



AGENDA ITEM ANALYSIS

Project/Issue Name: 23-19 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately Seventeen Point One-Nine (17.19) Acres of Real Property Located at 3020 North York Avenue, from Agricultural (AG) to Heavy Industrial (M-2).

Submitted By: Patrick Ruiz, Associate Planner of the BUILDS Department

Date: July 18, 2023

Issue Statement

James Wade has applied to change the Zoning Classification of approximately 17.19 acres of property located at 3020 N York Ave from Agricultural (AG) to Heavy Industrial (M-2).

Discussion and/or Analysis

The property subject to this Rezoning Application consists of approximately 17.19 acres of land located at 3020 N York Ave; the property currently has two single-family dwelling units.

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 commercial and industrial 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 commercial options.
- **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:** Encourage the redevelopment and integration of the former Brookline area.
 - **Objective:** Support the development of an industrial/commercial center where transportation and infrastructure exist.

The Rezoning of this parcel is consistent with City's Adopted Plans.

The general trend in the vicinity of the subject property consists of commercial and industrial uses of varying intensities along State Highway MM and Sawyer Road.



Compatibility with Surrounding Land Uses

The subject property is adjacent to General Commercial (C-2) to the South and surrounded by Medium Density Single-Family (R1-M) and Agricultural (AG) to the West along York Avenue; Light Industrial (M-1) and General Commercial (C-2) to the North along Sawyer Road.

The Heavy Industrial (M-2) Zoning District is intended to allow a wide range of commercial and industrial 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 on, or in adjacent right-of-way of the subject parcel. The sanitary sewer will flow from the site to the Brookline South Lift Station, McElhanev Lift Station, and Shuyler Creek Lift Station respectively before being pumped to the Wastewater Treatment Facility.

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

Transportation:

A Traffic Impact Study (TIS) was required for the Rezoning Application. Development of the property will require adherence to the City's Transportation Plan, Adopted Transportation Map, and improvements required by the TIS for buildout.

The TIS concludes that the highest intense use of such zoning would not cause a significant impact on the study area roadway network. In addition, public improvements are planned for York Avenue along the frontage of the site and the intersection of York Avenue and Farm Road 156 (Sawyer Road) that will allow for accommodation of trucks and transport vehicles.

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.**