



AGENDA

**Planning and Zoning Meeting
Municipal Court Building, 540 Civic Blvd
August 12, 2024 at 6:00 PM**

Call Meeting to Order

Approve Agenda

Approve Minutes

- 1. Draft Minutes 7/8/24.** Possible Vote to Approve Minutes from Previous Planning and Zoning Commission Meeting held July 8, 2024.

Meeting Procedures

Public Hearings

- 2. REZN 24-013.** 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 Medium Density Single-Family Residential (R1-M).
- 3. REZN 24-014.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Zero Point Four-Six (0.46) Acres, Located at 907 North Walnut Avenue, from Light Industrial (M-1) to Multi-Family Residential (R-3).
- 4. REZN 24-015.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Twenty-Four Point Three-Two (24.32) Acres, Located at 1 Convoy Drive, from General Commercial (C-2) to Heavy Industrial (M-2).

Other Business

Citizen Participation

BUILDS Department Update

5. 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 months topic: Process and Procedures - Findings of Facts and Testimony Considerations.

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
July 08, 2024 at 6:00 PM

Call Meeting to Order

Meeting was called to order at 7:00PM. Brian DeBrauva presided.

PRESENT

- Commissioner John Alexander
- Commissioner Van Bridges
- Commissioner Brian Doubrava
- Commissioner Michael Mann
- Commissioner Kami Means
- Council Liaison Garry Wilson

ABSENT

- Chairman Ransom Ellis
- Commissioner Cynthia Hyder

Approve Agenda

Vice-chairman Brian DeBrauva moved to amend the agenda altering an incorrect date for the minutes.

Motion made by Commissioner Mann, Seconded by Commissioner Alexander.

Voting Yea: Commissioner Alexander, Commissioner Bridges, Commissioner Doubrava, Commissioner Mann, Commissioner Means

Approve Minutes

1. Possible Vote to Approve Minutes from Previous Planning and Zoning Commission Meeting held May 13, 2024.

Motion made by Commissioner Mann, Seconded by Commissioner Alexander.

Voting Yea: Commissioner Alexander, Commissioner Bridges, Commissioner Doubrava, Commissioner Mann, Commissioner Means

Meeting Procedures

Associate Planner Patrick Ruiz read the meeting procedures.

Public Hearings

2. **REZN 24-012.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately One point One-Eight (1.18) Acres, Located



at 1548 East Hamilton Street, from a split-zoning of Multi-Family Residential (R-3), Local Commercial (C-1), and General Commercial (C-2) to Local Commercial (C-1).

Staff report presented by Patrick Ruiz, Associate Planner.

Speakers on behalf of the application: Ryan Stalzer

Speakers in support of the application: none

Speakers in opposition of the application: none

Motion made by Commissioner Mann, Seconded by Commissioner Alexander.

Voting Yea: Commissioner Alexander, Commissioner Bridges, Commissioner Doubrava, Commissioner Mann, Commissioner Means

3. VACA 24-001. Recommending the Approval of An Application to Vacate a Drainage Easement at 505 West Brookfield Street.

Staff report presented by Patrick Ruiz, Associate Planner.

Speakers on behalf of the application: none

Speakers in support of the application: none

Speakers in opposition of the application: none

Motion made by Commissioner Bridges, Seconded by Commissioner Mann.

Voting Yea: Commissioner Alexander, Commissioner Bridges, Commissioner Doubrava, Commissioner Mann, Commissioner Means

Other Business

At this time Chairman Ellis arrived and sat with the Commission for the remainder of the Agenda.

Citizen Participation

BUILDS Department Update

4. 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 months topic: Commission Duties - Land Use Map Amendments (Rezones) and Planned Development Districts (PDDs).

Chris Tabor, Principal Planner, presented.

Adjournment

Motion made by Commissioner Mann, Seconded by Chairman Ellis.

Voting Yea: Commissioner Alexander, Commissioner Bridges, Commissioner Doubrava, Chairman Ellis, Commissioner Mann, Commissioner Means

Chris Tabor, Principal Planner

Ransom Ellis, Chairman



EXHIBIT A

Project/Issue Name: **REZN 24-013.** 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 Medium-Density Single-Family Residential (R1-M).

