



## AGENDA

**Planning and Zoning Commission Meeting  
City Council Chambers, 540 Civic Boulevard  
December 06, 2021 at 6:00 PM**

**Call Meeting to Order**

**Approve Agenda**

**Approve Minutes**

- 1. 11/08/21 Minutes.** Review and Possible Vote to Approve Draft of Minutes from 11/08/21 Meeting of the Planning and Zoning Commission.

**Meeting Procedures**

**Public Hearings**

- 2. REZN 21-014.** Public Hearing and Possible Vote to Recommend an Application for Rezone by Wilmoth Oil Company of 14.04 Acres at 600 Block of West Civic Blvd from Planned Development District (PDD) to General Commercial (C-2).
- 3. REZN 21-015.** Public Hearing and Possible Vote to Recommend an Application for Rezone by Monett Apartments LLC of 0.46 Acres at the 1200 Block of South State Highway MM from Medium-Density Single Family (R1-M) to Heavy Manufacturing (M-2).
- 4. REZN 21-016.** Public Hearing and Possible Vote to Recommend an Application for Rezone by Monett Apartments LLC of 0.69 Acres located at 1249 South State Highway MM from Medium-Density Single Family (R1-M) to Heavy Manufacturing (M-2).
- 5. REZN 21-017.** Public Hearing and Possible Vote to Recommend an Application for Rezone by Monett Apartments LLC of 1.22 Acres located at 1235 South State Highway MM from Medium-Density Single Family (R1-M) to Heavy Manufacturing (M-2).

**Other Business**

**Citizen Participation**

**Community Development Department Update**

**Adjournment**

Individuals addressing the Commission are asked to step to the microphone and clearly state their name and address before speaking. In accordance with ADA guidelines, if you need special accommodations to attend any city meeting, please notify the City Clerk's Office at 732-3101 at least three days prior to the scheduled meeting. **All meetings are tape recorded for public viewing.**



# MINUTES

**Planning and Zoning Commission Meeting  
City Council Chambers, 540 Civic Boulevard  
November 08, 2021 at 6:00 PM**

### Call Meeting to Order

#### PRESENT

- Commissioner Brandon Andrews
- Commissioner Ransom Ellis
- Commissioner Cynthia Hyder
- Commissioner Darran Campbell
- Council Liaison Garry Wilson

#### ABSENT

- Commissioner Kevin Haun
- Commissioner Brian Doubrava

### Meeting Procedures

#### Approve Agenda

Motion made by Commissioner Andrews, Seconded by Commissioner Hyder.  
Voting Yea: Commissioner Andrews, Commissioner Ellis, Commissioner Hyder, Commissioner Campbell

#### Approve Minutes

- Draft Minutes.** Review and Possible Vote on the Minutes taken from the Planning and Zoning Commission Meeting held on 10/12/2021.

Motion made by Commissioner Andrews, Seconded by Commissioner Hyder.  
Voting Yea: Commissioner Andrews, Commissioner Ellis, Commissioner Hyder, Commissioner Campbell

### Public Hearings

- REZN 21-013.** Public Hearing and Possible Vote to Recommend Rezone Application by MMRS to Amend the Zoning Map for 3 Acres at 602 North Oakwood Avenue from Agricultural (AG) to Multi-Family Residential (R-3)

Motion made by Commissioner Andrews, Seconded by Commissioner Hyder.  
Voting Yea: Commissioner Andrews, Commissioner Ellis, Commissioner Hyder, Commissioner Campbell

Applicant Speaker: Kenneth "Bo" Appleberry  
Public Speakers in Support: None  
Public Speakers in Opposition: Jake Wilburn; Angela Lindeman

### Other Business



**3. SUBD-PRE 21-002.** Possible Vote to Recommend the Approval of an Application for a Preliminary Plat for Josan Properties, a Commercial Subdivision Consisting of Approximately Five Point Seven (5.7) Acres Located at 3030 East US Highway 60

Motion made by Commissioner Andrews, Seconded by Commissioner Hyder.  
Voting Yea: Commissioner Andrews, Commissioner Ellis, Commissioner Hyder, Commissioner Campbell

Applicant Speaker: Chris Wynn

**Citizen Participation**

**Community Development Department Update**

\_\_\_\_\_  
Karen Haynes, Planning Manager

\_\_\_\_\_  
Ransom Ellis, Chairman





## EXHIBIT A

**Project/Issue Name:** **REZN 21-014.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Fourteen Point Zero Four (14.04) Acres, Located at the 600 Block of West Civic Blvd, From Planned Development District (PDD) to General Commercial (C-2)

**Submitted By:** Wilmoth Oil Co, LLC

**Presented By:** Chris Tabor, Principal Planner, BUILDS Department

**Date:** December 06, 2021

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### ISSUE IDENTIFICATION

Wilmoth Oil Co, LLC has applied to change the Zoning Classification of approximately **14.04 acres** of property situated at the termination of West Civic Boulevard from Planned Development District (PDD) to **General Commercial (C-2)**.

