



AGENDA ITEM ANALYSIS

Project/Issue Name: 24-43 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately 1.18 Acres of Real Property Located at 1548 East Hamilton Street, from a Split Zoning Classification of Multi-Family Residential (R-3), Local Commercial (C-1), and General Commercial (C-2) to a Single Zoning Classification of Local Commercial (C-1).

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Date: July 16, 2024

Issue Statement

Wilson Properties, Inc. has applied to change the Zoning Classification of approximately 1.18 acres of property located at 1548 East Hamilton Street from a split-zoned property to Local Commercial (C-1). The property is currently split-zoned between Multi-Family Residential (R-3), Local Commercial (C-1) and General Commercial (C-2).

Discussion and/or Analysis

The property subject to this Rezoning Application consists of approximately 1.18 acres of land located at 1548 East Hamilton Street; the property is currently vacant.

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.

Compatibility with Surrounding Land Uses



The subject property is adjacent to Local Commercial (C-1) zoned parcels to the west and north. To the north and south the property is adjacent to General Commercial (C-2) zoned parcels. It is also adjacent to Multi-Family Residential (R-3) zoned parcels to the east.

The Local Commercial (C-1) Zoning District is intended to permit and establish regulations for retail and service-related businesses with a compatible location adjacent to similar uses.

Such rezoning would be compatible with the surrounding area. The general trend in the vicinity of the subject property consists of highway commercial uses of varying intensities or multi-family residential uses.

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 an 8-inch water main and an 8-inch gravity sewer main are located in adjacent properties, or in adjacent right-of-way 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 from the existing private drive that directly funnels into the Secondary Arterial of East Hamilton Street and the Primary Arterial of US Highway 60.

A Traffic Impact Study (TIS) was not required for the Rezoning Application. As a substantial portion of the subject property is already zoned Local Commercial (C-1), the waiving of the TIS is in line with City policy.

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.**