



AGENDA

Planning and Zoning Meeting
Municipal Court Building, 540 Civic Blvd
June 10, 2024 at 6:00 PM

Call Meeting to Order

Approve Agenda

Approve Minutes

- 1. Draft Minutes 5/13/24.** Possible Vote to Approve Minutes from Previous Planning and Zoning Commission Meeting held May 13, 2024.

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 spilt-zoning of Multi-Family Residential (R-3), Local Commercial (C-1), and General Commercial (C-2) to Local Commercial (C-1).
- 3. VACA 24-001.** Recommending the Approval of An Application to Vacate a Drainage Easement at 505 West Brookfield Street.

Citizen Participation

BUILDS Department Update

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
May 13, 2024 at 6:00 PM

Call Meeting to Order

PRESENT

Chairman Ransom Ellis
Commissioner John Alexander
Commissioner Van Bridges
Commissioner Brian Doubrava
Commissioner Cynthia Hyder
Commissioner Michael Mann
Commissioner Kami Means
Council Liaison Garry Wilson

Approve Agenda

Motion made by Commissioner Doubrava, Seconded by Commissioner Alexander.
Voting Yea: Chairman Ellis, Commissioner Bridges, Commissioner Doubrava, Commissioner Hyder, Commissioner Mann, Commissioner Means
Voting Abstaining: Commissioner Alexander

Approve Minutes

- 1. **Draft Minutes 4/8/24.** Possible Vote to Approve Minutes from Previous Planning and Zoning Commission Meeting held April 8, 2024.

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

Meeting Procedures

Presented by Patrick Ruiz.

Public Hearings

- 2. **REZN 24-006.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Zero Point Two-Three (0.23) Acres Located at 935 and 937 North Main Street, from Light Industrial (M-1) to Two-Family Residential (R-2).

Staff Report presented by Chris Tabor, Principal Planner.

Speaking on behalf of application: none
Speaking in support of application: none
Speaking in opposition of application: none



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

- 3. **REZN 24-007.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Zero Point Two-Three (0.23) Acres Located at 936 and 938 North Walnut Avenue, from Light Industrial (M-1) to Two-Family Residential (R-2).

Staff Report presented by Chris Tabor, Principal Planner.

Chairman Ellis made a motion to accept the staff report for REZN 24-006 into the record for this item with exception of the property address. Commissioner Doubrava seconded the motion.
Voting Yea: Chairman Ellis, Commissioner Alexander, Commissioner Bridges, Commissioner Doubrava, Commissioner Hyder, Commissioner Mann, Commissioner Means

Speaking on behalf of application: none
Speaking in support of application: none
Speaking in opposition of application: none

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

- 4. **REZN 24-008.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Zero Point Two-Three (0.23) Acres Located at 918 North Walnut Avenue, from Light Industrial (M-1) to Medium-Density Single-Family Residential (R1-M).

Staff Report presented by Patrick Ruiz.

Speaking on behalf of application: none
Speaking in support of application: none
Speaking in opposition of application: none

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

- 5. **REZN 24-009.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Zero Point Two-Three (0.23) Acres Located at 916 North Walnut Avenue, from Light Industrial (M-1) to Medium-Density Single-Family Residential (R1-M).

Staff Report presented by Patrick Ruiz, Associate Planner.

Chairman Ellis made a motion to accept the staff report for REZN 24-008 into the record for this item with exception of the property address. Commissioner Doubrava seconded the motion.
Voting Yea: Chairman Ellis, Commissioner Alexander, Commissioner Bridges, Commissioner Doubrava, Commissioner Hyder, Commissioner Mann, Commissioner Means

Speaking on behalf of application: none
Speaking in support of application: none
Speaking in opposition of application: none

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

- 6. **REZN 24-010.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Zero Point Two-Three (0.23) Acres Located at 914 North Walnut Avenue, from Light Industrial (M-1) to Medium-Density Single-Family Residential (R1-M).

Staff Report presented by Patrick Ruiz, Associate Planner.

Chairman Ellis made a motion to accept the staff report for REZN 24-008 into the record for this item with exception of the property address. Commissioner Doubrava seconded the motion.
Voting Yea: Chairman Ellis, Commissioner Alexander, Commissioner Bridges, Commissioner Doubrava, Commissioner Hyder, Commissioner Mann, Commissioner Means

Speaking on behalf of application: none
Speaking in support of application: none
Speaking in opposition of application: none

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

- 7. **REZN 24-011.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Zero Point Two-Three (0.24) Acres Located at 480 East US Hwy 60, from Two-Family Residential (R-2) to Local Commercial (C-1).