Submitted By: Enterprise Development, LLC

Presented By: Chris Tabor, Principal Planner

Date: August 12, 2024

ISSUE IDENTIFICATION

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

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 A

- 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, Medium-Density Single-Family Residential (R1-M), 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 previously required for this property. 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

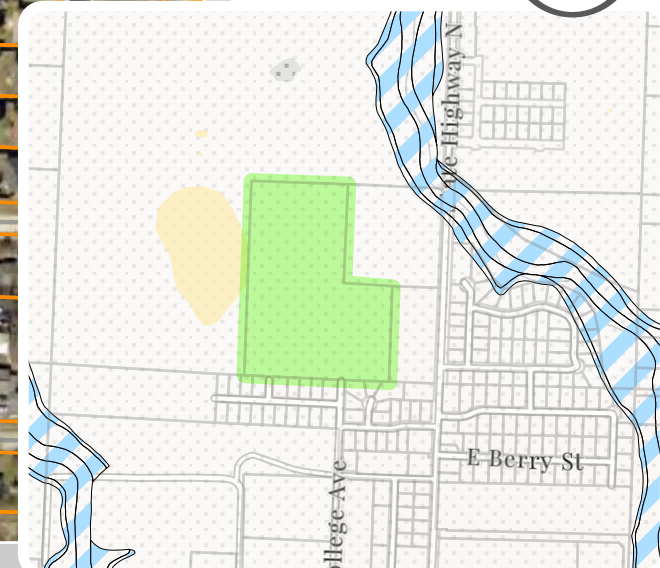
ADDRESS
1100 Block of N Main

ZONING
AG | REQUESTED R1-M

PIN
1718100005


WARD
2

ACREAGE
25.0



REZN 24-013

REZN 24-013 | REZONE

-  **Site Extent**
-  **Sinkholes**
-  **Out of City**
-  **Floodplain**

Owner/Applicant
Enterprise Development,
LLC

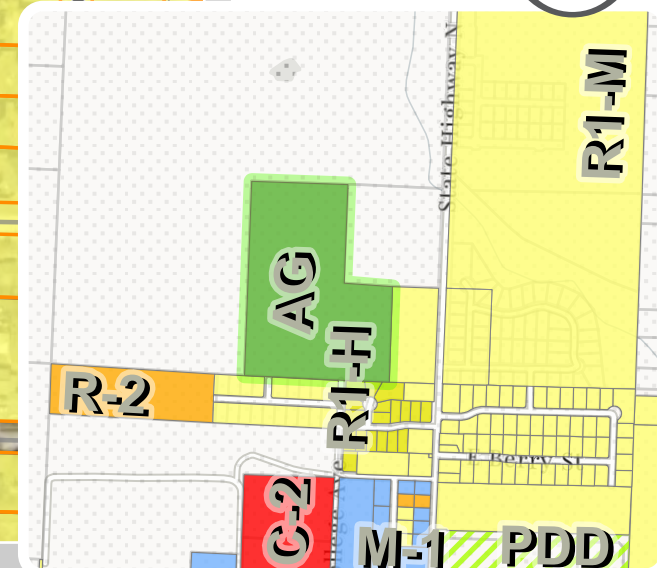
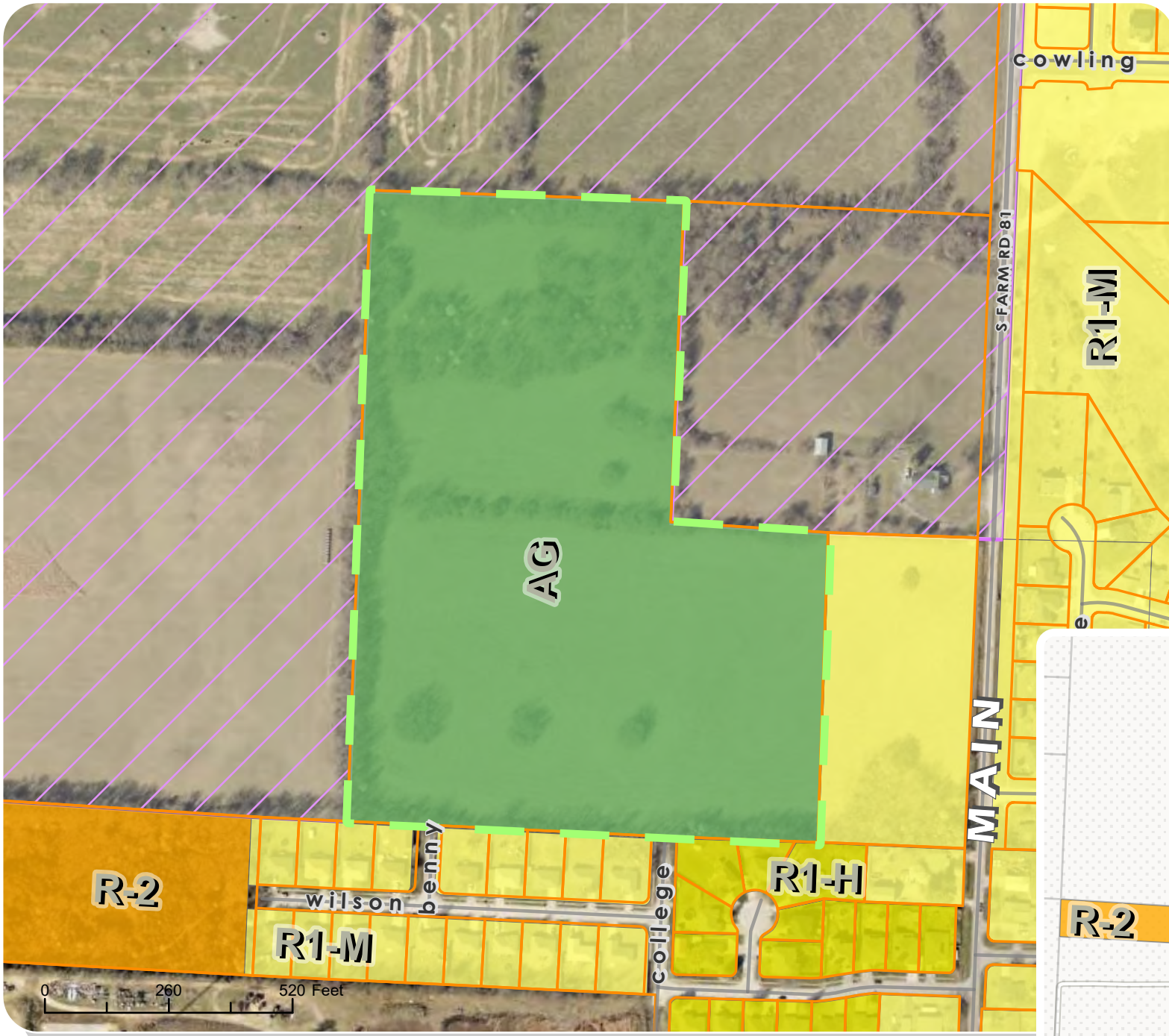
ADDRESS
1100 Block of N Main

ZONING
AG | REQUESTED R1-M

PIN
1718100005

WARD
2

ACREAGE
25.0



REZN 24-013

REZN 24-013 | REZONE

 **Site Extent**

 **Out of City**



EXHIBIT B

Project/Issue Name: REZN 24-014. Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Point Four-Six (0.46) Acres, Located at the 907 North Walnut Avenue, from Light Industrial (M-1) to Multi-Family Residential (R-3).

Submitted By: Dogwood Real Estate Holdings, LLC

Presented By: Patrick Ruiz, Associate Planner

Date: August 12, 2024

ISSUE IDENTIFICATION

Dogwood Real Estate Holdings, LLC has applied to change the Zoning Classification of approximately 0.46 acres of property located at 907 North Walnut Avenue, or legally described as Lots 20 and 21 of the Chock's Northside First Addition, from Light Industrial (M-1) to Multi-Family Residential (R-3).

DISCUSSION AND ANALYSIS

The property subject to this Rezoning Application consists of approximately 0.46 acres of land located at 907 N. Walnut Ave.; the property is currently the site of a four-plex residential dwelling structure.

As regulated by Article 405-IX Non-Conforming Uses of the Republic Municipal Code, the use of the structure within the existing zoning of Light Industrial (M-1) is deemed Non-Conforming. The applicable regulations of the Light Industrial (M-1) District do not permit the use of multi-family dwellings. If approved, the application to rezone the property to Multi-Family Residential (R-3) would make it a conforming lot of record and use.

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.**

In the case of this application, the rezone would encourage preserving the existing use of the residential development through an appropriate reactive measure.



