



AGENDA

Planning and Zoning Meeting
Municipal Court Building, 540 Civic Blvd
May 13, 2024 at 6:00 PM

Call Meeting to Order

Approve Agenda

Approve Minutes

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

Meeting Procedures

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).
- 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).
- 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).
- 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).
- 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).
- 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).
- 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)

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 - Zoning and Planned Development Districts

Comprehensive Plan 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.**



REPUBLIC
MISSOURI

MINUTES

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

Call Meeting to Order

PRESENT

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

ABSENT

Commissioner John Alexander
Commissioner Kami Means

Approve Agenda

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

Approve Minutes

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

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

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).

Speaking on behalf of Applicant: April Swanson.

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



REPUBLIC
MISSOURI

Hyder, Commissioner Mann

- 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).

Speaking on behalf of Applicant: Chris Wynn.

Speaking in opposition (order of appearance): Jennifer Goodson, Heather Calhoun, Daryl Sexton, Tim Kixmillon, Alma Shores, Adam Mayer, Michelle Sexton, Bradley Rose, Wilhelmus Poelma, Jessica Hudson, Zachary Compton, Chris Shores, Angela Phillips.

Motion made by Commissioner Doubrava, Seconded by Commissioner Mann.

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

- 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).

Speaking on behalf of Applicant: Chris Wynn

Speaking in Opposition: Jennifer Goodson, Heather Calhoun, Alma Shores, Adam Mayer, Wilhemus Poelma, Tim Kixmillon

Motion made by Commissioner Doubrava, Seconded by Commissioner Hyder.

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

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.

The Planning and Zoning Commission self selected Ransom Ellis for Chairperson, Brian DeBrauva for Vice-Chairperson, and Van Bridges for 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

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

Chris Tabor, Principal Planner

Ransom Ellis, Chairman



EXHIBIT A

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

Submitted By: Chastain Rentals, LLC

Presented By: Chris Tabor, Principal Planner

Date: May 13, 2024

ISSUE IDENTIFICATION

Chastain Rentals, LLC has applied to change the Zoning Classification of approximately 0.23 acres of property located at 935 & 937 North Main Street from Light Industrial (M-1) to Two-Family Residential (R-2).

DISCUSSION AND ANALYSIS

The property subject to this Rezoning Application consists of approximately 0.23 acres of land located at 935 & 937 N. Main St.; the property is currently the site of a two-family 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 a two-family dwelling. If approved, the application to rezone the property to Two-Family Residential (R-2) 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 A

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, north, and south property lines. It is also adjacent to Medium Density Single-Family Residential (R1-M) zoned parcels to the east across North Main Street.

The Two-Family Residential (R-2) Zoning District is intended to permit and establish regulations for two-family residential dwellings. The land uses along the western side of Main Street and the abutting block of Walnut Avenue are residential.

Such rezoning would be compatible with the surrounding area.

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 across Main Street. Effluent would travel through gravity lines to the Evergreen Lift Station before being pumped to the Wastewater Treatment Facility.

Water is currently available onsite through a 4" main along Main Street.

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

Transportation:

The property has access off Main Street, an arterial class road.

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 A

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
CHASTAIN RENTALS LLC

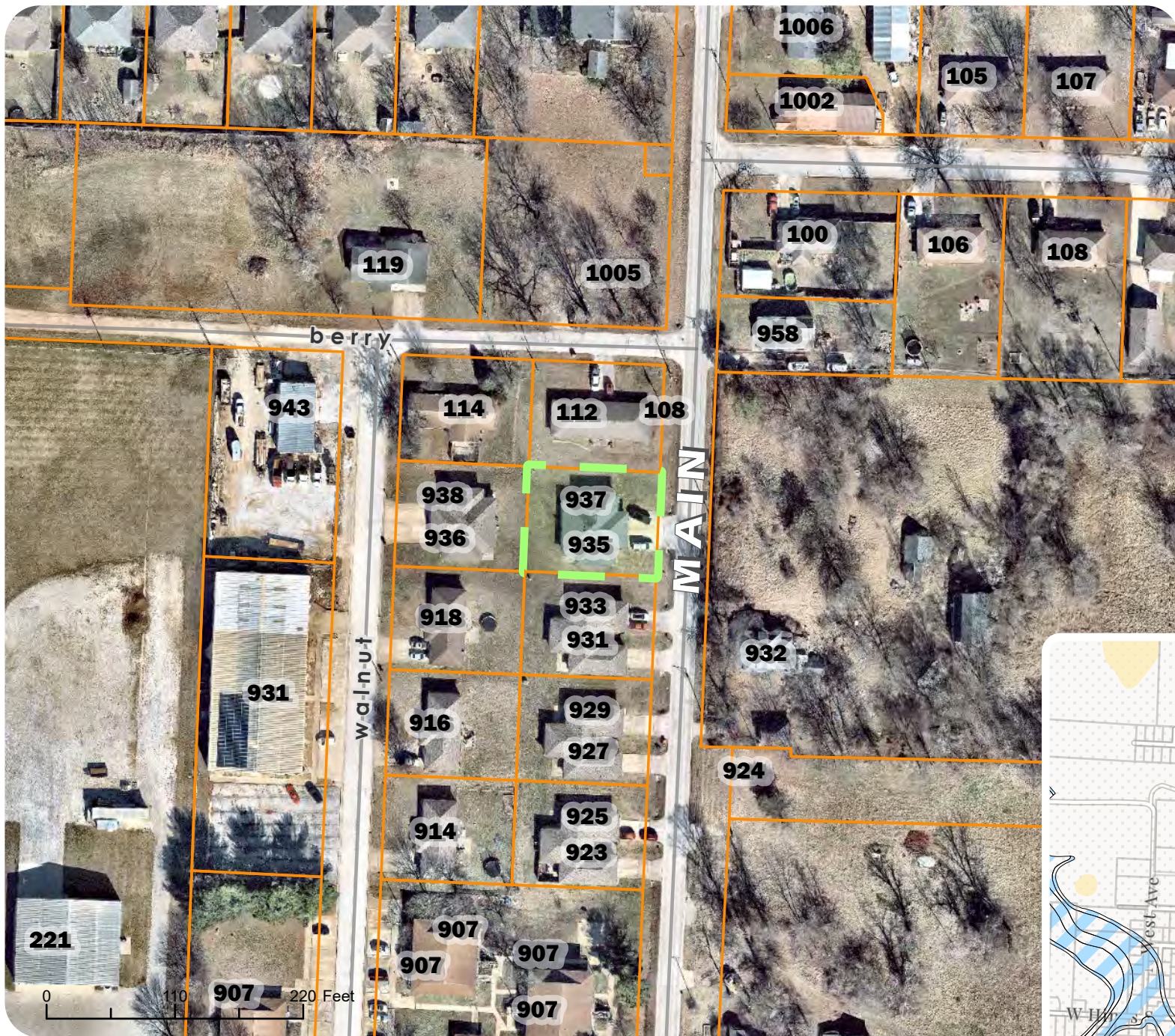
ADDRESS
 935 - 937 N. Main St.

