



AGENDA ITEM ANALYSIS

Project/Issue Name: 22-43 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately One Point Three Eight (1.38) Acres, Located at the 3400 Block of East U.S. Highway 60, From Agricultural (AG) to General Commercial (C-2).

Submitted By: Chris Tabor, Principal Planner, BUILDS Department

Date: July 26, 2022

Issue Statement

Timberline Land Co LLC has applied to change the Zoning Classification of approximately **1.38 acres** of property located at the 3400 Block of East US Highway 60 from Agricultural (AG) to **General Commercial (C-2)**.

Discussion and/or Analysis

The property subject to this Rezoning Application consists of approximately (1.38) acres of land located at 3400 Block of East US Highway 60; the property is currently vacant. Timberline Land Co LLC recently annexed into the City of Republic (2022) with a stated intention of developing storage units on the site.

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:** 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 commercial retail and multifamily residential.

Compatibility with Surrounding Land Uses



The subject property is adjacent to the Field Stone Planned Development District (PDD) to the west, where 60 West is located.

The General Commercial (C-2) Zoning District is intended to allow less restrictive retail and service-related businesses.

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 property. Both a 10" water main and an 8" gravity sewer main are located along the southern property line of the subject parcel. 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 Station, and Wastewater Treatment Facility currently have capacity to serve the intended use.

Transportation:

The property will have access off of FR 101.

A Traffic Impact Study (TIS) was not required for the Rezoning Application, as the developer has indicated a use of low intensity. The traffic impact of the proposed use has been initially evaluated by the City Engineer; the proposed use generates less trips than other Permitted Uses within the General Commercial Zoning District.

A Traffic Impact Study (TIS) may be required should the intended use change. Development of the property will require adherence to the City's Transportation Plan and the Adopted Transportation Map.

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**, 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.**