### DISCUSSION AND ANALYSIS

The property subject to this Rezoning Application is currently vacant. The Applicant has expressed their intent to develop on the property.

The property is currently zoned as part of the greater Frisco Square Planned Development District. Existing uses allowed on the property includes Local Commercial (C-1), High-Density Single Family Residential (R1-H) and Multi-Family (R3), as well as a small portion of Agricultural (AG) – all of which are referenced in the Frisco Square Development Plan.

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 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**.

- **Section:** Coordinate with Infrastructure
  - **Goal 1:** Support new development that is well-connected to the existing community.



## EXHIBIT A

- **Objective 1B:** Promote development aligning with current adopted plans of the City. The intensity of uses should match the capacity of infrastructure to serve.
- **Goal 2:** Recognize potential infill sites as opportunities for development, while mitigating impacts to adjacent established properties.
  - **Objective 1A:** Support the development of vacant parcels as opportunities for densification that is harmonious with surrounding development.

The rezone of this parcel is in line with area development. City water and sanitary sewer will be required for development of the parcel.

The general trend in the vicinity of the subject property, off US Highway 60, is development and redevelopment of commercial properties of low to middling intensity.

### **Compatibility with Surrounding Land Uses**

The subject property is surrounded by the Frisco Square Planned Development District to the northeast (across Illinois Ave.), General Commercial (C-2) to the northwest, and Medium-Density Single Family Residential (R1-M) to the south. The single-family properties consist of twelve lots in Lakeside Estates (1<sup>st</sup> and 2<sup>nd</sup> Additions).

The land uses permitted in the General Commercial (C-2) Zoning District include high intensity commercial uses; as well as the lower intensity commercial uses found in the Local Commercial (C-1) zoning district.

### **Capacity to Serve Potential Development and Land Use**

#### **Municipal Water and Sewer Service:**

The parcel has access to a 10" water main running along the property on the south side of W Frisco Blvd. Alternatively, a 10" water main runs on the far (east) side of S Illinois Ave.

The subject parcel is in proximity to an 8" sanitary sewer main that runs along property lines to the east and south. Sewer would flow to the Woodland Park Lift Station, Lift Station 2, and then to the Wastewater Treatment Plant.

#### **Transportation:**

The parcel is expected to utilize access to S Illinois Ave.

No Traffic Impact Study (TIS) was required with this rezone due to reduction in trip generation the rezone represents when compared to the existing allowable uses provided for by the Frisco Square Planned Development District.