ZONING
 M-1 | REQUESTED: R-2

PIN
 1718401014

WARD
 2

ACREAGE
 0.23



935 - 937 N. MAIN. ST.
REZN 24-006 | REZONE

Site Extent
 Sinkholes
 Out of City
 Floodplain

Owner/Applicant
CHASTAIN RENTALS LLC

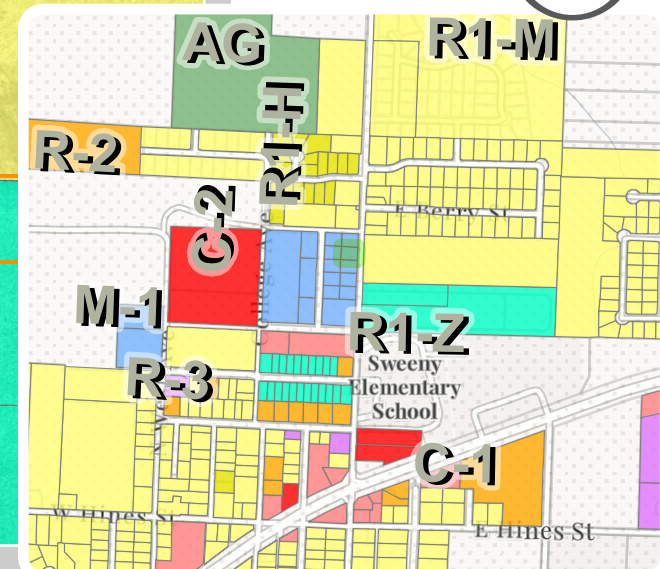
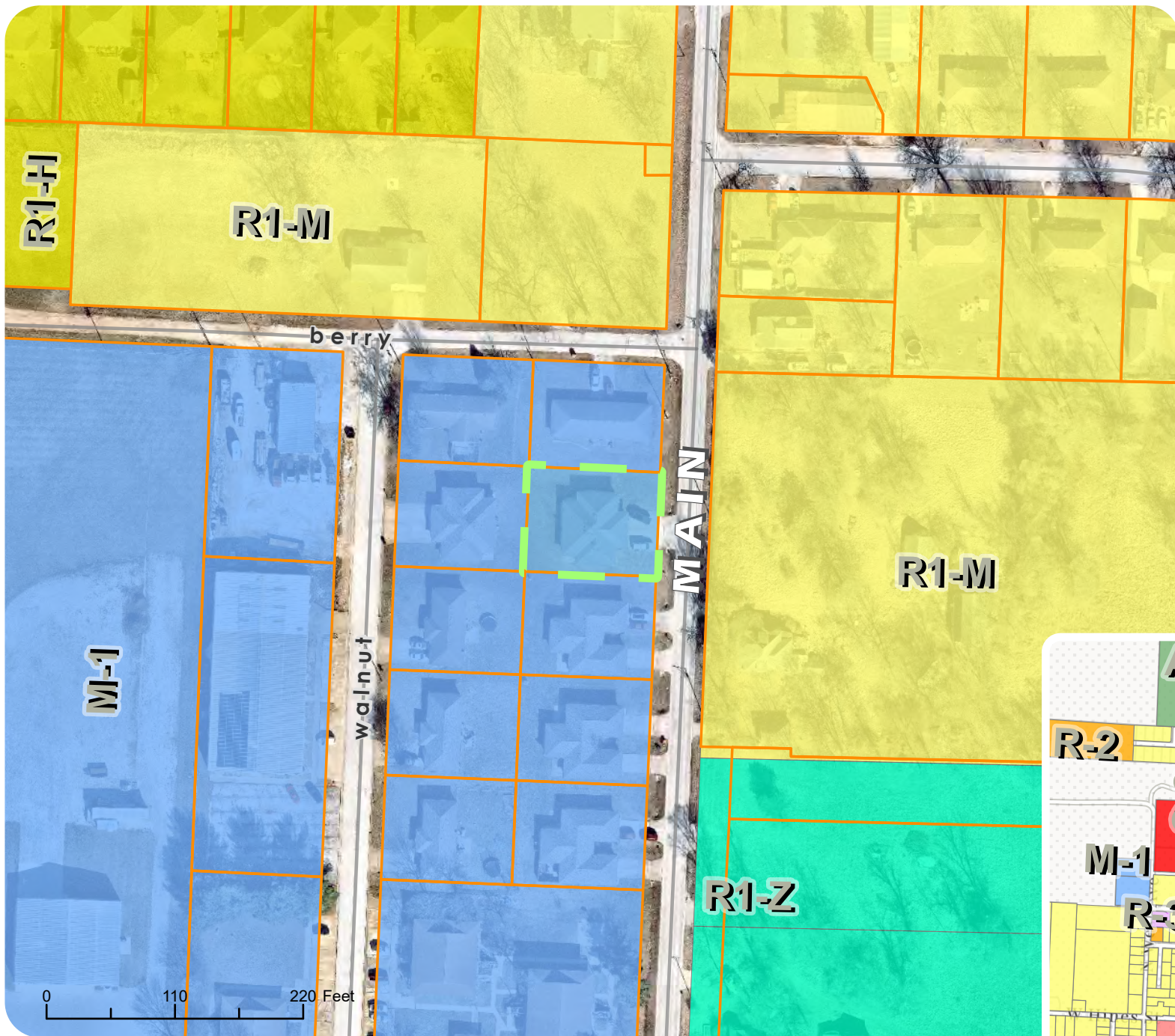
ADDRESS
 935 - 937 N. Main St.

ZONING
 M-1 | REQUESTED: R-2

PIN
 1718401014

WARD
 2

ACREAGE
 0.23



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

935 - 937 N. MAIN. ST.
REZN 24-006 | REZONE



EXHIBIT B

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

Submitted By: Chastain Rentals, LLC

Presented By: Chris Tabor, Principal Planner

Date: May 13, 2024

ISSUE IDENTIFICATION

Chastain Rentals, LLC has applied to change the Zoning Classification of approximately 0.23 acres of property located at 936 & 938 North Walnut Avenue from Light Industrial (M-1) to Two-Family Residential (R-2).

DISCUSSION AND ANALYSIS

The property subject to this Rezoning Application consists of approximately 0.23 acres of land located at 936 & 938 N. Walnut Ave.; the property is currently the site of a two-family 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 a two-family dwelling. If approved, the application to rezone the property to Two-Family Residential (R-2) 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 east, north, and south property lines and west across North Walnut Avenue.

The Two-Family Residential (R-2) Zoning District is intended to permit and establish regulations for two-family residential dwellings. The land uses along the eastern side of Walnut Avenue and the abutting block of Main Street are residential.

Such rezoning would be compatible with the surrounding area.

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 across 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 onsite through a 4" main along Walnut Ave.

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 Walnut Avenue, a local class road.

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**



EXHIBIT B

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
CHASTAIN RENTALS LLC

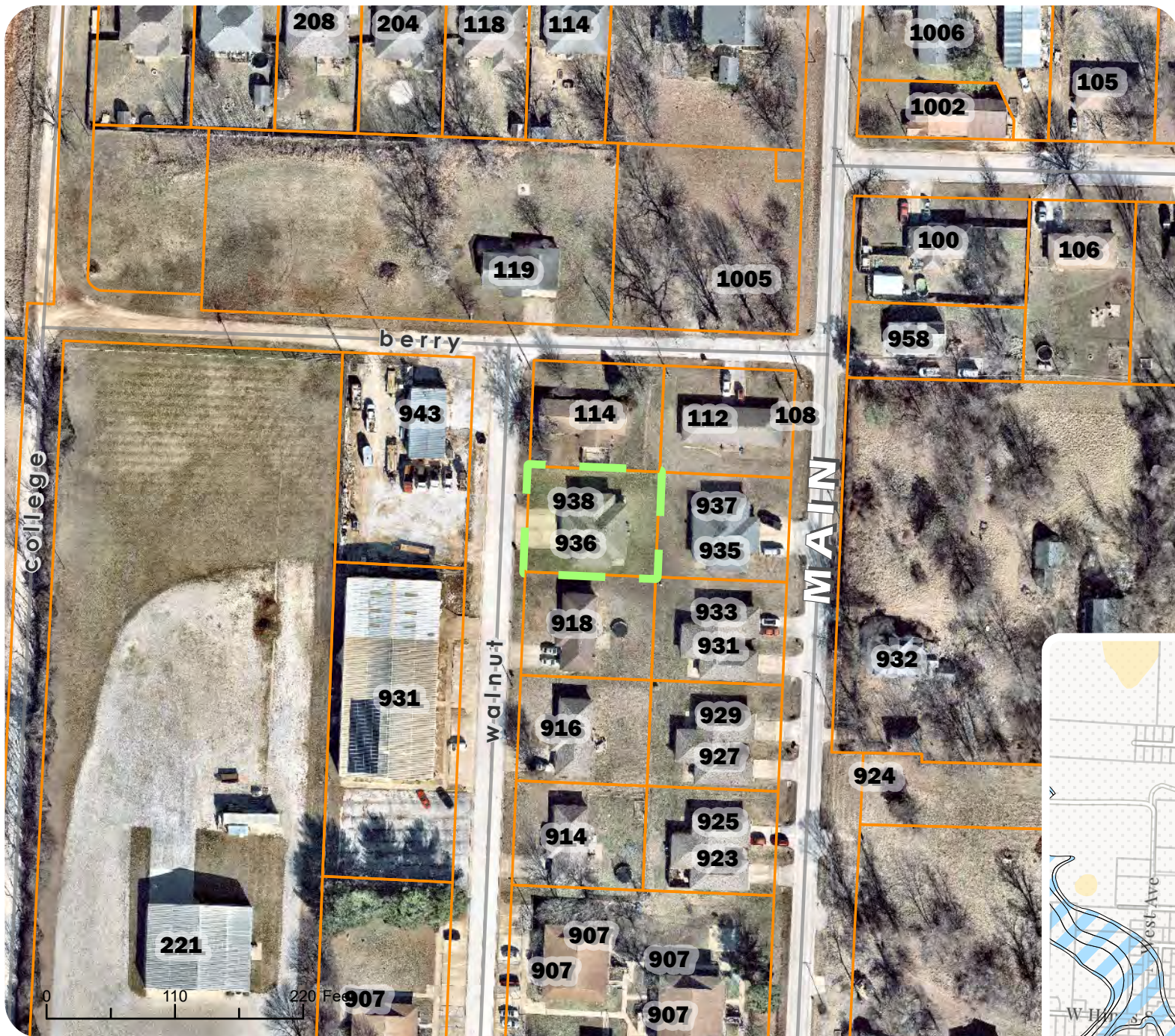
ADDRESS
 936 - 938 N. Walnut Ave.