EXHIBIT B

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

Compatibility with Surrounding Land Uses

The subject property is adjacent to Light Industrial (M-1) zoned parcels bordering the west and north property lines and to the east across North Walnut Avenue. It is also adjacent to Local Commercial (C-1) zoned parcels to the south across West North Street.

The Multi-Family Residential (R-3) Zoning District is intended to permit and establish regulations to accommodate high density residential development. The land uses to the west and north are commercial and the property across Walnut Avenue is multi-family residential.

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 sewer through an 8" gravity sewer main along Walnut Avenue. Effluent would travel through gravity lines to the Evergreen Lift Station before being pumped to the Wastewater Treatment Facility.

Water is currently available adjacent to the site through a 4" main across Walnut Avenue.

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

Transportation:

The property has access off Walnut Ave, a local class road. It is also adjacent to North Street, which is classified as a Local Commercial and Multi-Family Street by the Transportation Plan.

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



EXHIBIT B

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.**

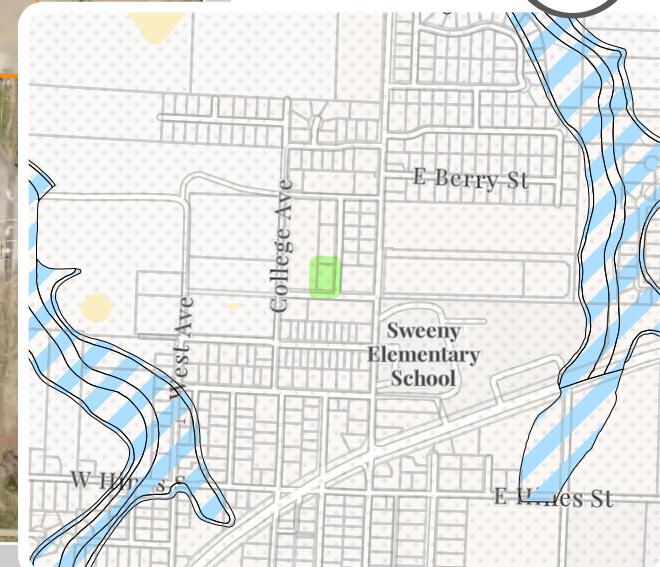
Owner/Applicant
Dogwood Real Estate
Holdings LLC

ADDRESS
907 N Walnut Ave
ZONING
M-1 | REQUESTED R-3

PIN
1718402009

WARD
2

ACREAGE
0.46



907 N WALNUT AVE
REZN 24-014 | REZONE

Site Extent **Sinkholes**
Out of City **Floodplain**

Owner/Applicant
Dogwood Real Estate
Holdings LLC

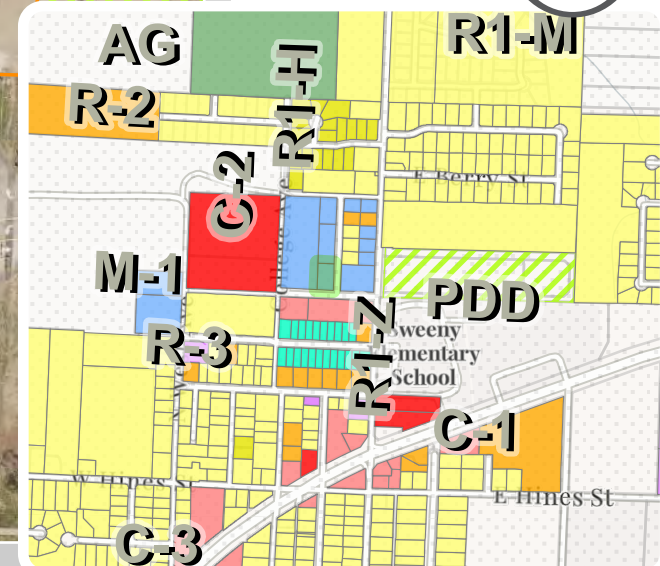
ADDRESS
907 N Walnut Ave

ZONING
M-1 | REQUESTED R-3

PIN
1718402009

WARD
2

ACREAGE
0.46



-  **Site Extent**
-  **Out of City**

907 N WALNUT AVE
REZN 24-014 | REZONE



EXHIBIT C

Project/Issue Name: REZN 24-015. Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Twenty-Four Point Three Two (24.32) Acres Located at the 1 Convoy Drive, from General Commercial (C-2) to Heavy Industrial (M-2).