## EXHIBIT A

**Floodplain:** The subject parcel **does not** contain a Special Flood Hazard Area (SFHA/Floodplain).

**Sinkholes:** The subject property **does not** contain any identified sinkholes.

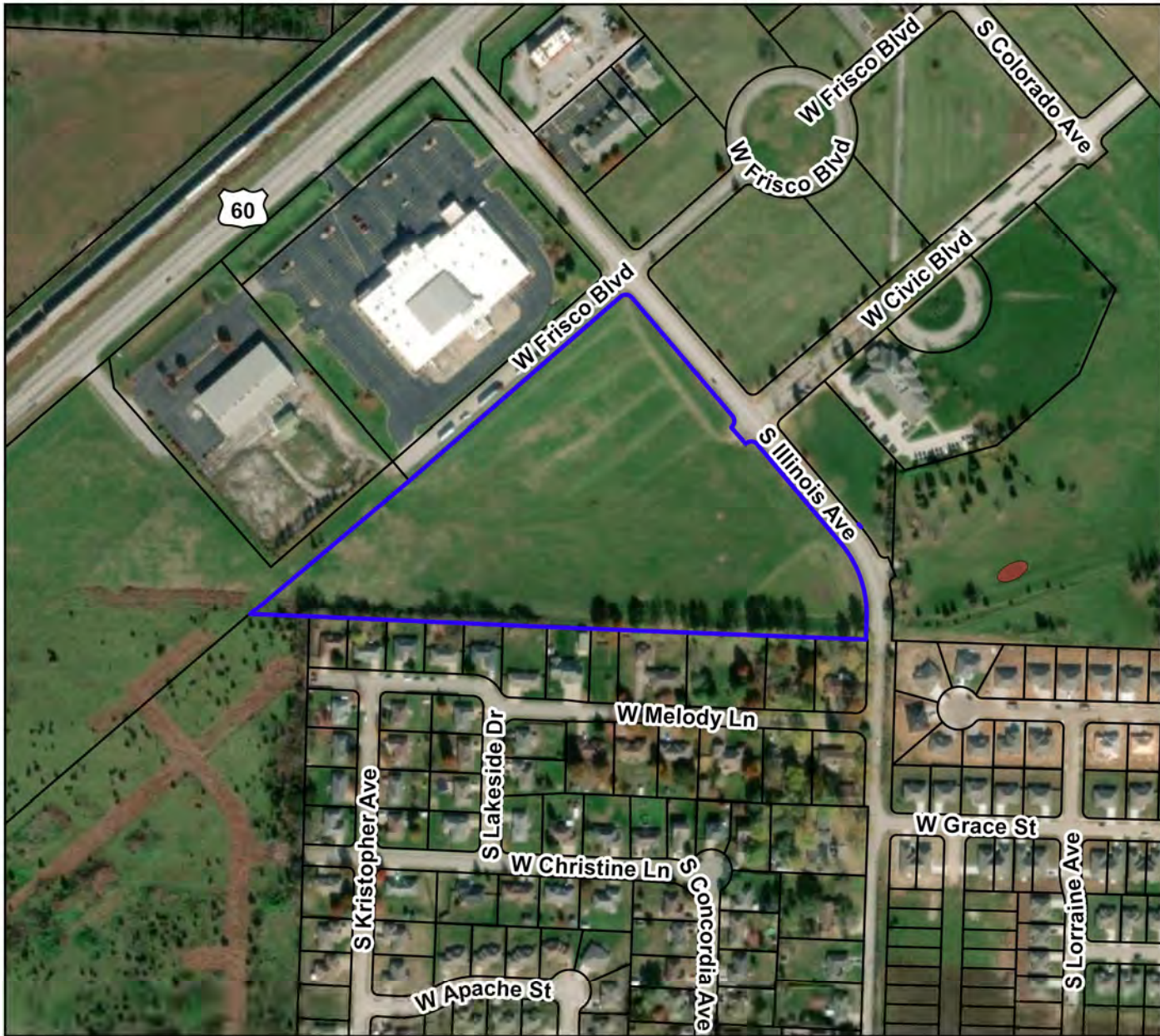
### STAFF RECOMMENDATION

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.**

# REZN 21-014: Wilmoth Oil Company LLC

Item 2.

