



AGENDA ITEM ANALYSIS

Project/Issue Name: 24-67 An Ordinance of the City Council Approving Amendment of the Zoning Classification of Approximately 0.54 Acres of Real Property Located at 210 North Walnut Avenue and the 200 Block of North Walnut Avenue from Medium Density Single-Family Residential (R1-M) and Non-Designated Zoning District to Main Street District (MSD).

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Date: November 5, 2024

Issue Statement

The City of Republic has applied to change the Zoning Classification of approximately 0.54 acres of property located at the 200 Block of North Walnut Avenue & 210 North Walnut Avenue, which includes two (2) parcels of land, to Main Street District (MSD). One of the parcels currently does not have a zoning designation and the other parcel is zoned Medium Density Single-Family Residential. This property can also be described as all of Lots 12 – 18 of the A.S. Grove's Addition.

Discussion and/or Analysis

The 0.54 Acres of property subject to this Rezoning Application is currently the site of vacant land and a Facility Maintenance office/storage building. The vacant parcel at the 200 Block of North Walnut Avenue was previously used as a site for parking and storage of City vehicles and equipment. 210 North Walnut Avenue is the site of the forementioned office/storage building.

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 opportunities to create new destination-style commercial developments.
- **Goal:** Encourage revitalization or redevelopment of older building stock in commercial and residential districts.



- **Objective:** Promote a diverse, locally owned downtown business district.
- **Objective:** Support private and local efforts to revitalize downtown residential development as well as the development of a variety of housing styles.
- **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.
 - **Objective:** Allow for mixed-use at highly visible vacant properties within the City and ensure impacts to adjacent properties are minimized.

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

Compatibility with Surrounding Land Uses

The subject property fronts Walnut Avenue in close proximity to the Main Street Corridor with neighboring parcels of land zoned Local Commercial (C-1) to the south, Medium Density Single-Family Residential (R1-M) and Two-Family Residential (R-2) to the west across Walnut Avenue, and Medium Density Single-Family Residential to the north across Olive Street. It is also next to non-designated zoned properties to the east. The land uses of these adjacent properties are either vacant lots, commercial, or religious institutions in nature.

The intent of this district is to provide a district which will accommodate mixed-use developments that include retail shopping activities, office, and residential uses while ensuring future development does not drastically alter the character of the Republic Downtown Area.

The subject property is located within the defined Downtown Republic boundaries as defined in Section 4015.148 "MSD" Main Street District of the Republic Municipal Code.

Such rezoning would be compatible with the surrounding land uses.

Capacity to Serve Potential Development and Land Use

Municipal Water and Sewer Service:

City Water and Sewer systems have capacity to serve this property if the application is approved.

The property has access to wastewater infrastructure through 8" gravity sanitary sewer line located in the alley just east of the property and another 8" gravity sanitary sewer line running along Walnut Avenue. Effluent would travel through gravity lines to the Wastewater Treatment Facility.

Water is currently available to the site through an 8" water main running along Olive Street and a 4" water main running along Walnut Avenue.

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



Transportation:

The property has access to Walnut Avenue, a Local class road.

The Traffic Impact Study (TIS) requirement for this Rezoning Application has been waived; however, any development with this zoning designation shall be subject to site plan review requirements. A TIS could be required, depending on the scope of private improvements proposed for future development, to determine any needed public improvements to the transportation infrastructure.

Floodplain:

The subject parcel **does not** contain areas of Special Flood Hazard Zones (SFHA/Floodplain).

Sinkholes:

The subject property **does not** contain an identified sinkhole.

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.**

At this time City Council has not voted on the proposed amendments to Chapter 405 Zoning Regulations – specifically to **Section 405.148 “MSD” Main Street District** and additional Sections that generally regulates such district (Ordinance 24-62) – brought forward to the Republic P&Z Commission on October 7th, 2024. If the City Council **does not approve** the proposed amendments, City Staff will request to table or withdraw this rezone application.