



AGENDA ITEM ANALYSIS

Project/Issue Name: 24-61 An Ordinance of the City Council Approving Amendment of the Zoning Classification of 3.10 Acres of Real Property Located at 3155 East Sawyer Road from Eclipse Event Center Planned Development District (PDD) to Light Industrial (M-1).

Submitted By: Patrick Ruiz, Associate Planner

Date: November 5, 2024

Issue Statement

The City of Republic has applied to change the Zoning Classification of approximately 3.10 acres of property located at 3155 East Sawyer Road, from Eclipse Event Center Planned Development District (PDD) to Light Industrial (M-1).

Discussion and/or Analysis

The property subject to this Rezoning Application consists of approximately 3.10 acres of land located at 3155 E. Sawyer Rd.; the property is currently vacant but was previously the site of the Brookline South Lift Station prior to it being relocated to the West within the Hankins Farm Subdivision in 2023.

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.
- **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 infrastructure and transportation exist.

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

Compatibility with Surrounding Land Uses

The subject property is adjacent to the Hankins Farm Planned Development District (PDD) to the west, east, and north property lines. The lots within the Hankins Farm PDD, neighboring the subject property, are assigned land uses permitted in the Light Industrial (M-1) Zoning District. It is also adjacent to Light Industrial (M-1) zoned parcels to the south across East Sawyer Street.

The Light Industrial (M-1) Zoning District is intended to permit and establish regulations to provide a designated location for restricted manufacturing and related uses which are separated from dissimilar uses.

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 a 15" inch gravity sanitary sewer line that runs through the property from east to west, parallel to the floodplain, to an existing Lift Station. Effluent would travel through gravity lines to the Brookline South Lift Station, McElhaney Lift Station, and the Shuyler Creek Lift Station before being pumped through a series of force mains to the Wastewater Treatment Facility.

Water is currently available to the site through an 8" water main in close proximity to the east and a 12" water main across Sawyer Road.

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

Transportation:

The property has access off Sawyer Road, a Secondary Arterial class road.

The Traffic Impact Study (TIS) requirement for this Rezoning Application has been waived; however, the City still reserves the right to conduct a TIS if the application for the site was a commercial land use in nature.

Floodplain: The subject parcel **does** contain a **Special Flood Hazard Area (SFHA/Floodplain)**; development of the parcels will require compliance with the City's Floodplain Regulations and associated ancillary permits from the Corps of Engineers for the identified blue line stream.

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.**