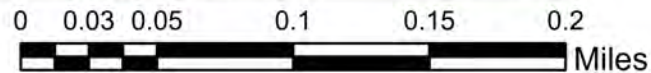
## Vicinity Map



### Legend

- Parcels
- Sinkhole
- Floodplain
- Wilmoth\_Oil\_Property

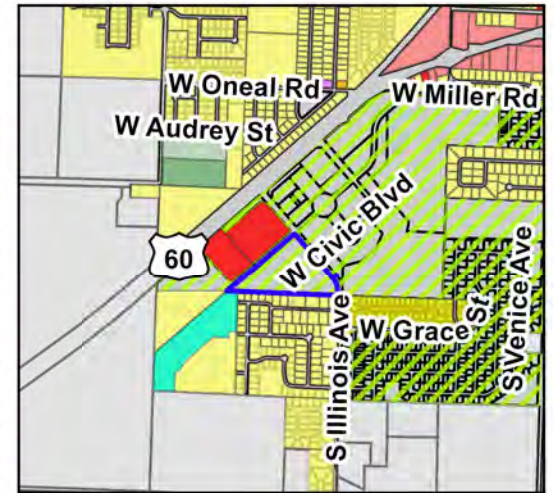
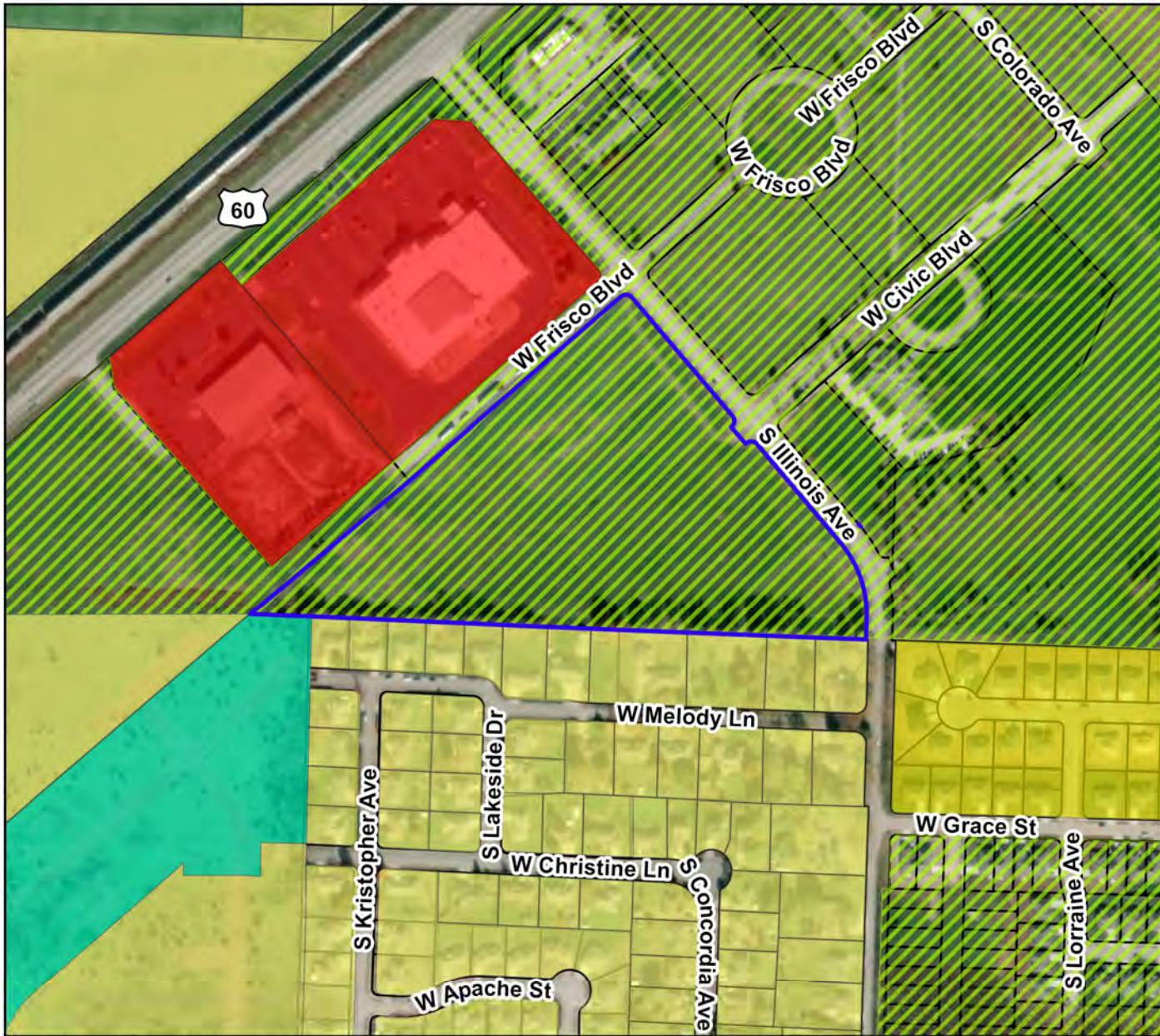
Parcel Owner: Wilmoth Oil Company LLC  
Parcel Address: 600 Block of W Civic Ave  
Area: 14.04 Acres  
Existing Zoning: Planned Development District (PDD)  
Requested Zoning: General Commercial (C-2)



# REZN 21-014: Wilmoth Oil Company LLC

Item 2.

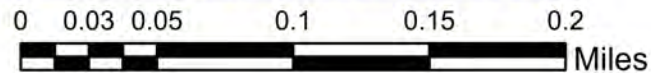
## Zoning Map



### Legend

- Parcels
- Zoning**
- AG Agricultural
- C-1 Commercial
- C-2 General Commercial
- C-3 General Commercial
- M-1 Light Manufacturing
- M-2 Heavy Manufacturing
- PDD Planned Development
- R1-L Single Family Low Density
- R1-M Single Family Medium Density
- R1-H Single Family High Density
- R1-Z Zero Lot Line Residential
- R-2 Two-family Residential
- R-3 Multi-family Residential
- Wilmoth\_Oil\_Property

Parcel Owner: Wilmoth Oil Company LLC  
 Parcel Address: 600 Block of W Civic Ave  
 Area: 14.04 Acres  
 Existing Zoning: Planned Development District (PDD)  
 Requested Zoning: General Commercial (C-2)









## EXHIBIT B

**Project/Issue Name:** REZN 21-015. Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Zero Point Forty-Six (0.46) Acres, Located at the 1200 Block of South State Highway MM, from Medium-Density Single Family Residential (R1-M) to Heavy Manufacturing (M-2)

**Submitted By:** Monett Apartments LLC

**Presented By:** Chris Tabor, Principal Planner, BUILDS Department

**Date:** December 06, 2021

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### ISSUE IDENTIFICATION

Monett Apartments, LLC has applied to change the Zoning Classification of approximately **0.46 acres** of property located at the 1200 Block of South State Highway MM from Medium-Density Single Family Residential (R1-M) to **Heavy Manufacturing (M-2)**.