ZONING
 M-1 | REQUESTED: R-2

PIN
 1718401003

WARD
 2

ACREAGE
 0.23



936 - 938 N. WALNUT AVE.
REZN 24-007 | REZONE

Site Extent
 Sinkholes
 Out of City
 Floodplain

Owner/Applicant
CHASTAIN RENTALS LLC

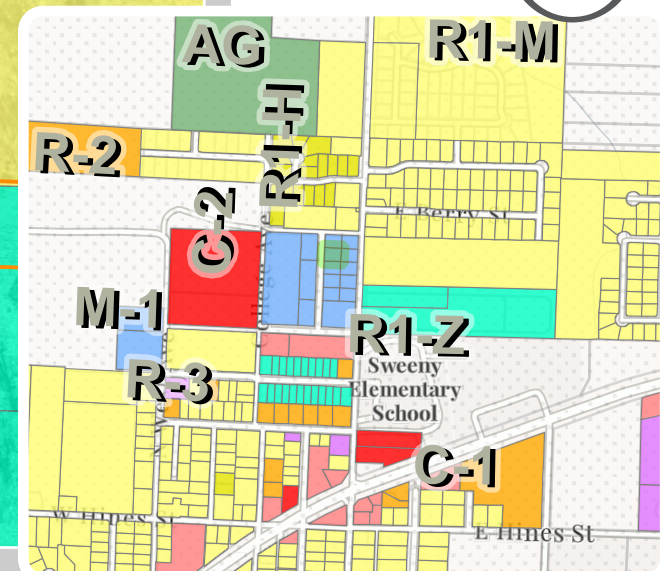
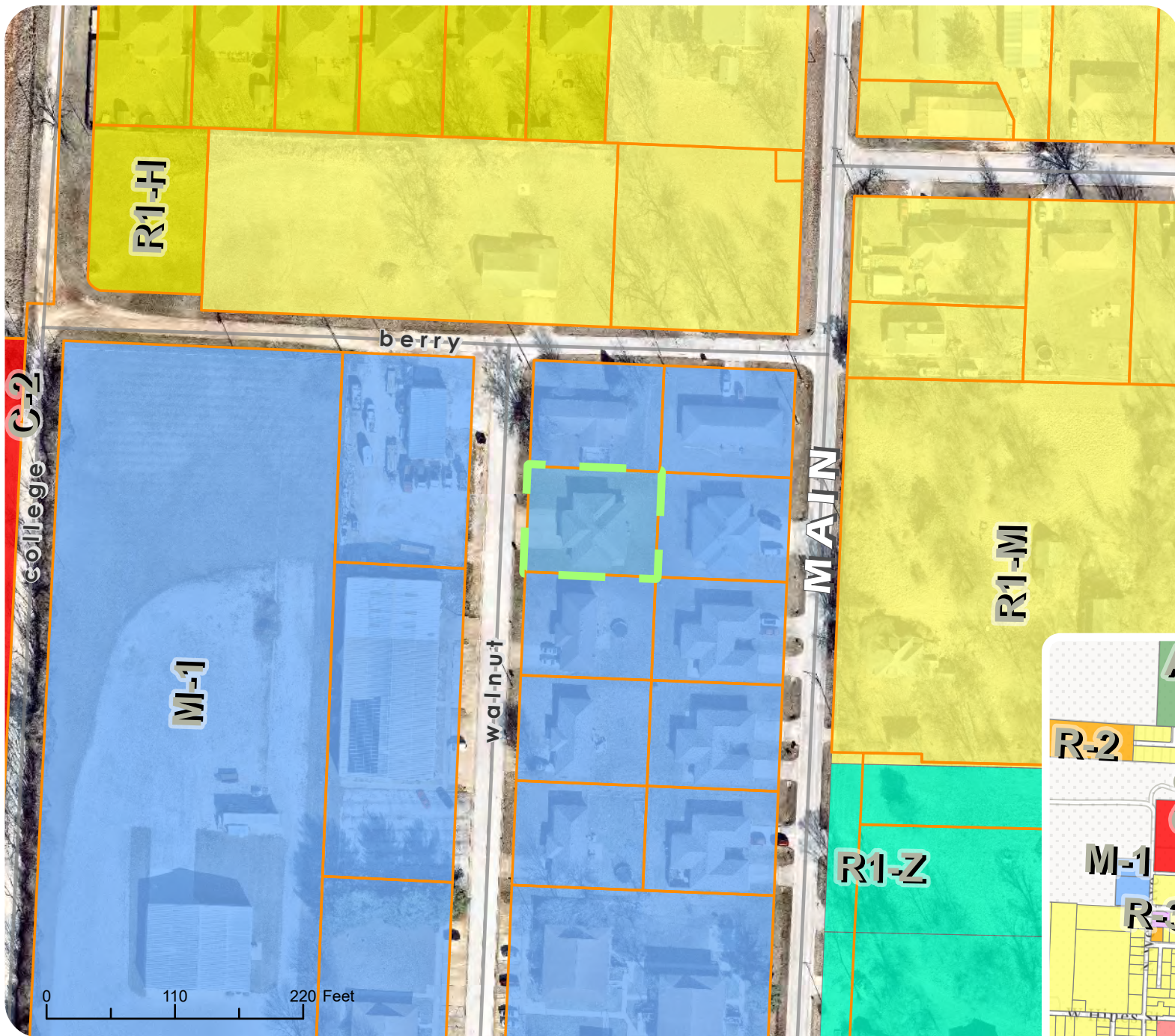
ADDRESS
 936 - 938 N. Walnut Ave.

ZONING
 M-1 | REQUESTED: R-2

PIN
 1718401003

WARD
 2

ACREAGE
 0.23



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

936 - 938 N. WALNUT AVE.
REZN 24-007 | REZONE



EXHIBIT C

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

Submitted By: Chastain Rentals, LLC

Presented By: Patrick Ruiz, Associate Planner

Date: May 13, 2024

ISSUE IDENTIFICATION

Chastain Rentals, LLC has applied to change the Zoning Classification of approximately 0.23 acres of property located at 918 North Walnut Avenue from Light Industrial (M-1) to Medium Density Single-Family Residential (R1-M).

DISCUSSION AND ANALYSIS

The property subject to this Rezoning Application consists of approximately 0.23 acres of land located at 918 N. Walnut Ave.; the property is currently the site of a single-family 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 a single-family dwelling. If approved, the application to rezone the property to Medium Density Single-Family Residential (R1-M) 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 C

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 east, north, and south property lines and west across North Walnut Avenue.

The Medium Density Single-Family Residential (R1-M) Zoning District is intended to permit and establish regulations for single-family detached residential uses at a moderate density. The land uses along the eastern side of Walnut Avenue and the abutting block of Main Street are residential.

Such rezoning would be compatible with the surrounding area.

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 across 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 onsite through a 4" main along Walnut Ave.

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 Walnut Avenue, a local class road.

