitary sewer will flow from the site to the McElhaney and Shuyler Creek Lift Stations before it is pumped to the Wastewater Treatment Facility.

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

Transportation:

A Traffic Impact Study (TIS) was not required for the Rezoning Application, as the property will be accessed only from South Farm Road 103; the BUILDS Department will coordinate driveway access review during the Building Permitting Process with Greene County Highway Department. Development of the property will require adherence to the City's Transportation Plan and Adopted Transportation Map.

Floodplain: The subject parcel **does** contain any areas of Special Flood Hazard Area (Floodplain); development of the property will require compliance with the City's Floodplain Ordinance.

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.**