



## AGENDA ITEM ANALYSIS

Project/Issue Name: 25-07 An Ordinance of the City Council Approving Amendment Zoning Classification of Approximately Ten Point Four-Four (10.44) Acres, Located at 688 South Kansas Avenue, from Agricultural (AG) and Medium Density Single-Family Residential (R1-M) to Medium Density Single-Family Residential (R1-M).

Submitted By: Patrick Ruiz, Associate Planner

Date: February 18, 2025

### Issue Statement

James Nathan LLC has applied to change the Zoning Classification of approximately **10.44 acres** of property located at 688 S Kansas Ave from a split zoned property of Agricultural (AG) and Medium Density Single-Family Residential (R1-M) to a unified zoning of Medium Density Single-Family Residential (R1-M).

### Discussion and/or Analysis

The property subject to this Rezoning Application is occupied by a vacant house in poor condition resulting from a fire.

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 general trend in the vicinity of the subject property is single-family residential as it is surrounded by:

- Angelbrook Estates Subdivision to the North; Which is Medium Density Single-Family Residential (R1-M).
- Countryside Terrace Subdivision to the East; Which is Medium Density Single-Family Residential (R1-M).
- One single 7-acre parcel to the South; Zoned Agricultural (AG) and occupied by a single residential dwelling.
- An unoccupied forty acre tract to the West; Which is not in the City but is zoned Agriculture by Greene County.

The Medium Density Single-Family Residential (R1-M) Zoning District is intended to permit and establish regulations to provide a designated location for single-family detached residential uses at moderate densities of 4.84 lots per acre.

Such rezoning would be compatible with the surrounding land 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 onsite.

Two 6" water mains are accessible to the subject property. One at the south termination of S Angel Ave and another at the east termination of W Audrey St.

Two 8" gravity sewer mains are located at the edge of the subject property. One at the south termination of S Angel Ave and another at the east termination of W Audrey St. Effluent from the subject property would flow to the Lift Station #2, before being pumped to the Treatment Facility.

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

##### **Transportation:**

The subject property has access to several streets. There is approximately 260 feet of frontage along Kansas Avenue, a secondary arterial class street. Additionally, previously constructed subdivisions stubbed out planned points of connection for three local roads to this site: Audrey St and Angel Ave are stubbed from the west and north, respectively, through Angelbrook Estates; while Lipscomb Dr is stubbed from the east through Countryside Terrace.



A Traffic Impact Study (TIS) was required for the Rezoning Application. The TIS specifically addressed a full residential buildout of the requested land use, medium density single-family residential, with a connection to the existing stub outs of Angelbrook Estates subdivision through Audrey Street and Countryside Terrace subdivision through Lipscomb Drive. The TIS also takes into consideration a new public street connection to be made at Kansas Avenue.

No traffic improvements were found to be necessary. If City Staff receives an application for a project utilizing street connections that differ from those used as the basis for the received TIS, then Staff may require an updated TIS.

Development of the property will require adherence to the City's Transportation Plan, Adopted Transportation Map, and improvements required by the TIS for buildout.

**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, 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.**