Staff Report presented by Chris Tabor, Principal Planner.

Speaking on behalf of application: Caleb Freeland
Speaking in support of application: none
Speaking in opposition of application: Christine Kensinger

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

- 8. **PDD 24-002.** Public Hearing and Possible Vote to Recommend the Approval of an Application to Change the Zoning Classification of Approximately Forty (40) Acres, Located Northwest of the Intersection of West Farm Road 170 and South Farm Road 101 From Boyce Mixed-Use Planned Development District (PDD) to Boyce Mixed-Use Amended Planned Development District (PDD)

Staff Report presented by Chris Tabor, Principal Planner.

Speaking on behalf of application: none
Speaking in support of application: none
Speaking in opposition of application: none

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

Other Business

Citizen Participation

BUILDS Department Update

9. **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: Commission Duties - Non-conforming Land, Uses, and Buildings

Presented by Chris Tabor.

Adjournment

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

Meeting adjourned at 7:05 PM.

Chris Tabor, Principal Planner

Ransom Ellis, Chairman



EXHIBIT A

Project/Issue Name: **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 spilt-zoning of Multi-Family Residential (R-3), Local Commercial (C-1), and General Commercial (C-2) to Local Commercial (C-1).

Submitted By: Wilson Properties, Inc.

Presented By: Patrick Ruiz, Associate Planner

Date: June 10, 2024

ISSUE IDENTIFICATION

Wilson Properties, Inc. has applied to change the Zoning Classification of approximately 1.18 acres of property located at 1548 East Hamilton Street from a split-zoned property to Local Commercial (C-1). The property is currently split-zoned between Multi-Family Residential (R-3), Local Commercial (C-1) and General Commercial (C-2).

DISCUSSION AND ANALYSIS

The property subject to this Rezoning Application consists of approximately 1.18 acres of land located at 1548 East Hamilton Street; the 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**.

- **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.



EXHIBIT A

Compatibility with Surrounding Land Uses

The subject property is adjacent to Local Commercial (C-1) zoned parcels to the west and north. To the north and south the property is adjacent to General Commercial (C-2) zoned parcels. It is also adjacent to Multi-Family Residential (R-3) zoned parcels to the east.

The Local Commercial (C-1) Zoning District is intended to permit and establish regulations for retail and service-related businesses with a compatible location adjacent to similar uses.

Such rezoning would be compatible with the surrounding area. The general trend in the vicinity of the subject property consists of highway commercial uses of varying intensities or multi-family residential uses.

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 property. Both an 8-inch water main and an 8-inch gravity sewer main are located in adjacent properties, or in adjacent right-of-way of, the subject parcel. The sanitary sewer will flow from the site to the McElhaney and Shuyler Creek Lift Stations before it is pumped to the Wastewater Treatment Facility.

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

Transportation:

The property will have access from the existing private drive that directly funnels into the Secondary Arterial of East Hamilton Street and the Primary Arterial of US Highway 60.

A Traffic Impact Study (TIS) was not required for the Rezoning Application. As a substantial portion of the subject property is already zoned Local Commercial (C-1), 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**



EXHIBIT A

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
Wilson Properties, Inc.

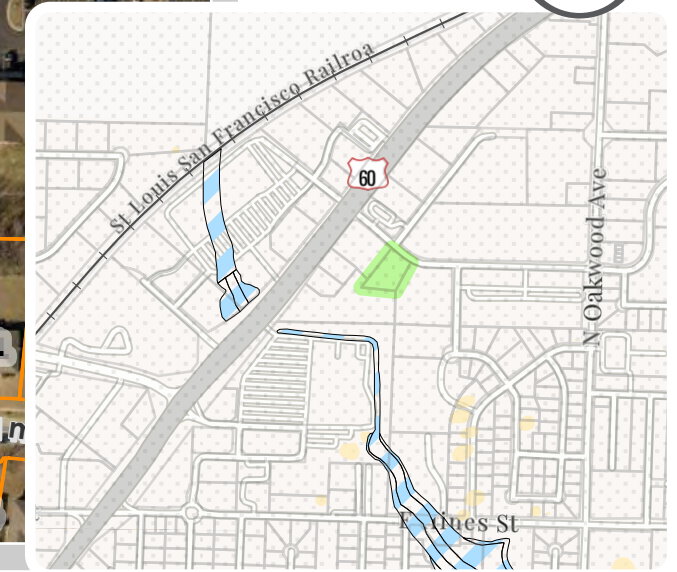
ADDRESS
1548 E. Hamilton St.