Submitted By: Convoy of Hope

Presented By: Chris Tabor, Principal Planner

Date: August 12, 2024

ISSUE IDENTIFICATION

Convoy of Hope has requested to change the Zoning Classification of approximately 24.32 acres of property located at the 1 Convoy Drive from General Commercial (C-2) to Heavy Industrial (M-2)

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**.

- **Coordination with Infrastructure 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.

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 C**

- Greene County Zoned Agriculture (A-1) to the North across W FR 144;
- Heavy Industrial (M-2) to the East;
- General Commercial (C-2) zoning to the South and West;

The property is part of the Convoy of Hope campus, the rest of which is zoned Heavy Industrial (M-2). The requested zoning district, Heavy Industrial (M-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.

City of Republic water and sewer infrastructure is currently onsite for the greater Convoy of Hope complex.

Effluent would gravity to the Evergreen Lift Station to the North to Brookline North Lift Station, to Brookline South Lift Station, to Mcelhaney Lift Station and then to the Wastewater Treatment Facility.

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 not required for this property. The City is evaluating a number of possible ways to address future traffic needs in the area and these efforts will involve participation or input from a number of businesses utilizing the roads in and around the Brookline Business Park. Improvements will need to be made as part of a larger concerted effort that takes into account the eventual full area buildout for COH and other occupants.

