



## AGENDA

**Planning and Zoning Meeting**  
**Municipal Court Building, 540 Civic Blvd**  
**April 08, 2024 at 6:00 PM**

### Call Meeting to Order

### Approve Agenda

### Approve Minutes

- 1. Draft Minutes 3/11/24.** Possible Vote to Approve Minutes from Previous Planning and Zoning Commission Meeting held March 11, 2024.

### Meeting Procedures

#### Public Hearings

- 2. REZN 24-003.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Zero Point Four (0.4) Acres, from Medium-Density Single-Family Residential (R1-M) to Two-Family Residential (R-2).
- 3. REZN 24-004.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Five (5) Acres, from Medium-Density Single-Family Residential (R1-M) to High-Density Single-Family Residential (R1-H).
- 4. REZN 24-005.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Twenty-Five (25) Acres, from Agricultural (AG) to High-Density Single-Family Residential (R1-H).

#### Other Business

- 5. Officer Selection.** The Planning and Zoning Commission is required to select from amongst themselves, and approve by vote, a Chairperson, a Vice-Chairperson, and a Secretary.

#### Citizen Participation

#### BUILDS Department Update

- 6. P&Z 101.** The Planning and Zoning Commission is a state mandated body that performs a very important function. P&Z 101 is an opportunity for Commissioners and BUILDS Staff to better familiarize themselves with the purpose and powers of the Planning and Zoning Commission. Each month Staff will introduce a new topic and provide a brief summary to the Commission. Depending on the given topic certain materials, supporting statutes, ordinances, and adopted documents will be provided and covered.

This month's topic: Comprehensive and Master Plans.

#### Adjournment

Individuals addressing the Board 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 417-732-3101 at least three days prior to the scheduled meeting. **All meetings are tape recorded for public viewing.**



# MINUTES

**Planning and Zoning Meeting  
Municipal Court Building, 540 Civic Blvd  
March 11, 2024 at 6:00 PM**

### Call Meeting to Order

#### PRESENT

- Chairman Ransom Ellis
- Commissioner Brian Doubrava
- Commissioner Cynthia Hyder
- Council Liaison Garry Wilson
- Commissioner Van Bridges

#### ABSENT

- Commissioner John Alexander
- Commissioner Michael Mann

### Approve Agenda

Motion made by Commissioner Doubrava, Seconded by Commissioner Hyder.  
Voting Yea: Chairman Ellis, Commissioner Doubrava, Commissioner Hyder, Commissioner Bridges

### Approve Minutes

- 1. Draft Minutes 1/8/24.** Possible Vote to Approve Minutes from Previous Planning and Zoning Commission Meeting held January 8, 2024.

Motion made by Commissioner Doubrava, Seconded by Commissioner Hyder.  
Voting Yea: Chairman Ellis, Commissioner Doubrava, Commissioner Hyder, Commissioner Bridges

### Meeting Procedures

### Public Hearings

- 2. PDD 24-001.** Public Hearing and Possible Vote to Recommend the Approval of an Application to Change the Zoning Classification of Approximately Forty Point Six-Four (40.64) Acres, Located the 664 E Aaron Way From Planned Development District (PDD) to Brookside Estates Planned Development District (PDD).

Motion made by Commissioner Doubrava, Seconded by Commissioner Hyder.  
Voting Yea: Chairman Ellis, Commissioner Hyder, Commissioner Bridges  
Voting Nay: Commissioner Doubrava



- 3. **ORD 24-001.** Public Hearing and Possible Vote to Recommend the Approval of Amendments to Chapter 400 Comprehensive Plan And City Planning And Zoning.

Motion made by Commissioner Doubrava, Seconded by Commissioner Bridges.

Voting Yea: Chairman Ellis, Commissioner Doubrava, Commissioner Hyder, Commissioner Bridges

**Other Business**

- 4. The Planning and Zoning Commission is required to select from amongst themselves , and approve by vote, a Chairperson, a Vice-Chairperson, and a Secretary.

Staff requested tabling of the item.

Motion made by Commissioner Doubrava, Seconded by Commissioner Hyder.