### DISCUSSION AND ANALYSIS

The property subject to this Rezoning Application is currently vacant. The Applicant has expressed their intent to develop on the property.

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 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**.

- **Section:** Coordinate with Infrastructure
  - **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. The intensity of uses should match the capacity of infrastructure to serve.
  - **Goal 3:** Encourage the redevelopment and integration of the former Brookline area.
    - **Objective 3B:** Support the development of an industrial/commercial center where infrastructure and transportation exist.



## EXHIBIT B

The rezone of this parcel is in line with City and regional planned improvements along the State Highway MM corridor. City water and sanitary sewer will be required for development of the parcel, which will increase opportunities for access by adjacent parcels. Certain traffic improvements will be required in accordance with Traffic Impact Study results.

The general trend in the vicinity of the subject property, along State Highway MM, is new construction and redevelopment of industrial and commercial projects of high to middling intensity.

### **Compatibility with Surrounding Land Uses**

The subject property is surrounded by Medium Density Single Family Residential (R1-M) to the north Heavy Manufacturing (M-2) on the south, and west, and Agricultural (AG) across State Highway MM to the east.

The land uses permitted in the Heavy Manufacturing (M-2) Zoning District include industrial and manufacturing uses of high intensity, as well as uses listed under Local Commercial (C-1), General Commercial (C-2 and C-3), and Light Manufacturing (M-1).

### **Capacity to Serve Potential Development and Land Use**

The Applicant plans to work with surrounding development to provide utilities and transportation collectively. The following passages describe the improvements as intended to serve the larger whole.

### **Municipal Water and Sewer Service:**

The parcel is in proximity to a 12" water main serving Murphy Tractor on the south side of Farm Road 144. Development of the property will require the looping of water from its current location to serve the subject parcel.

Due to topography, the property is unable to gravity to an existing lift station. Instead, a new lift station will be constructed to serve the development. Sanitary sewer will then flow from the new lift station to the Brookline North Lift Station, Brookline South Lift Station, McElhaney Lift Station, and Schuyler Creek Lift Station; it is will then be pumped from Schuyler Creek to the Wastewater Treatment Facility. The water system, named Lift Stations, and Wastewater Treatment Facility currently have capacity to serve the Applicant's intended use.

### **Transportation:**

The development will include a public street with access on Farm Road 144 and State Highway MM. A Traffic Impact Study (TIS) was required for the Rezoning Application. The Study Area of the TIS encompassed this and a connected rezone to the north (REZN 21-006) in its evaluation since both



## EXHIBIT B

parcels will utilize the same access points created by the new road – one at Farm Road 144 and one on State Highway MM.

The following recommendations resulted from the TIS:

- Intersection of State Highway MM and new public road
  - Designated northbound left and southbound right turn lane at State Highway MM and the new road.
  - Eastbound left and right turning movements are separated out into individual lanes.
- Intersection of State Highway MM and Farm Road 144
  - Designated northbound left turn lane.

**Floodplain:** The subject parcel **does not** contain a Special Flood Hazard Area (SFHA/Floodplain).

**Sinkholes:** The subject property **does not** contain any identified sinkholes.

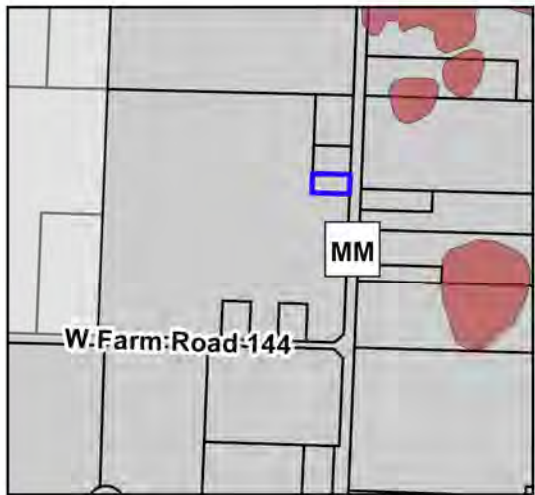
### **STAFF RECOMMENDATION**

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.**

# REZN 21-015: Monett Apartments LLC

Item 3.