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
Convoy of Hope

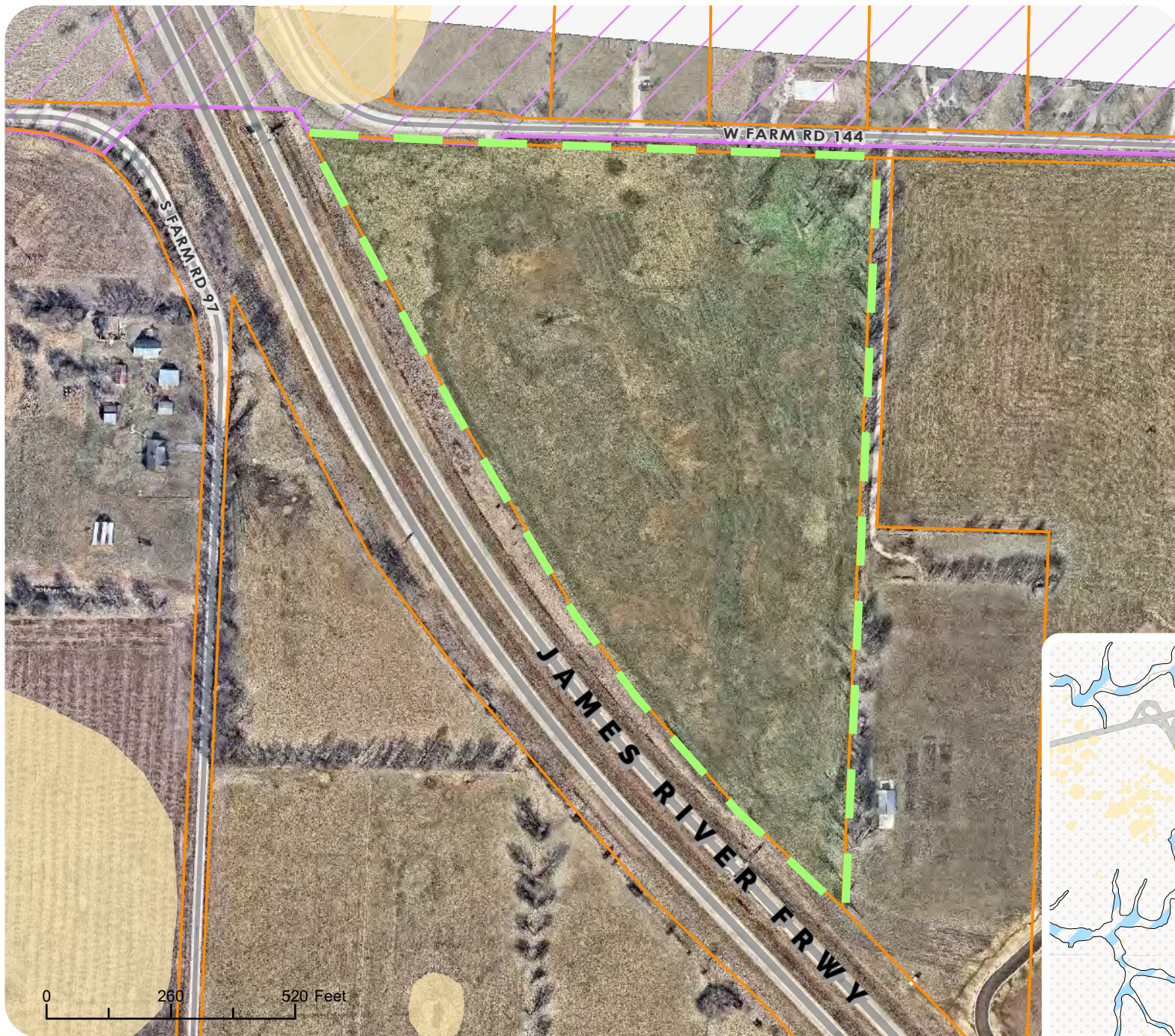
ADDRESS
1 Convoy Dr

ZONING
C-2 | REQUESTED M-2

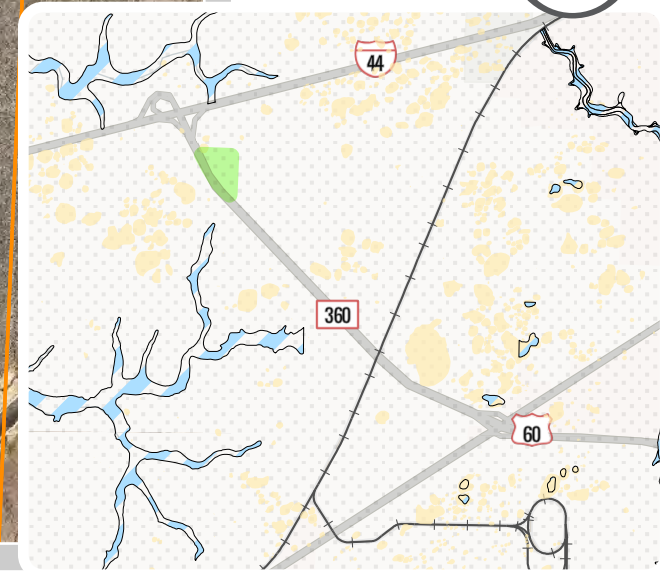
PIN
881427300014

WARD
2

ACREAGE
24.32



0 260 520 Feet



1 CONVOY DR
REZN 24-015 | REZONE

Site Extent