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**



EXHIBIT C

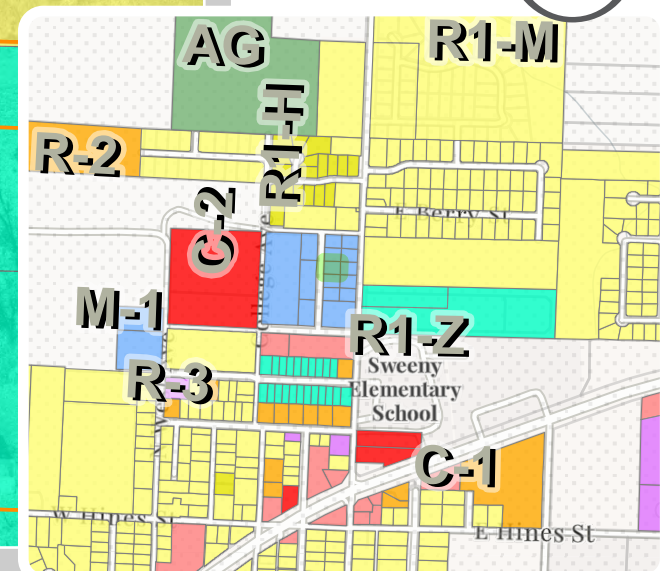
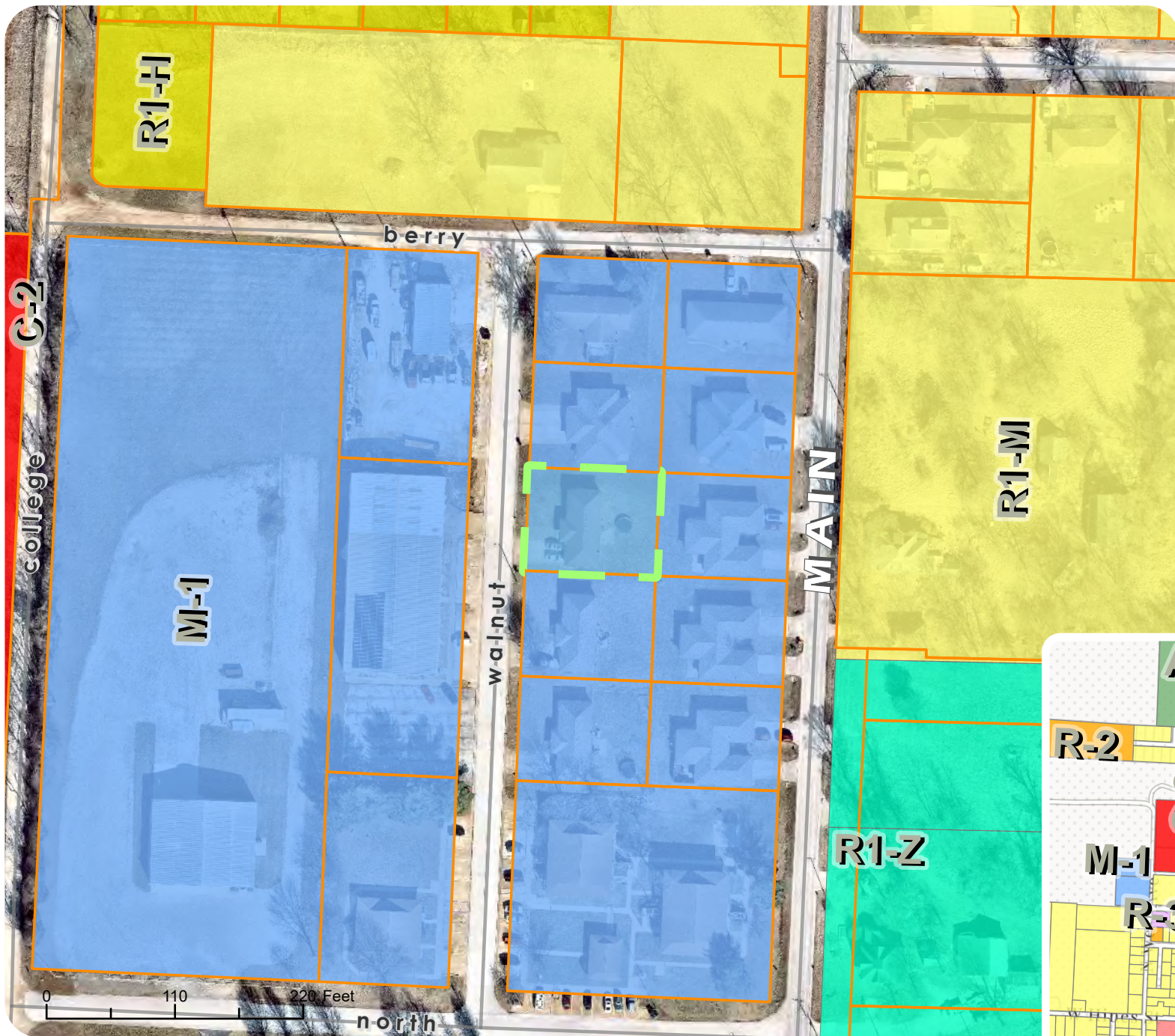
vicinity of the site, compatible with surrounding land uses, and able to be adequately served by municipal facilities. Based upon this analysis (performed without the benefit of evidence and testimony of a public hearing), **Staff recommends the approval of this application.**

Owner/Applicant
CHASTAIN RENTALS LLC

ADDRESS
918 N. Walnut Ave.
ZONING
M-1 | REQUESTED: R1-M
PIN
1718401004

WARD
2

ACREAGE
0.23



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

918 N. WALNUT AVE.

REZN 24-008 | REZONE



EXHIBIT D

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

Submitted By: Chastain Rentals, LLC

Presented By: Patrick Ruiz, Associate Planner

Date: May 13, 2024

ISSUE IDENTIFICATION

Chastain Rentals, LLC has applied to change the Zoning Classification of approximately 0.23 acres of property located at 916 North Walnut Avenue from Light Industrial (M-1) to Medium Density Single-Family Residential (R1-M).

DISCUSSION AND ANALYSIS

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Consistency with the Comprehensive Plan

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



EXHIBIT D

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 east, north, and south property lines and west across North Walnut Avenue.

The Medium Density Single-Family Residential (R1-M) Zoning District is intended to permit and establish regulations for single-family detached residential uses at a moderate density. The land uses along the eastern side of Walnut Avenue and the abutting block of Main Street are residential.

Such rezoning would be compatible with the surrounding area.

Capacity to Serve Potential Development and Land Use

Municipal Water and Sewer Service:

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Transportation:

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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**