Voting Yea: Chairman Ellis, Commissioner Doubrava, Commissioner Hyder, Commissioner Bridges

**Citizen Participation**

**BUILDS Department Update**

- 5. **P&Z 101.** The Planning and Zoning Commission is a state mandated body that performs a very important function. P&Z 101 is an opportunity for Commissioners and BUILDS Staff to better familiarize themselves with the purpose and powers of the Planning and Zoning Commission. Each month Staff will introduce a new topic and provide a brief summary to the Commission. Depending on the given topic certain materials, supporting statutes, ordinances, and adopted documents will be provided and covered.

This month's topic: Public Notice Purpose and Process

Presented by Patrick Ruiz, BUILDS Associate Planner

**Adjournment**

Motion made by Commissioner Doubrava, Seconded by Commissioner Bridges.

Voting Yea: Chairman Ellis, Commissioner Doubrava, Commissioner Hyder, Commissioner Bridges

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Chris Tabor, Principal Planner

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Ransom Ellis, Chairman



# EXHIBIT A

**Project/Issue Name:** REZN 24-003. Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Point Four-Zero (0.40) Acres, Located at the 300 Block of West Broad Street, from Medium Density Single-Family Residential (R1-M) to Two- Family Residential (R-2).

**Submitted By:** Inclusive Housing, LLC

**Presented By:** Patrick Ruiz, Associate Planner

**Date:** April 8, 2024

## ISSUE IDENTIFICATION

Inclusive Housing, LLC has applied to change the Zoning Classification of approximately 0.40 acres of property located at the 300 Block of West Broad Street from Medium Density Single-Family Residential (R1-M) to Two-Family Residential (R-2).

## DISCUSSION AND ANALYSIS

The property subject to this Rezoning Application consists of approximately 0.40 acres of land located at W. Broad St.; the site is currently a vacant piece of property. The existing configuration of the lot was subdivided at the time of the administrative replat that was completed and recorded in 2019.

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 a variety of housing developments and styles to ensure a range of options are available.
- **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.



## EXHIBIT A

- **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.

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

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

The subject property is adjacent to Medium Density Single-Family Residential (R1-M) zoned parcels bordering the east and west property lines and south across Broad Street. It is also adjacent to a Light Industrial (M-1) zoned parcel bordering the north property line.

The Two-Family Residential (R-2) Zoning District is intended to permit and establish regulations for two family residential dwellings. The general land uses of the area are residential and commercial in nature and such rezone would be compatible and harmonious with adjacent properties when appropriate screening requirements, as regulated by Article-X Landscaping and Screening, are provided at the time of development.

### **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 site.

One 6" water main is accessible to the subject property along Broad Street.

One 8" gravity sewer main is accessible to the subject property along Broad Street. Effluent from the subject property would flow to the Lift Station Number Four (4) before being pumped into the gravity system as a whole and flow directly to the Wastewater Treatment Facility.

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

#### **Transportation:**

The property will have access off the Local Broad Street. The Adopted Transportation Plan designates Broad Street as a Local Commercial/ Multi-Family Street. Such classification allows for higher density developments due to higher design standards that carry higher amounts of traffic and efficiently move traffic to surrounding Collectors and/or Arterials. In the case of Broad Street, the surrounding Collector and Arterial thoroughfares would be West Avenue and Main Street.



## EXHIBIT A

A Traffic Impact Study (TIS) was not required for the Rezoning Application, due to the fact that the size of the developable area is under the one (1) acre threshold of requiring such study. The waiving of the TIS is in line with City policy.

**Floodplain:** The subject parcel **does not** contain areas of Special Flood Hazard Area (Floodplain).

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

### **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.**

**Owner/Applicant**  
Inclusive Housing, LLC

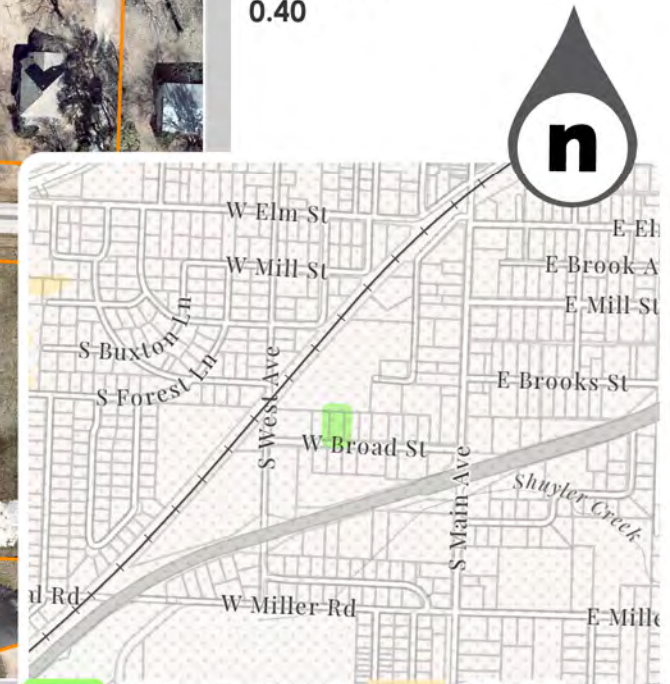
**ADDRESS**  
300 Block - W. Broad St.