 Sinkholes
 Out of City
 Floodplain

Owner/Applicant
Convoy of Hope

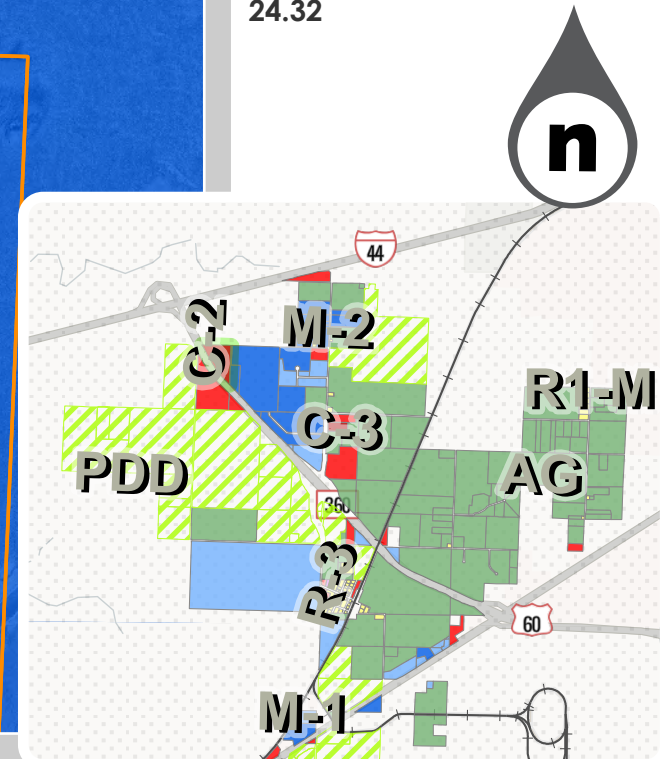
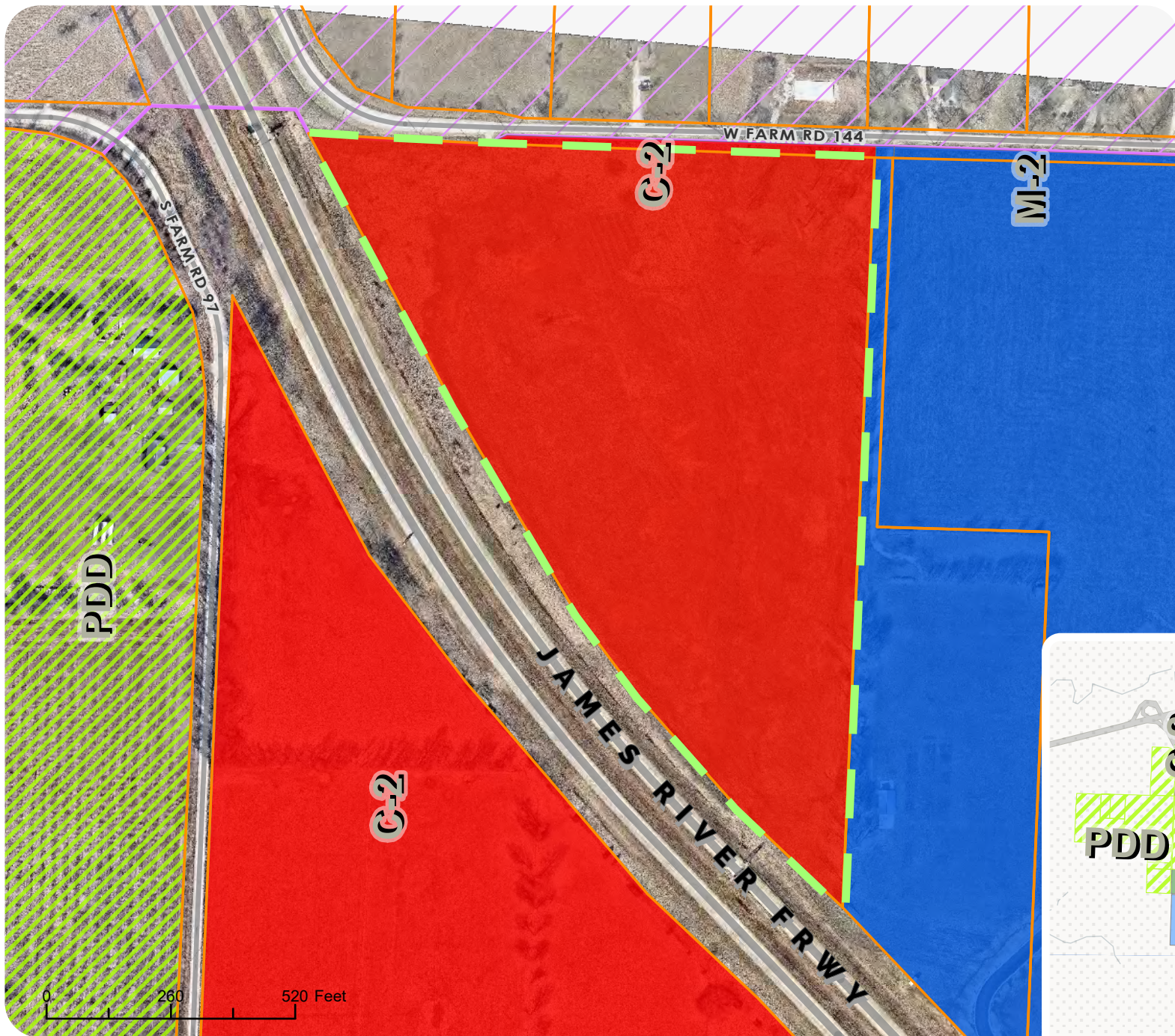
ADDRESS
1 Convoy Dr

ZONING
C-2 | REQUESTED M-2

PIN
881427300014

WARD
2

ACREAGE
24.32



 **Site Extent**

 **Out of City**

1 CONVOY DR
REZN 24-015 | REZONE