EXHIBIT D

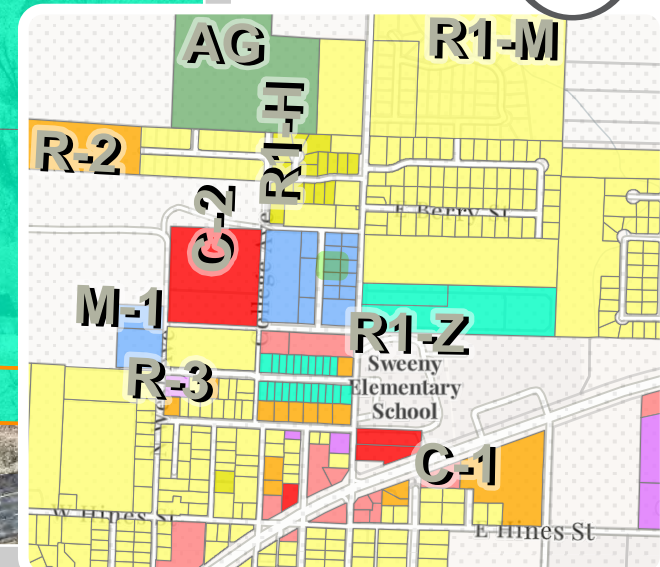
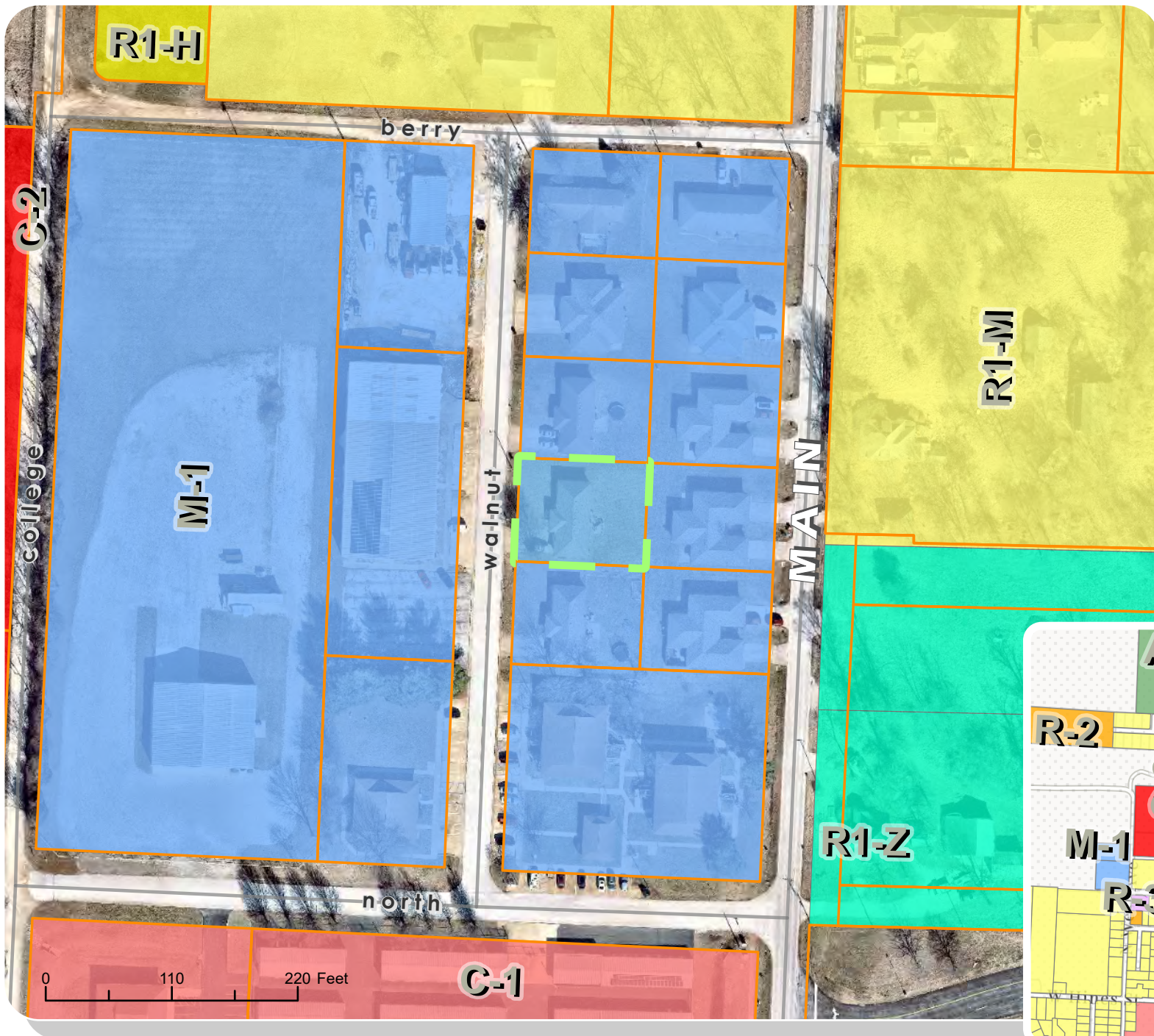
vicinity of the site, compatible with surrounding land uses, and able to be adequately served by municipal facilities. Based upon this analysis (performed without the benefit of evidence and testimony of a public hearing), **Staff recommends the approval of this application.**

Owner/Applicant
CHASTAIN RENTALS LLC

ADDRESS
916 N. Walnut Ave.
ZONING
M-1 | REQUESTED: R1-M
PIN
1718401005

WARD
2

ACREAGE
0.23



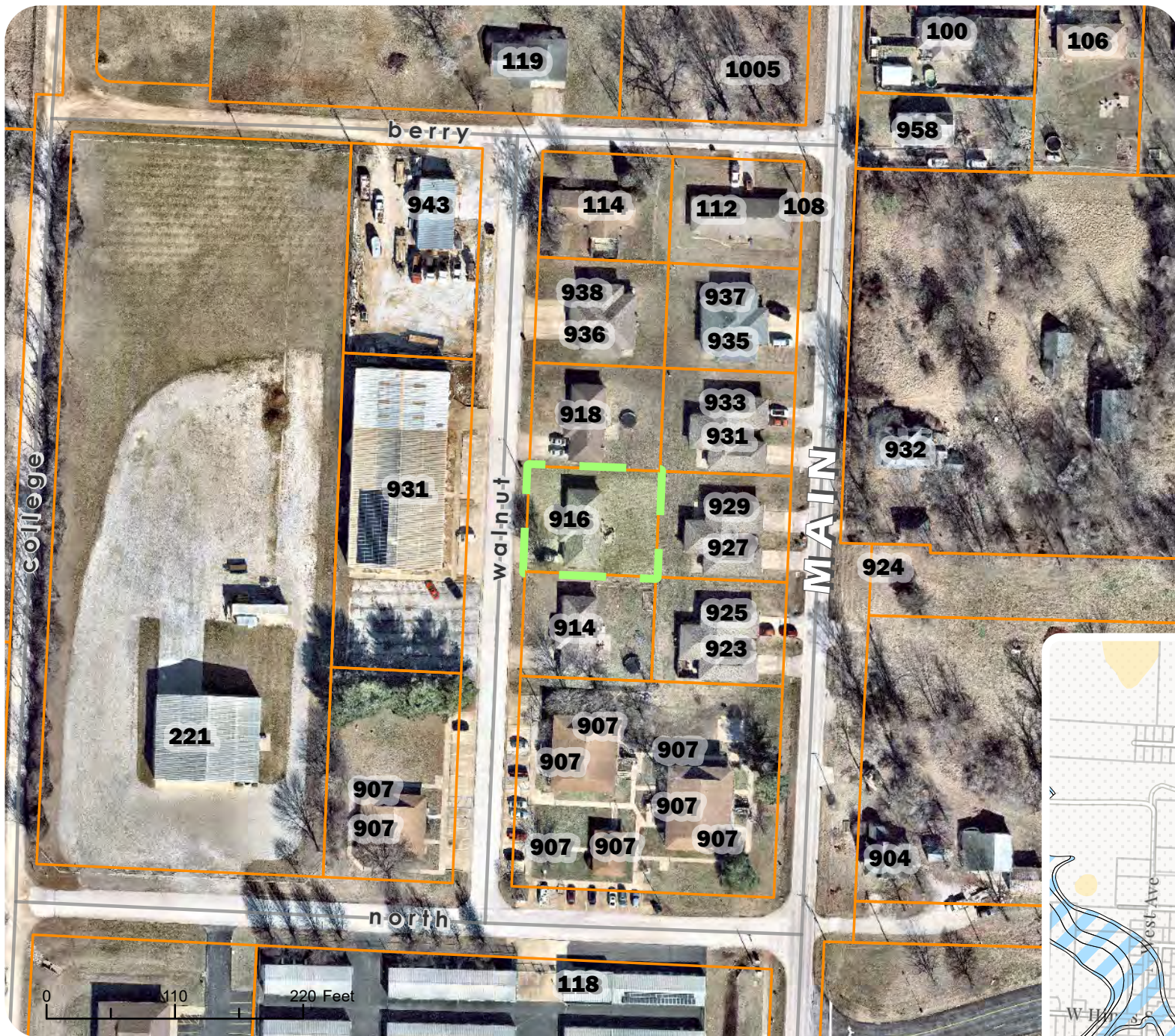
 **Site Extent**

 **Out of City**

916 N. WALNUT AVE.
REZN 24-009 | REZONE

Owner/Applicant
CHASTAIN RENTALS LLC

ADDRESS
916 N. Walnut Ave.
ZONING
M-1 | REQUESTED: R1-M
PIN
1718401005
WARD
2
ACREAGE
0.23



916 N. WALNUT AVE.
REZN 24-009 | REZONE

Site Extent
 Sinkholes
 Out of City
 Floodplain



EXHIBIT E

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

Submitted By: VL Properties, LLC

Presented By: Patrick Ruiz, Associate Planner

Date: May 13, 2024

ISSUE IDENTIFICATION

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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 E**

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 east, north, and south property lines and west across North Walnut Avenue.

The Medium Density Single-Family Residential (R1-M) Zoning District is intended to permit and establish regulations for single-family detached residential uses at a moderate density. The land uses along the eastern side of Walnut Avenue and the abutting block of Main Street are residential.

Such rezoning would be compatible with the surrounding area.

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 across 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 onsite through a 4" main along Walnut Ave.

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 Walnut Avenue, a local class road.