**ZONING**  
R1-M | REQUESTED: R-2

**PIN**  
1719421053

**WARD**  
2

**ACREAGE**  
0.40



**Site Extent**  **Sinkholes** 

**Out of City**  **Floodplain** 

**W. BROAD ST.**  
**REZN 24-003 | REZONE**

**Owner/Applicant**  
Inclusive Housing, LLC

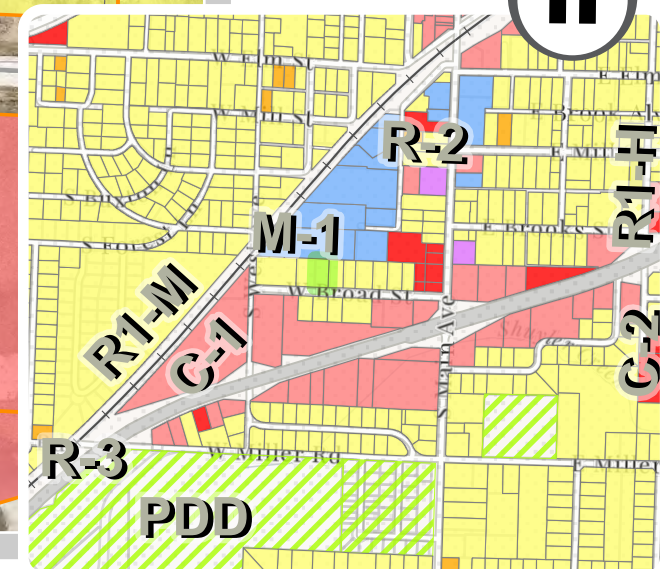
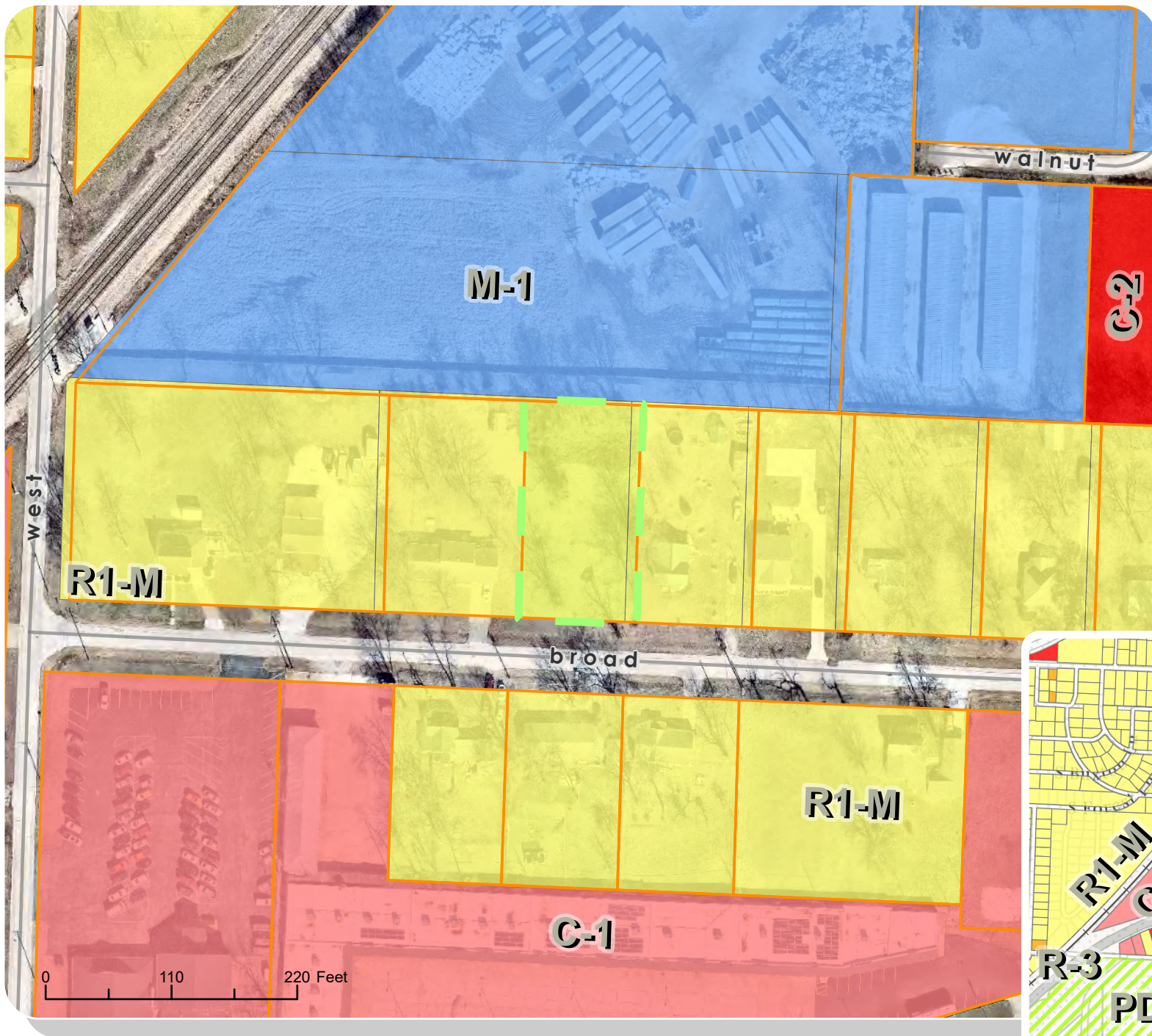
**ADDRESS**  
300 Block - W. Broad St.