ZONING
R-3, C-1, C-2 | **REQUESTED:**
C-1

PIN
1716300144

WARD
2

ACREAGE
1.18



1548 E. HAMILTON ST.
REZN 24-012 | REZONE

	Site Extent		Sinkholes
	Out of City		Floodplain

Owner/Applicant
Wilson Properties, Inc.

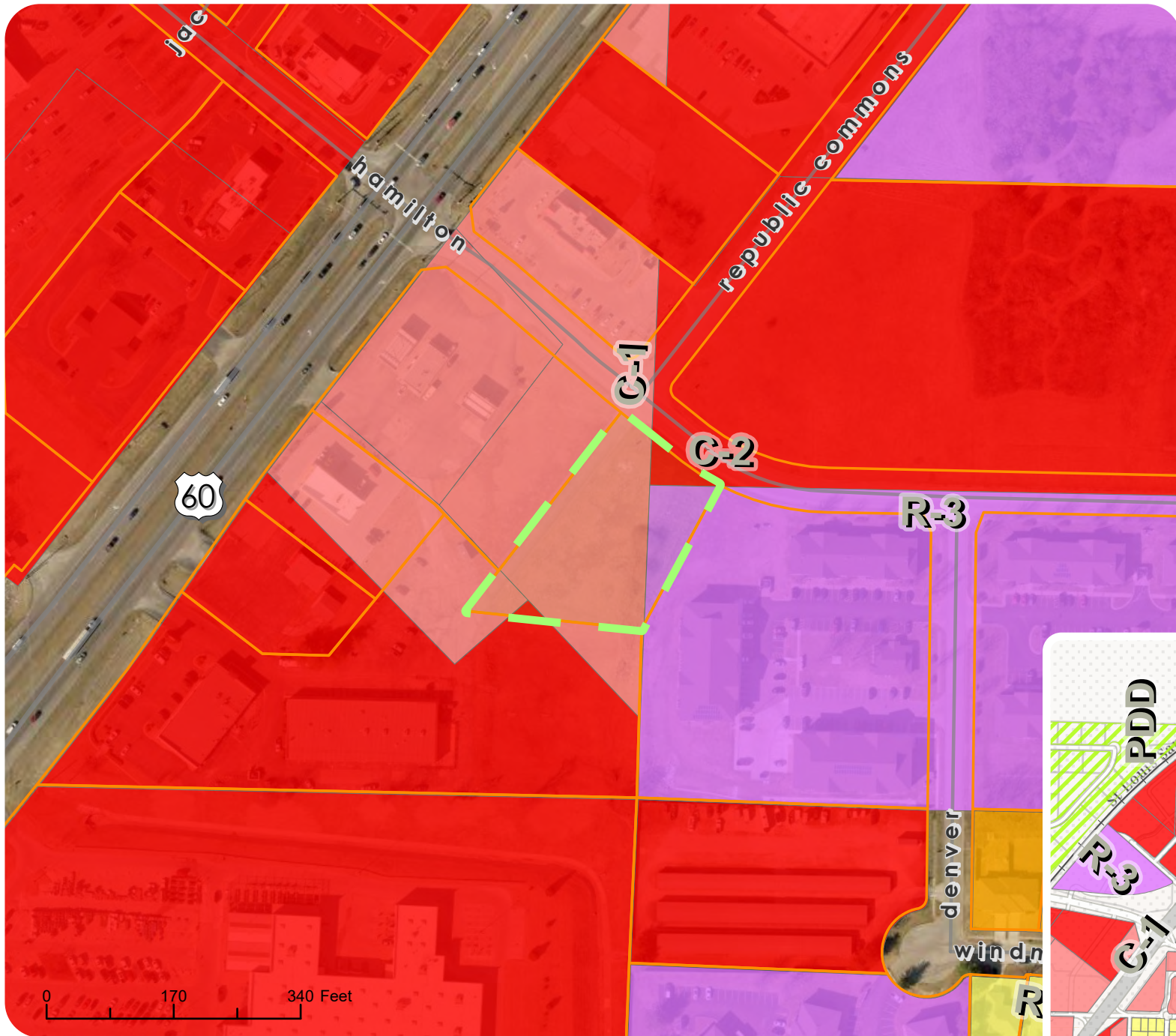
ADDRESS
1548 E. Hamilton St.