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**



EXHIBIT E

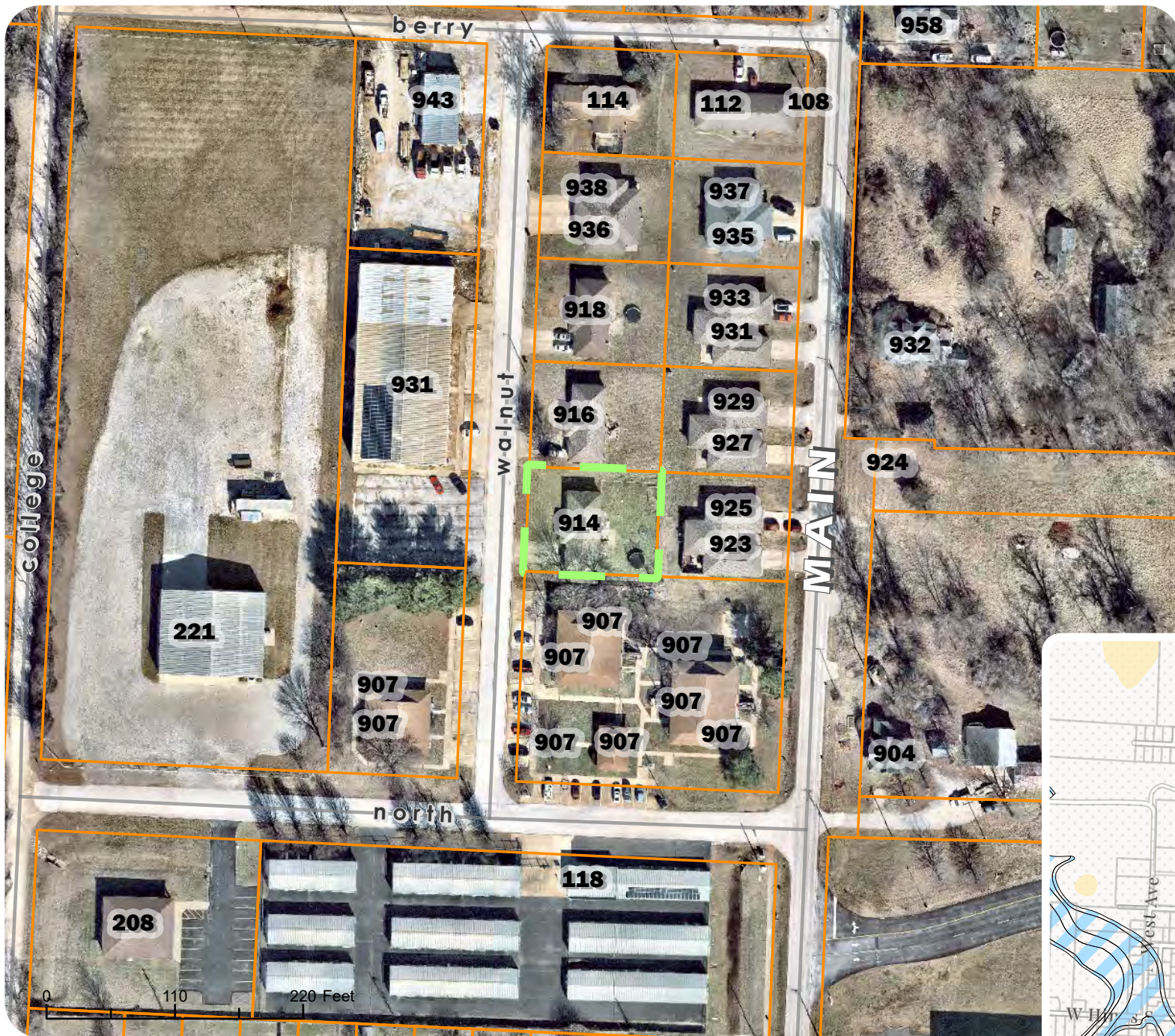
vicinity of the site, compatible with surrounding land uses, and able to be adequately served by municipal facilities. Based upon this analysis (performed without the benefit of evidence and testimony of a public hearing), **Staff recommends the approval of this application.**

Owner/Applicant
VL PROPERTIES LLC

ADDRESS
914 N. Walnut Ave.
ZONING
M-1 | REQUESTED: R1-M
PIN
1718401006

WARD
2

ACREAGE
0.23



914 N. WALNUT AVE.
REZN 24-010 | REZONE

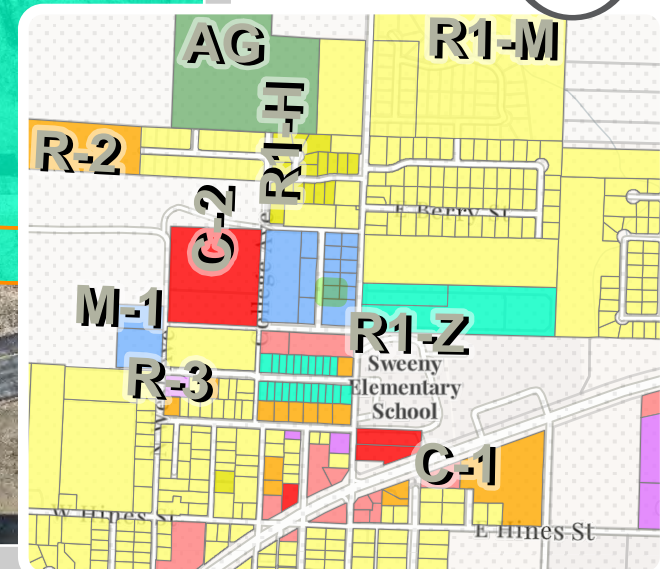
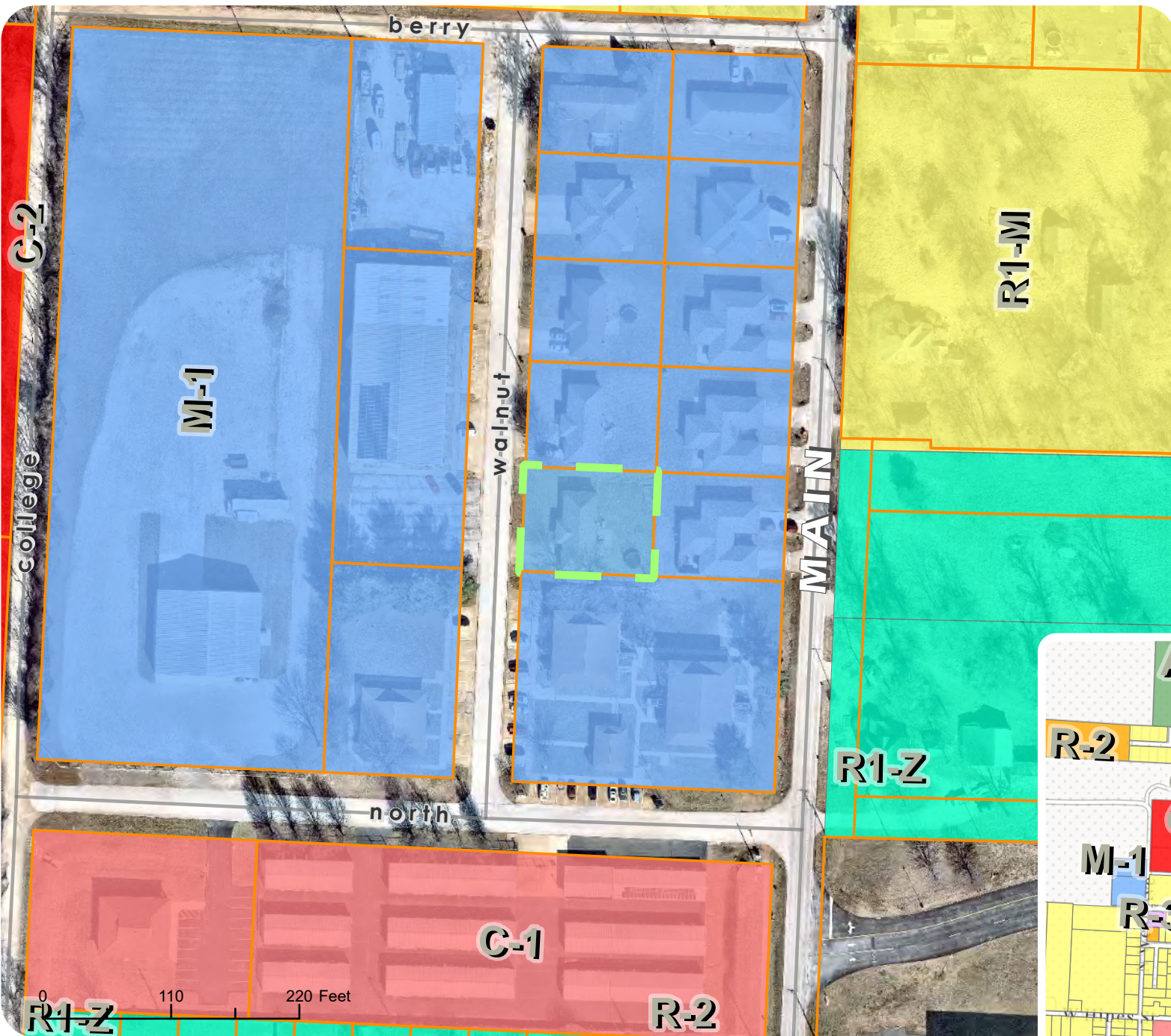
Site Extent
 Sinkholes
 Out of City
 Floodplain