**ZONING**  
R1-M | REQUESTED: R-2

**PIN**  
1719421053

**WARD**  
2

**ACREAGE**  
0.40



- Site Extent**
- Out of City**

**W. BROAD ST.**  
**REZN 24-003 | REZONE**





## EXHIBIT B

**Project/Issue Name:** REZN 24-004. Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Five (5.0) Acres Located at the 1100 Block of North Main Street, from Medium-Density Single-Family Residential (R1-M) to High-Density Single-Family Residential (R1-H).

**Submitted By:** Enterprise Development, LLC

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

**Date:** April 8, 2024

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### ISSUE IDENTIFICATION

Enterprise Development LLC to change the Zoning Classification of approximately 5.0 acres of property located at the 1100 Block of North Main Street from Medium-Density Single-Family Residential (R1-M) to High-Density Single-Family Residential (R1-H).

### DISCUSSION AND ANALYSIS

The subject property is currently vacant.

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**.

- **Community Development Goal 1:** Support market conditions to develop a greater variety of residential and commercial options.
  - **Objective 1B:** Support a variety of housing developments and styles to ensure a range of options are available.

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

#### Compatibility with Surrounding Land Uses



## EXHIBIT B

The subject property is adjacent to the following zoning districts:

- Greene County Zoned Agriculture (A-1) to the North;
- Medium-Density Single-Family Residential (R1-M) and High-Density Single-Family Residential (R1-H) zoning to the South;
- Agricultural (AG) zoning to the West.

The requested zoning district, High-Density Single-Family Residential (R1-H), 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 is in proximity to City of Republic water and sewer infrastructure.

Effluent would gravity to the Evergreen Lift Station to the North and then on to the Wastewater Treatment Plant from the subject site.

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

#### Transportation:

A Traffic Impact Study (TIS) was required for the Rezoning Application. The TIS indicated that no new improvements were warranted.