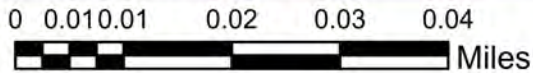
## Vicinity Map



### Legend

-  Monett Apartments Property
-  Parcels
-  Sinkhole
-  Floodplain

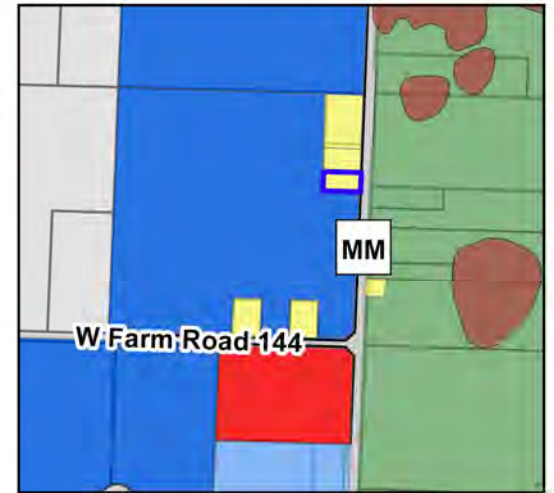
Parcel Owner: Monett Apartments LLC  
Parcel Address: 1200 Block of South State Highway MM  
Area: 0.46 Acres  
Existing Zoning: Medium-Density Single Family Residential (R1-M)  
Requested Zoning: Heavy Manufacturing (M-2)



# REZN 21-015: Monett Apartments LLC

Item 3.

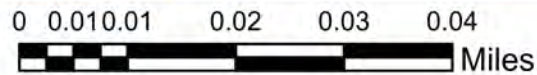
## Zoning Map



### Legend

- Monett Apartments Property
- Parcels
- Zoning**
- AG Agricultural
- C-1 Commercial
- C-2 General Commercial
- C-3 General Commercial
- M-1 Light Manufacturing
- M-2 Heavy Manufacturing
- PDD Planned Development
- R1-L Single Family Low Density
- R1-M Single Family Medium Density
- R1-H Single Family High Density
- R1-Z Zero Lot Line Residential
- R-2 Two-family Residential
- R-3 Multi-family Residential
- Sinkhole
- Floodplain

Parcel Owner: Monett Apartments LLC  
Parcel Address: 1200 Block of South State Highway MM  
Area: 0.46 Acres  
Existing Zoning: Medium-Density Single Family Residential (R1-M)  
Requested Zoning: Heavy Manufacturing (M-2)





## EXHIBIT C

**Project/Issue Name:** REZN 21-015. Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Zero Point Sixty-Nine (0.69) Acres, Located at 1249 South State Highway MM, from Medium-Density Single Family Residential (R1-M) to Heavy Manufacturing (M-2)

**Submitted By:** Monett Apartments LLC

**Presented By:** Chris Tabor, Principal Planner, BUILDS Department

**Date:** December 06, 2021

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### ISSUE IDENTIFICATION

Monett Apartments, LLC has applied to change the Zoning Classification of approximately **0.69 acres** of property located at the 1200 Block of South State Highway MM from Agricultural (AG) to **Heavy Manufacturing (M-2)**.

### DISCUSSION AND ANALYSIS

The property subject to this Rezoning Application has a single-family home. The Applicant has expressed their intent to develop on the property.

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 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**.

- **Section:** Coordinate with Infrastructure
  - **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. The intensity of uses should match the capacity of infrastructure to serve.
  - **Goal 3:** Encourage the redevelopment and integration of the former Brookline area.
    - **Objective 3B:** Support the development of an industrial/commercial center where infrastructure and transportation exist.

**EXHIBIT C**

The rezone of this parcel is in line with City and regional planned improvements along the State Highway MM corridor. City water and sanitary sewer will be required for development of the parcel, which will increase opportunities for access by adjacent parcels. Certain traffic improvements will be required in accordance with Traffic Impact Study results.

The general trend in the vicinity of the subject property, along State Highway MM, is new construction and redevelopment of industrial and commercial projects of high to middling intensity.

**Compatibility with Surrounding Land Uses**

The subject property is surrounded by Medium Density Single Family Residential (R1-M) to the north and south, Heavy Manufacturing (M-2) on the west, and Agricultural (AG) across State Highway MM to the east.

The land uses permitted in the Heavy Manufacturing (M-2) Zoning District include industrial and manufacturing uses of high intensity, as well as uses listed under Local Commercial (C-1), General Commercial (C-2 and C-3), and Light Manufacturing (M-1).

**Capacity to Serve Potential Development and Land Use**

The Applicant plans to work with surrounding development to provide utilities and transportation collectively. The following passages describe the improvements as intended to serve the larger whole.

**Municipal Water and Sewer Service:**

The parcel is in proximity to a 12" water main serving Murphy Tractor on the south side of Farm Road 144. Development of the property will require the looping of water from its current location to serve the subject parcel.