ZONING
R-3, C-1, C-2 | **REQUESTED:**
C-1

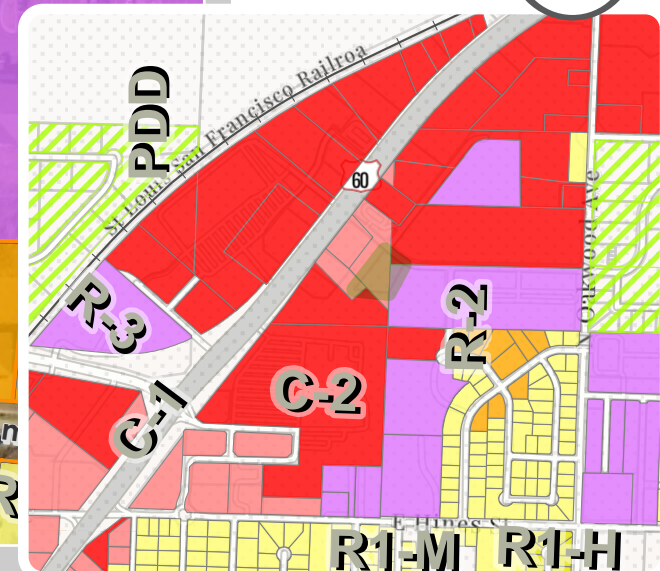
PIN
1716300144

WARD
2

ACREAGE
1.18



0 170 340 Feet



 **Site Extent**

 **Out of City**

1548 E. HAMILTON ST.
REZN 24-012 | REZONE



EXHIBIT B

Project/Issue Name: VACA 24-001. Recommending the Approval of An Application to Vacate a Drainage Easement on 505 West Brookfield Street

Submitted By: BUILDS Department

Presented By: Patrick Ruiz, Associate Planner

Date: June 10, 2023

ISSUE IDENTIFICATION

The BUILDS Department is requesting the vacation of approximately (738.45) square feet of Drainage Easement at 505 West Brookfield Street.

DISCUSSION AND ANALYSIS

The BUILDS Department is requesting the vacation of approximately (738.45) square feet of Drainage Easement currently present on the site of the land owned by Apple Properties, LLC.

The referenced Drainage Easement is currently unused for the intended purpose of drainage. Vacating this easement would allow for more flexibility in the construction of a Multi-Family Residential Development Project. The redesign of future stormwater infrastructure and associated drainage easements will be reviewed and approved during the Building Permit Process.

Once vacated the easement will return the associated rights to the property owner, Apple Properties, LLC.

STAFF RECOMMENDATION

The BUILDS Department recommends approval of the requested Drainage Easement Vacation.

