



AGENDA ITEM ANALYSIS

Project/Issue Name: 24-22 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately 0.40 Acres of Real Property Located at the 300 Block of West Broad Street, from Medium Density Single-Family Residential (R1-M) to Two- Family Residential (R-2).

Submitted By: Patrick Ruiz – Associate Planner

Date: April 16, 2024

Issue Statement

Inclusive Housing, LLC has applied to change the Zoning Classification of approximately 0.40 acres of property located at the 300 Block of West Broad Street from Medium Density Single-Family Residential (R1-M) to Two-Family Residential (R-2).

Discussion and/or Analysis

The property subject to this Rezoning Application consists of approximately 0.40 acres of land located at W. Broad St.; the site is currently a vacant piece of property. The existing configuration of the lot was subdivided at the time of the administrative replat that was completed and recorded in 2019.

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:** 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.

Compatibility with Surrounding Land Uses

The subject property is adjacent to Medium Density Single-Family Residential (R1-M) zoned parcels bordering the east and west property lines and south across Broad Street. It is also adjacent to a Light Industrial (M-1) zoned parcel bordering the north property line.

The Two-Family Residential (R-2) Zoning District is intended to permit and establish regulations for two family residential dwellings. The general land uses of the area are residential and commercial in nature and such rezone would be compatible and harmonious with adjacent properties when appropriate screening requirements, as regulated by Article-X Landscaping and Screening, are provided at the time of development.

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 site.

One 6" water main is accessible to the subject property along Broad Street.

One 8" gravity sewer main is accessible to the subject property along Broad Street. Effluent from the subject property would flow to the Lift Station Number Four (4) before being pumped into the gravity system as a whole and flow directly 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 property will have access off the Local Broad Street. The Adopted Transportation Plan designates Broad Street as a Local Commercial/ Multi-Family Street. Such classification allows for higher density developments due to higher design standards that carry higher amounts of traffic and efficiently move traffic to surrounding Collectors and/or Arterials. In the case of Broad Street, the surrounding Collector and Arterial thoroughfares would be West Avenue and Main Street.

A Traffic Impact Study (TIS) was not required for the Rezoning Application, due to the fact that the size of the developable area is under the one (1) acre threshold of requiring such study. The waiving of the TIS is in line with City policy.



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

Sinkholes: The subject property **does not** 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.**