Due to topography, the property is unable to gravity to an existing lift station. Instead, a new lift station will be constructed to serve the development. Sanitary sewer will then flow from the new lift station to the Brookline North Lift Station, Brookline South Lift Station, McElhaney Lift Station, and Schuyler Creek Lift Station; it will then be pumped from Schuyler Creek to the Wastewater Treatment Facility. The water system, named Lift Stations, and Wastewater Treatment Facility currently have capacity to serve the Applicant's intended use.

**Transportation:**

The development will include a public street with access on Farm Road 144 and State Highway MM. A Traffic Impact Study (TIS) was required for the Rezoning Application. The Study Area of the TIS encompassed this and a connected rezone to the north (REZN 21-006) in its evaluation since both



**EXHIBIT C**

parcels will utilize the same access points created by the new road – one at Farm Road 144 and one on State Highway MM.

The following recommendations resulted from the TIS:

- Intersection of State Highway MM and new public road
  - Designated northbound left and southbound right turn lane at State Highway MM and the new road.
  - Eastbound left and right turning movements are separated out into individual lanes.
- Intersection of State Highway MM and Farm Road 144
  - Designated northbound left turn lane.

**Floodplain:** The subject parcel **does not** contain a Special Flood Hazard Area (SFHA/Floodplain).

**Sinkholes:** The subject property **does not** contain any identified sinkholes.

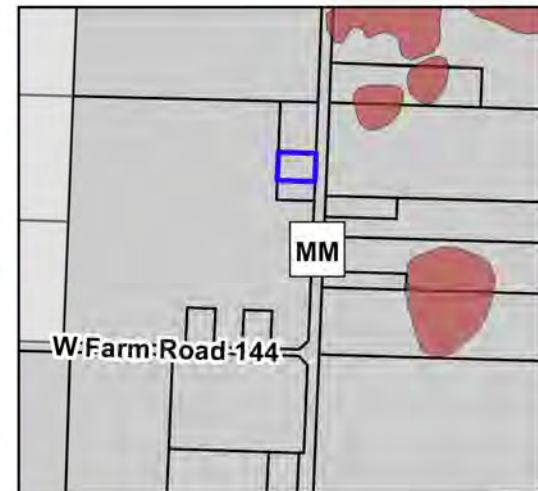
**STAFF RECOMMENDATION**

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.**

# REZN 21-016: Monett Apartments LLC

Item 4.

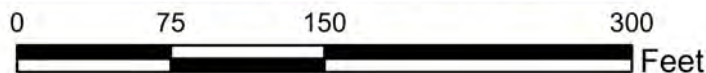
## Vicinity Map



### Legend

-  Monett Apartments Property
-  Parcels
-  Sinkhole
-  Floodplain

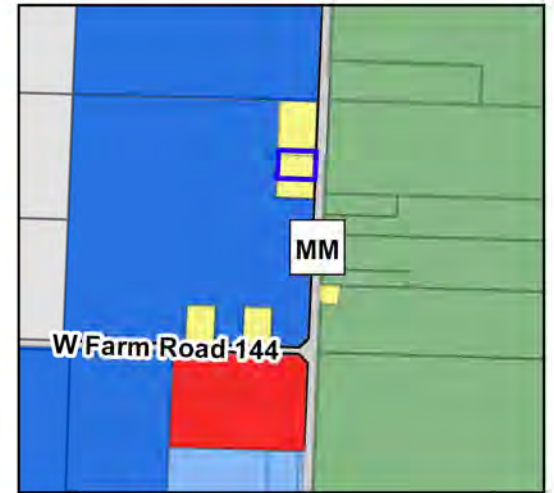
Parcel Owner: Monett Apartments LLC  
Parcel Address: 1249 South State Highway MM  
Area: 0.69 Acres  
Existing Zoning: Medium-Density Single Family Residential (R1-M)  
Requested Zoning: Heavy Manufacturing (M-2)



# REZN 21-016: Monett Apartments LLC

Item 4.

## Zoning Map



### Legend

- Monett Apartments Property
- Parcels
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- AG Agricultural
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Parcel Address: 1249 South State Highway MM  
Area: 0.69 Acres  
Existing Zoning: Medium-Density Single Family Residential (R1-M)  
Requested Zoning: Heavy Manufacturing (M-2)





## EXHIBIT D

**Project/Issue Name:** REZN 21-017. Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of One Point Twenty-Two (1.22) Acres, Located at 1235 South State Highway MM, from Medium-Density Single Family Residential (R1-M) to Heavy Manufacturing (M-2)

**Submitted By:** Monett Apartments LLC

**Presented By:** Chris Tabor, Principal Planner, BUILDS Department

**Date:** December 06, 2021

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### ISSUE IDENTIFICATION

Monett Apartments LLC has applied to change the Zoning Classification of approximately **1.22 acres** of property located at 1235 South State Highway MM from Medium-Density Single Family Residential (R1-M) to **Heavy Manufacturing (M-2)**.