**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.**

**Owner/Applicant**  
Enterprise Developments, LLC

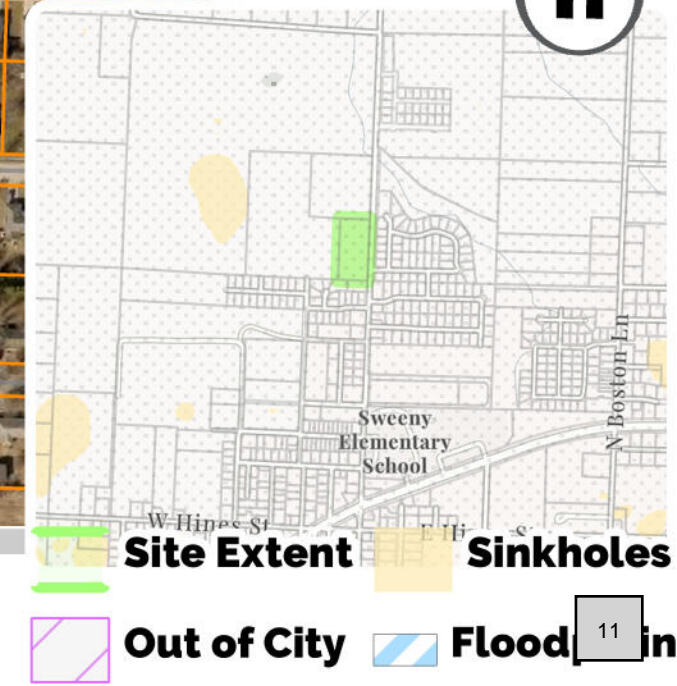
**ADDRESS**  
1100 Block - N. Main St.

**ZONING**  
R1-M | REQUESTED: R1-H

**PIN**  
1718100003

**WARD**  
2

**ACREAGE**  
5.0



**N. MAIN ST.**  
**REZN 24-004 | REZONE**

**Owner/Applicant**  
Enterprise Developments, LLC

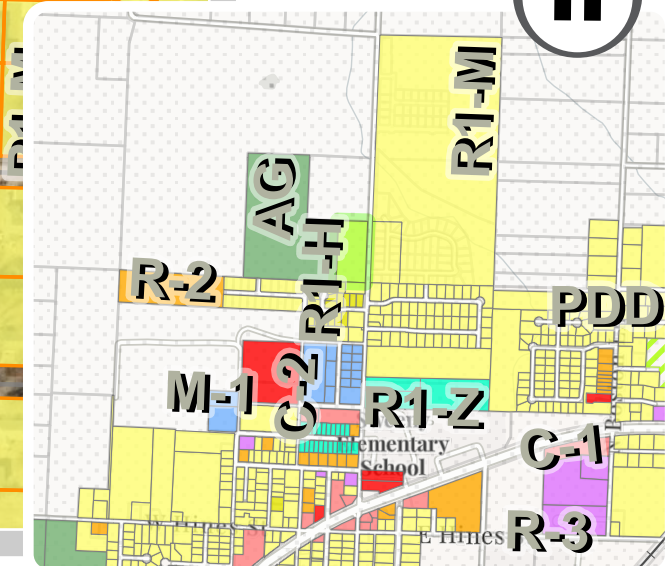
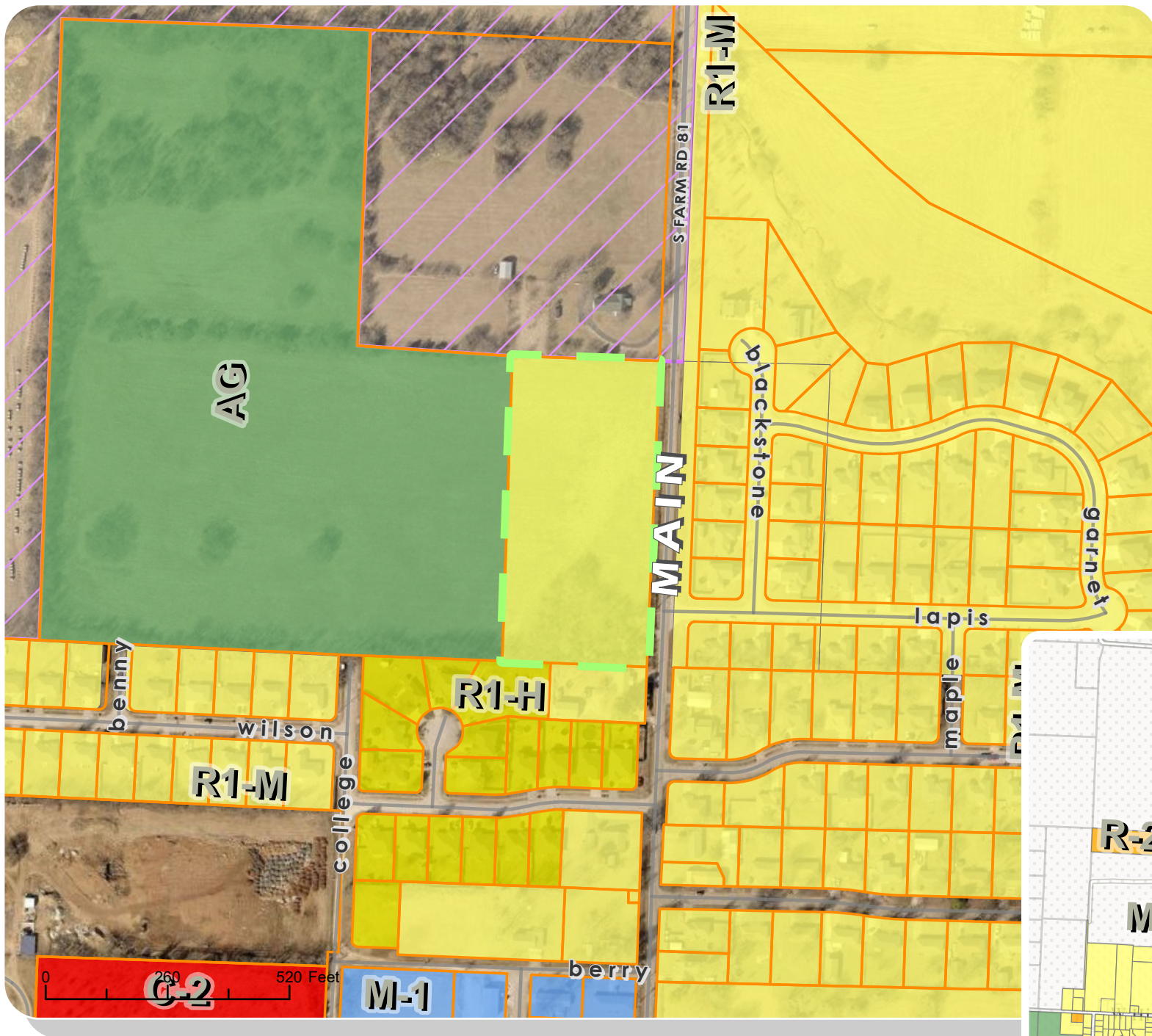
**ADDRESS**  
1100 Block - N. Main St.