Owner/Applicant
VL PROPERTIES LLC

ADDRESS
914 N. Walnut Ave.
ZONING
M-1 | REQUESTED: R1-M
PIN
1718401006

WARD
2

ACREAGE
0.23



 **Site Extent**

 **Out of City**

914 N. WALNUT AVE.
REZN 24-010 | REZONE



EXHIBIT F

Project/Issue Name: REZN 24-011. Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Point Two-Four (0.24) Acres, Located at the 480 East US Highway 60, from Two-Family Residential (R-2) to Local Commercial (C-1).

Submitted By: Chastain Investments, LLC

Presented By: Chris Tabor, Principal Planner

Date: May 13, 2024

ISSUE IDENTIFICATION

Chastain Investments, LLC has applied to change the Zoning Classification of approximately 0.24 acres of property located at 480 East US Highway 60 from Two-Family Residential (R-2) to Local Commercial (C-1).

DISCUSSION AND ANALYSIS

The property subject to this Rezoning Application consists of approximately 0.24 acres of land located at 480 E. US Hwy 60; the property is currently the site of a commercial 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 Two-Family Residential (R-2) is deemed Non-Conforming. The applicable regulations of the Two-Family Residential District (R-2) do not permit the use of commercial activities. If approved, the application to rezone the property to Local Commercial (C-1) 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 commercial development through an appropriate reactive measure.



EXHIBIT F

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

Compatibility with Surrounding Land Uses

The subject property is adjacent to Local Commercial (C-1) zoned parcels bordering to the east. To the south and west across Morningside Ave the adjacent properties are zoned Medium Density Single-Family Residential.

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.

The property is in close proximity to the US Highway 60 corridor and the existing land uses of the neighboring properties to the east are commercial in nature. Due to these facts, the rezone application is compatible with the general area.

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 Morningside Avenue. Effluent would travel through gravity lines to the Schuyler Creek Lift Station before being pumped to the Wastewater Treatment Facility.

Water is currently available onsite through a 6" main along US Highway 60.

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 US Highway 60, an arterial road.

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



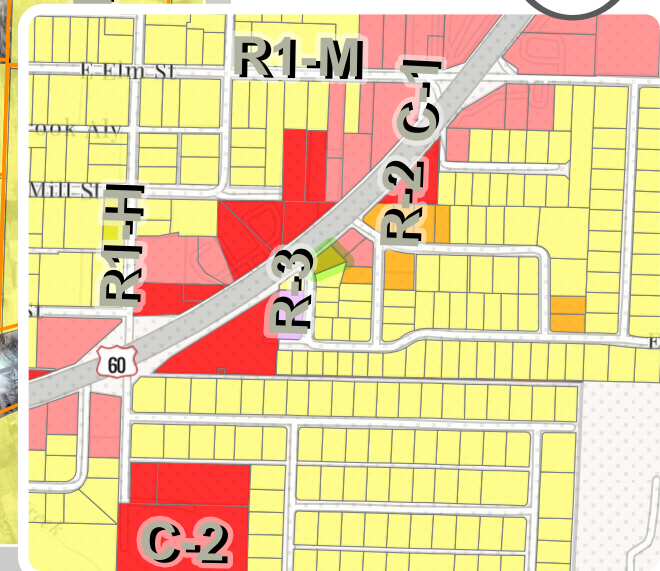
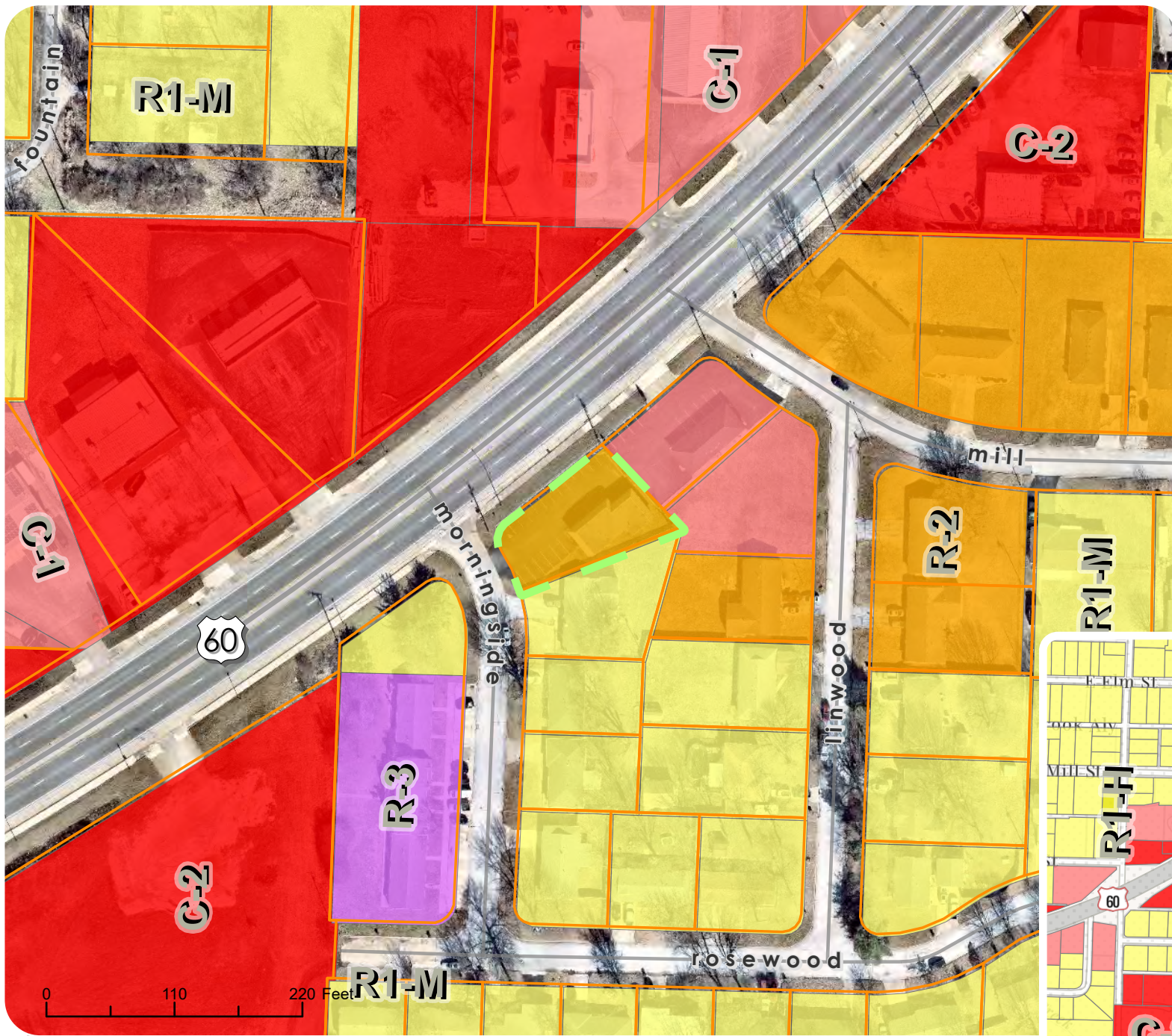
EXHIBIT F

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
CHASTAIN INV LLC

ADDRESS
480 E US Hwy 60
ZONING
R-2 | REQUESTED: C-1

PIN
1720315001
WARD
3
ACREAGE
40



480 E US HWY 60
REZN 24-011 | REZONE

 **Site Extent**

 **Out of City**



EXHIBIT G

Project/Issue Name: **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 Amended Boyce Mixed-Use Planned Development District (PDD)

Submitted By: Jeffrey Boyce Enterprises, LLC

Presented By: Chris Tabor, Principal Planner, BUILDS Department

Date: May 13, 2024

ISSUE IDENTIFICATION

Jeffrey Boyce Enterprises, LLC applied to change the Zoning Classification of approximately forty (40) acres of property located northwest of the intersection of West Farm Road 170 and South Farm Road 101 from Boyce Mixed-Use Planned Development District (PDD) to Amended Boyce Mixed-Use Planned Development District (PDD).