### DISCUSSION AND ANALYSIS

The property subject to this Rezoning Application has a single-family home. The Applicant has expressed their intent to develop on the property.

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 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**.

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    - **Objective 1B:** Promote development aligning with current adopted plans of the City. The intensity of uses should match the capacity of infrastructure to serve.
  - **Goal 3:** Encourage the redevelopment and integration of the former Brookline area.
    - **Objective 3B:** Support the development of an industrial/commercial center where infrastructure and transportation exist.



## EXHIBIT D

The rezone of this parcel is in line with City and regional planned improvements along the State Highway MM corridor. City water and sanitary sewer will be required for development of the parcel, which will increase opportunities for access by adjacent parcels. Certain traffic improvements will be required in accordance with Traffic Impact Study results.

The general trend in the vicinity of the subject property, along State Highway MM, is new construction and redevelopment of industrial and commercial projects of high to middling intensity.

### **Compatibility with Surrounding Land Uses**

The subject property is surrounded by Heavy Manufacturing (M-2) on the north and west, Medium Density Single Family Residential (R1-M) to the south and Agricultural (AG) across State Highway MM to the east.

The land uses permitted in the Heavy Manufacturing (M-2) Zoning District include industrial and manufacturing uses of high intensity, as well as uses listed under Local Commercial (C-1), General Commercial (C-2 and C-3), and Light Manufacturing (M-1).

### **Capacity to Serve Potential Development and Land Use**

The Applicant plans to work with surrounding development to provide utilities and transportation collectively. The following passages describe the improvements as intended to serve the larger whole.

### **Municipal Water and Sewer Service:**

The parcel is in proximity to a 12" water main serving Murphy Tractor on the south side of Farm Road 144. Development of the property will require the looping of water from its current location to serve the subject parcel.

Due to topography, the property is unable to gravity to an existing lift station. Instead, a new lift station will be constructed to serve the development. Sanitary sewer will then flow from the new lift station to the Brookline North Lift Station, Brookline South Lift Station, McElhaney Lift Station, and Schuyler Creek Lift Station; it is will then be pumped from Schuyler Creek to the Wastewater Treatment Facility. The water system, named Lift Stations, and Wastewater Treatment Facility currently have capacity to serve the Applicant's intended use.

### **Transportation:**

The development will include a public street with access on Farm Road 144 and State Highway MM. A Traffic Impact Study (TIS) was required for the Rezoning Application. The Study Area of the TIS encompassed this and a connected rezone to the north (REZN 21-006) in its evaluation since both



## EXHIBIT D

parcels will utilize the same access points created by the new road – one at Farm Road 144 and one on State Highway MM.

The following recommendations resulted from the TIS:

- Intersection of State Highway MM and new public road
  - Designated northbound left and southbound right turn lane at State Highway MM and the new road.
  - Eastbound left and right turning movements are separated out into individual lanes.
- Intersection of State Highway MM and Farm Road 144
  - Designated northbound left turn lane.

**Floodplain:** The subject parcel **does not** contain a Special Flood Hazard Area (SFHA/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.**

# REZN 21-017: Monett Apartments LLC

Item 5.

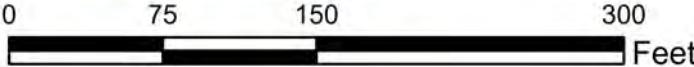
## Vicinity Map



### Legend

- Monett Apartments Property
- Parcels
- Sinkhole
- Floodplain

Parcel Owner: Monett Apartments LLC  
 Parcel Address: 1235 South State Highway MM  
 Area: 1.22 Acres  
 Existing Zoning: Medium-Density Single Family Residential (R1-M)  
 Requested Zoning: Heavy Manufacturing (M-2)



# REZN 21-017: Monett Apartments LLC

## Zoning Map

Item 5.



### Legend

- Monett Apartments Property
- Parcels

### Zoning

- AG Agricultural
- C-1 Commercial
- C-2 General Commercial
- C-3 General Commercial
- M-1 Light Manufacturing
- M-2 Heavy Manufacturing
- PDD Planned Development
- R1-L Single Family Low Density
- R1-M Single Family Medium Density
- R1-H Single Family High Density
- R1-Z Zero Lot Line Residential
- R-2 Two-family Residential
- R-3 Multi-family Residential

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