



AGENDA ITEM ANALYSIS

Project/Issue Name: 26-21 An Ordinance of the City Council Approving an Amendment to the Zoning Classification of Approximately 5.25 Acres Located at 2125 East Hamilton Street From Oak Court Planned Development District (PDD) to Moral Assisted Living Planned Development District (PDD) and Approving a Development Plan.

Submitted By: Chris Tabor, Community Development

Date: June 16, 2026

Issue Statement

Moral Republic, LLC has applied to change the Zoning Classification of approximately five point two-five (5.25) acres of property located 2125 E Hamilton St from Oak Court Planned Development District (PDD) to Moral Assisted Living Planned Development District (PDD 26-003).

Discussion and/or Analysis

The property subject to this Rezoning Application is comprised of four lots totaling 5.25 acres of land located on the southeast corner of the intersection of N Oakwood Ave and W FR 174. Specifically, the application includes:

- 1032 N Oakwood Ave
- 1078 N Oakwood Ave
- 2067 E Hamilton St
- 2125 E Hamilton St

The property is undeveloped and is owned by the Applicant, Moral Republic LLC. The property is currently zoned as part of the Oak Court PDD. The Development Plan for the Oak Court PDD designates the use of the subject property as Commercial.

Applicant's Proposal

The Applicant seeks to establish a memory care assisted living facility. This PDD would allow only for this specialized residential care use that combines multi-family housing characteristics and commercial operations. Such facilities provide long-term care for those individuals suffering from cognitive impairments and who are reliant on assistance. These residents would occupy private rooms but rely on a 24-hour professional staff for assistance.



The Development Plan includes 80 total bedrooms spread evenly throughout five buildings (16 units per building) with a density of 15.24 dwelling units per acre.

Where the Development Plan does not state otherwise, the project will comply with the regulations and restrictions for the Multifamily Residential (R-3) Zoning District.

Setbacks for the project will be in line with those required by the Multifamily Residential (R-3) Zoning District:

- Front: 15'
- Back: 15'
- Side: 15'

Consistency with the Planned Development District (PDD) Ordinance

The purpose of the Planned Development Regulations is to allow for mixed-use, unconventional, or innovative arrangements of land and public facilities, which would be difficult to develop under the conventional land use and development regulations of the City.

Planned Developments must demonstrate substantial congruence with each of the following conditions to be considered eligible for approval:

- The proposed Development Plan shall involve the provision of all infrastructure deemed necessary to adequately serve the potential development.
 - The Moral Residential Living PDD includes provisions to supply the site with municipal water and sewer and a plan for stormwater management.
- The proposed Development Plan shall involve design elements that promote the City of Republic's Comprehensive Plan and other adopted plans of the City.
 - The City of Republic's Comprehensive Plan promotes the expansion of commercial and residential development at locations supported by the City's water, sanitary sewer, and transportation networks; the Moral Assisted Living PDD can be adequately supported by the City's existing capacities for water, sewer, and transportation.
- The proposed Development Plan shall involve design elements intended to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to preserve features of historical significance; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public improvements.
 - The Moral Assisted Living PDD is designed to provide a necessary service promoting the health and well-being of individuals requiring special care in this community providing an option to families to remain close by.

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.**

The 2021 Comprehensive Plan and Land Use Plan identifies Land Use Goals and Objectives relating to development, as follows:

- **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.
- **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.

Compatibility with Surrounding Land Uses

The subject site is surrounded by a range of uses across both developed and undeveloped properties.

- North: General Commercial (C-2)
- East: Oak Court Planned Development District (PDD)
 - Allows for Duplexes and Multifamily Residential uses.
- South: Oak Court Planned Development District (PDD)
 - Allows for Multifamily Residential and Commercial uses. These parcels are undeveloped.
- West: General Commercial (C-2) and Medium-Density Single Family Residential (R1-M)
 - The R1-M portion referenced is undeveloped and exists as part of a split-zoned parcel that includes C-2.
 - A portion of the referenced General Commercial (C-2) zoned property is occupied by a single-family home.

The land uses permitted in the Applicant's proposal are considered to be generally compatible with the surrounding commercial and residential zoned properties and uses in proximity to the subject parcel.

Capacity to Serve Potential Development and Land Use

Municipal Water and Sewer Service: This site is currently served by both City of Republic sanitary sewer and water service. The development is adjacent to an existing 10-inch water main that runs along the east side of Oakwood and south side of FR 174.



The development may be served by an existing gravity sanitary sewer main (8-inch) adjacent to the parcel along Hamilton.

Effluent from the project would gravity flow all the way to the Shuyler Creek Lift Station where it would then be pumped to the Wastewater Treatment Plant.

The Water System, Lift Stations, and the Wastewater Treatment Facility have sufficient capacity to serve the proposed development.

Transportation:

The project consists of only private circulation and will utilize an existing shared access along Oakwood Ave and will create two new access points on Hamilton St.

A Traffic Impact Study was not required for this Application. Staff determined that by limiting the property to the assisted living use trips by occupants were marginal. Most traffic is expected to come from employees.

No additional access will be granted off Oakwood Ave. No new access will be permitted off FR 174.

Stormwater: Stormwater from the development will go to the existing basin in the Oak Court Subdivision that was built to accommodate stormwater from the subject site.

Floodplain: The subject parcel **does not** contain a **Special Flood Hazard Area (SFHA/Floodplain)**.

Sinkholes: The subject parcel **does not** contain any **identified sinkholes**.

All developments must include site design providing for sufficient emergency vehicle access as well as fire protection facilities (e.g. fire hydrants). **Additional elements of code compliance, evaluated at the time of the development proposal, which will impact the development of the subject property, include, but are not limited to, the City's Zoning Regulations, adopted Fire Code, and adopted Building Code.** The next steps in the process of development of the subject parcel, upon a favorable rezoning outcome, will be the application and review of a Final Plat.

Recommended Action

Staff considers the **proposed Zoning Map Amendment (Rezoning to Planned Development District)** to be generally consistent with the **goals and objectives of the Comprehensive Plan**, generally consistent with the **trend of development in the vicinity of the site**, generally **compatible with surrounding land uses**, and **able to be adequately served by municipal facilities**. Specifically, the proposed development can be adequately served by the City's municipal water and sanitary sewer services and the City's transportation network.

Based upon this analysis (performed without the benefit of evidence and testimony of a public hearing), Staff recommends the approval of this application.