Owner/Applicant
Apple Properties, LLC

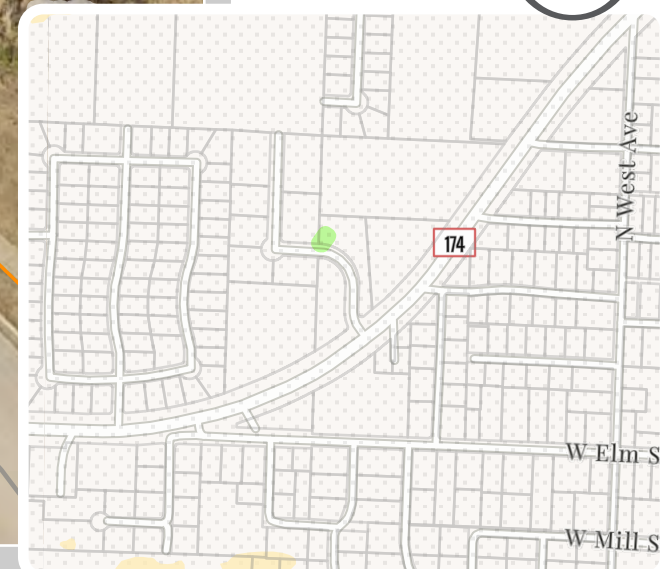
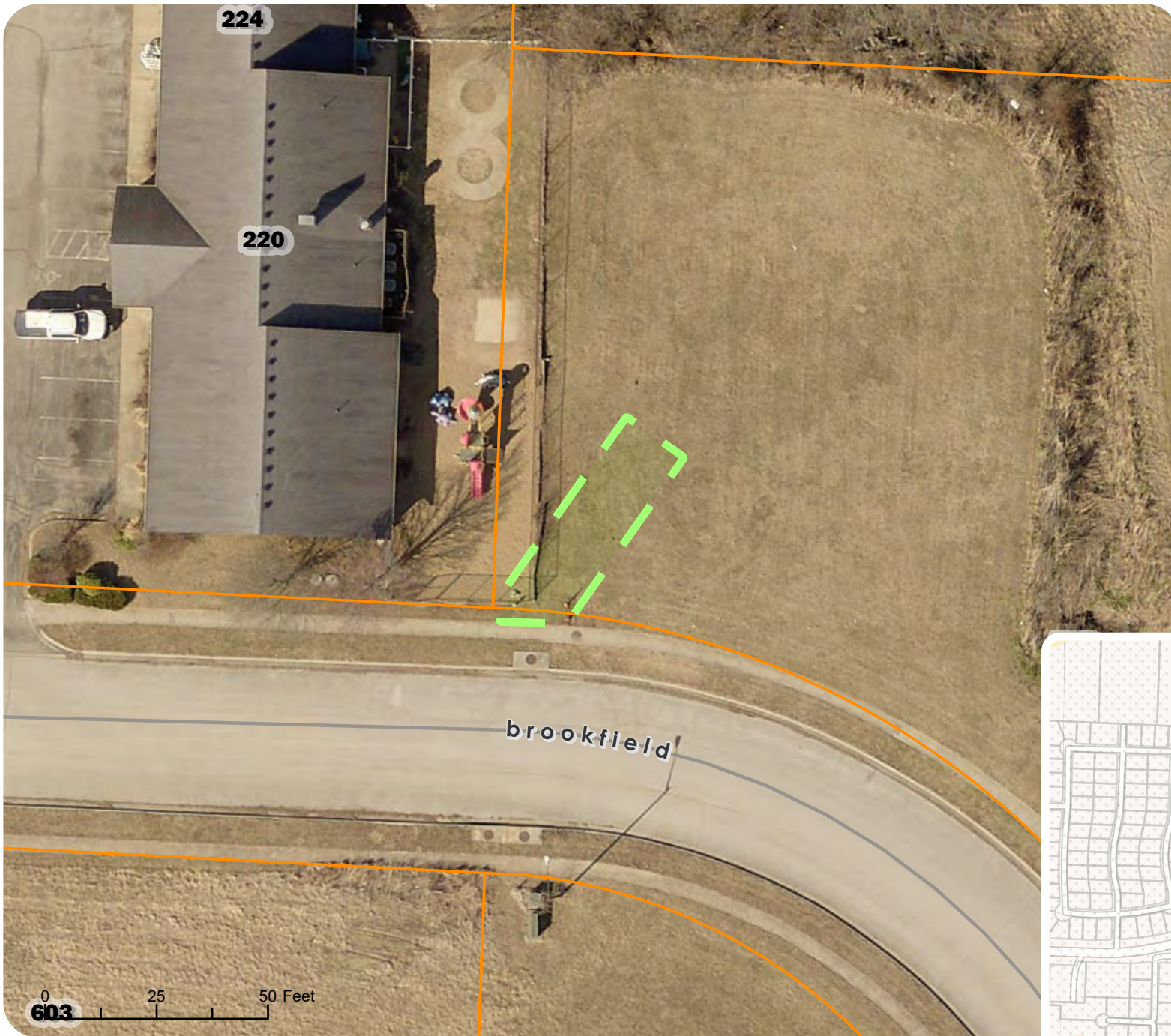
ADDRESS
505 W. Brookfield St.

ZONING
R-3 | REQUESTED: N/A

PIN
1719105081

WARD
2

ACREAGE
1.09



505 W. BROOKFIELD ST.
VACA 24-001 | VACATION

 **Site Extent**  **Sinkholes**

 **Out of City**