**ZONING**  
R1-M | REQUESTED: R1-H

**PIN**  
1718100003

**WARD**  
2

**ACREAGE**  
5.0



**N. MAIN ST.**  
**REZN 24-004 | REZONE**

 **Site Extent**

 **Out of City**



## EXHIBIT B

**Project/Issue Name:** REZN 24-004. Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Twenty-Five (25) Acres Located at the 1100 Block of North Main Street, from Agricultural (AG) to High-Density Single-Family Residential (R1-H).

**Submitted By:** Enterprise Development, LLC

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

**Date:** April 8, 2024

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### ISSUE IDENTIFICATION

Enterprise Development LLC to change the Zoning Classification of approximately 25 acres of property located at the 1100 Block of North Main Street from Agricultural (AG) to High-Density Single-Family Residential (R1-H).

### DISCUSSION AND ANALYSIS

The subject property is currently vacant.

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**.

- **Community Development Goal 1:** Support market conditions to develop a greater variety of residential and commercial options.
  - **Objective 1B:** Support a variety of housing developments and styles to ensure a range of options are available.

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

#### Compatibility with Surrounding Land Uses

The subject property is adjacent to the following zoning districts:



## EXHIBIT B

- Greene County Zoned Agriculture (A-1) to the North;
- Medium-Density Single-Family Residential (R1-M) to the East;
- Medium-Density Single-Family Residential (R1-M) and High-Density Single-Family Residential (R1-H) zoning to the South;
- Greene County Zoned Agriculture (A-1) zoning to the West.

The requested zoning district, High-Density Single-Family Residential (R1-H), 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 is in proximity to City of Republic water and sewer infrastructure.

Effluent would gravity to the Evergreen Lift Station to the North and then on to the Wastewater Treatment Plant from the subject site.

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

#### **Transportation:**

A Traffic Impact Study (TIS) was required for the Rezoning Application. The TIS indicated that no new improvements were warranted.

