



Project/Issue Name: REZN 24-001. Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Zero Point Two Nine (0.29) Acres, from Agricultural (AG) to General Commercial (C-2).

Submitted By: OR–Shamrock Richards LLC

Presented By: Chris Tabor, Principal Planner

Date: January 8, 2024

ISSUE IDENTIFICATION

Karen Cowan has applied on behalf of OR-Shamrock Richards LLC to change the Zoning Classification of approximately 0.29 acres of property located at 1167 North Oakwood Avenue from Agricultural (AG) to General Commercial (C-2).

DISCUSSION AND ANALYSIS

The 0.29 acre property subject to this Rezoning Application is located at 1167 N Oakwood Ave; the property is currently the site of one residential dwelling unit.

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**.

- **Infrastructure Coordination Goal 1:** Support new development that is well-connected to the existing community.
 - **Objective 1B:** Promote development aligning with current adopted plans of the City.
- **Infrastructure Coordination Goal 2:** Recognize potential infill sites as opportunities for development, while mitigating impacts to adjacent established properties.
 - **Objective 2A:** Support 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 subject property is a newly annexed property that came into the City zoned Agricultural (AG).

This property is entirely surrounded by undeveloped land zoned General Commercial (C-2)

The requested zoning district, General Commercial (C-2), is consistent with use of adjacent property.

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 potential access to sewer through an 8" gravity sewer main across Oakwood Ave. Effluent would travel through gravity lines to the Shuyler Creek Lift Station before being pumped to the Wastewater Treatment Facility.

Water is currently available onsite through a 10" main along Oakwood Ave.

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 not required for the Rezoning Application, as the parcel does not meet the threshold for requiring such a study (1 acre). The waiving of the TIS is in line with City policy.

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.

STAFF RECOMMENDATION

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.**