**Floodplain:** The subject parcel **does not** contain any areas of Special Flood Hazard Area (Floodplain).

**Sinkholes:** The subject property **is in proximity** to an identified sinkhole. All construction will be in accordance with Section 410.700 of the City of Republic’s adopted ordinances, “Sinkholes and Karst Features”, which does not allow for any construction within a 30’ setback of the mapped sinkhole. Additionally, the sinkhole and related 30’ setback must be restricted to common lots.

### **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.**

**Owner/Applicant**  
Enterprise Development,  
LLC

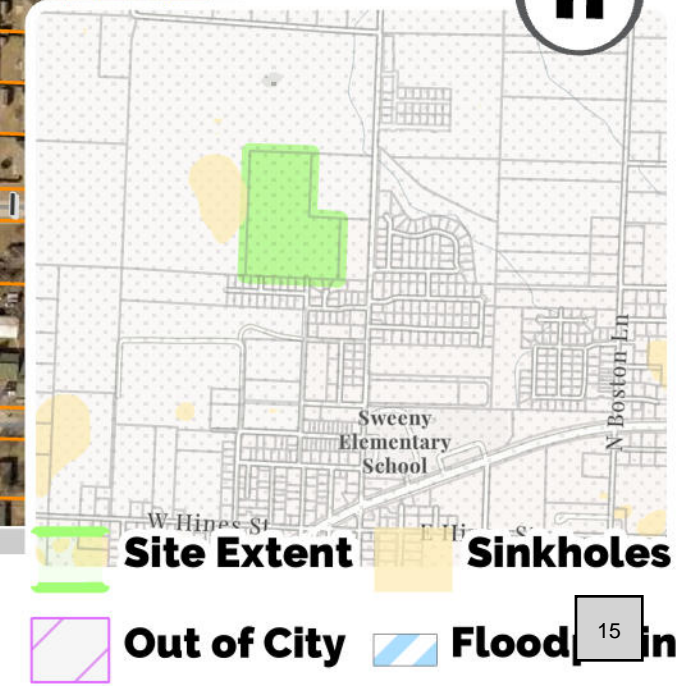
**ADDRESS**  
1100 Block of N Main

**ZONING**  
AG | REQUESTED: R1-H

**PIN**  
1718100005

**WARD**  
2

**ACREAGE**  
25.0



**REZN 24-005**  
**REZN 24-005 | REZONE**

**Site Extent**
 **Sinkholes**  
 **Out of City**
 **Flood**
15 **in**

**Owner/Applicant**  
Enterprise Development, LLC

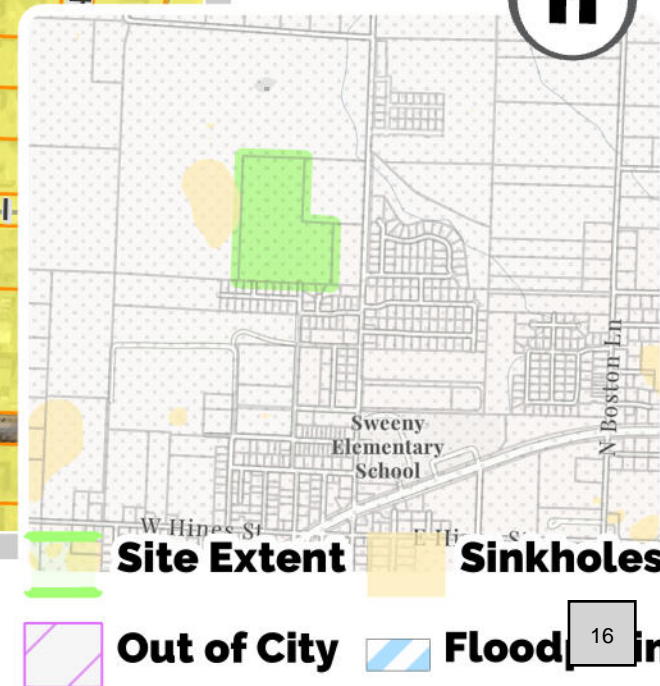
**ADDRESS**  
1100 Block of N Main

**ZONING**  
AG | REQUESTED: R1-H

**PIN**  
1718100005

**WARD**  
2

**ACREAGE**  
25.0



**REZN 24-005**  
**REZN 24-005 | REZONE**