DISCUSSION AND ANALYSIS

The property subject to this Rezoning Application is comprised of approximately 40 acres of land located Northwest of the intersection of West Farm Road 170 and South Farm Road 101. The property is currently undergoing infrastructure construction through a City-issued permit.

Applicant's Proposal

The single request being made in this application is to allow Lot 9 to change from a Multi-Family Residential (R-3) use to a General Commercial (C-2) use, which would be in line with all other developable lots in the subdivision.

The Applicant is proposing the Rezoning of this property to a Planned Development District (PDD) to allow for 8 General Commercial (C-2) Lots and 2 Regional Detention Basin Lots. The Development Plan also contains new water, sanitary sewer, and stormwater systems to support the development and a required Collector class road connecting US Hwy 60 with West Republic Road.

Design Elements of Development Plan

Commercial Use (Lots 1 – 6 and Lots 8 – 9) – 31.88 Acres



EXHIBIT G

- Lot 1 – 1.68 Acres
- Lot 2 – 1.94 Acres
- Lot 3 – 4.35 Acres
- Lot 4 – 4.40 Acres
- Lot 5 – 3.99 Acres
- Lot 6 – 2.58 Acres
- Lot 8 – 3.94 Acres
- Lot 9 – 9.00 Acres

All Commercial Lots comply with the regulations and restrictions for the General Commercial (C-2) Zoning District, including but not limited to:

- Permitted Uses
- Setbacks
- Landscaping/Buffering

Additionally, Lots 8 and 9 will have a 25' setback from the property lines shared between adjacent residential use lots and the commercial occupant, which is in line with the requirements of the General Commercial (C-2) Zoning District.

Regional Detention (Lot 7 and Lot 10) – 3.17 Acres

- Regional Detention and Water Quality Basin
 - Lot 7 – serves Lot 1, Lot 2, Lot 3, Lot 4 (western half), Lot 7, and Lot 8
 - Lot 10 – serves Lot 4 (eastern half), Lot 5, Lot 6, Lot 9, and Lot 10

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 Planned Development District (PDD) Ordinance

The purpose of the Planned Development Regulations is to allow for mixed-use, unconventional, or innovative arrangements of land and public facilities, which would be difficult to develop under the conventional land use and development regulations of the City.

Planned Unit Developments must demonstrate substantial congruence with each of the following conditions to be considered eligible for approval:

- The proposed Development Plan shall involve the provision of all infrastructure deemed necessary to adequately serve the potential development.



EXHIBIT G

- The Boyce Mixed-Use Subdivision Infrastructure Plan includes provisions for adequate supply of municipal water and sewer, a plan for stormwater management, and the construction and dedication of a Collector Street from US Hwy 60 to Republic Road, identified on the City’s Transportation Plan and OTO’s Major Thoroughfare Plan.
- The proposed Development Plan shall involve design elements that promote the City of Republic’s Comprehensive Plan and other adopted plans of the City.
 - The City of Republic’s Comprehensive Plan promotes the expansion of commercial and residential development at locations supported by the City’s water, sanitary sewer, and transportation networks; the Boyce Mixed-Use Subdivision can be adequately supported by the City’s existing capacities for water, sewer, and transportation.
- The proposed Development Plan shall involve design elements intended to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to preserve features of historical significance; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public improvements.
 - The Boyce PDD Development Plan includes construction of a collector class street with 70’ of Right-of-Way connecting US Hwy 60 and Republic Road; commercial lots within the development will utilize the new street, with no direct connections to US Hwy 60 or Republic Road.

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.**

The 2021 Comprehensive Plan and Land Use Plan identifies Land Use Goals and Objectives relating to development, as follows:

- **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.
 - **Objective:** Support opportunities to create new destination-style commercial developments.
- **Goal:** Recognize potential infill sites as opportunities for development, while mitigating impacts to adjacent established properties.



EXHIBIT G

- **Objective:** Support the development of vacant parcels as opportunities for densification that is harmonious with surrounding development.

Compatibility with Surrounding Land Uses

The subject site is surrounded by existing Commercially zoned property and large parcel Greene County Agricultural properties with Single-Family homes.

- North: General Commercial (C-2)
- South:
 - Agricultural (AG)
 - Greene County Zoned Agricultural (A-1)
- East:
 - West Republic Road
 - MODOT property
- West: General Commercial (C-2)

The land uses permitted in the Applicant’s proposal are considered to be generally compatible with the surrounding commercial and agricultural zoned properties and uses in proximity to the subject parcel.

Capacity to Serve Potential Development and Land Use

Municipal Water and Sewer Service: This site **is** currently served by City of Republic sanitary sewer and water service. The development will require the extension of a new water main from the existing 10-inch main parallel to the south side of US Hwy 60, along the new Collector Road serving the development, connecting to the existing 12-inch water main on Republic Road to create a looped water system.

The development will be served by existing gravity sanitary sewer mains running along the northern and southern property lines, flowing to the McElhaney Lift Station and Shuyler Creek Lift Station before being pumped back through a series of forced mains to the Wastewater Treatment Facility.

The Water System, Lift Stations, and the Wastewater Treatment Facility have sufficient capacity to serve the proposed development.

Transportation:

Two Collector Class streets (70 ft Right-of-Way) are depicted in the Development Plan. The first, referred to herein as Collector 1, runs east-to-west and connects US Hwy 60 with Republic Rd (State Route M). The second, Collector 2, runs north-to-south and connects to Collector 1, creating a stub-out to adjacent property at its southern terminus.

**EXHIBIT G**

The review of this application included an evaluation of the impact of the development on the City's transportation network; a Traffic Impact Study (TIS) was submitted for the project, which was evaluated by the City Engineer and our partner agency, MODOT.

The TIS evaluated the transportation impact through trip generation standards provided by the Institute of Transportation Engineers (ITE) Trip General Manual; these standards include uses and associated number of trips generated by these uses. The TIS evaluated these numbers by utilizing the area and permitted uses within the commercial development areas. The results from the TIS indicate the following improvements are required for the development, which will be constructed during the Infrastructure Construction Phase:

- Right-In/Right-Out (RIRO) from the Collector Street onto US Hwy 60
- Right Hand Turn Lane from US Hwy 60 to Collector Street
- Right Hand Turn Lane from Republic Road (State Route M) onto Collector Street
- Left Hand Turn Lane from the Collector to Republic Road (State Route M)

No parcel within the development will have direct access to US Hwy 60 or Republic Road/State Route M; all lots will have access to the new Collector Street.

Stormwater: The Development Plan contains (2) areas designated for stormwater detention, designed to control the release of stormwater attributable from the development. The stormwater detention areas and all open space/common areas will be owned and maintained by the Developer.

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

Sinkholes: The subject parcel **does** contain several **identified sinkholes** on the northern portion and the southern portion of the property. A Sinkhole Analysis Report was submitted, reviewed, and approved during the Infrastructure Design Process; a (30) foot setback, required by Republic City Code, has been included on the Development Plan.

All developments must include site design providing for sufficient emergency vehicle access as well as fire protection facilities (e.g. fire hydrants). **Additional elements of code compliance, evaluated at the time of the development proposal, which will impact the mixed-use development of the subject property, include, but are not limited to, the City's Zoning Regulations, adopted Fire Code, and adopted Building Code.** The next steps in the process of development of the subject parcel, upon a favorable rezoning outcome, will be the development, review, and approval of an Infrastructure Permit for the construction of utility services and roads.

STAFF RECOMMENDATION



EXHIBIT G

Staff considers the **proposed Zoning Map Amendment (Rezoning to Planned Development District)** to be generally consistent with the **goals and objectives of the Comprehensive Plan**, generally consistent with the **trend of development in the vicinity of the site**, generally **compatible with surrounding land uses**, and **able to be adequately served by municipal facilities**. Specifically, the proposed development can be adequately served by the City's municipal water and sanitary sewer services and the City's transportation network.

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
JEFFREY BOYCE ENTERPRISES LLC

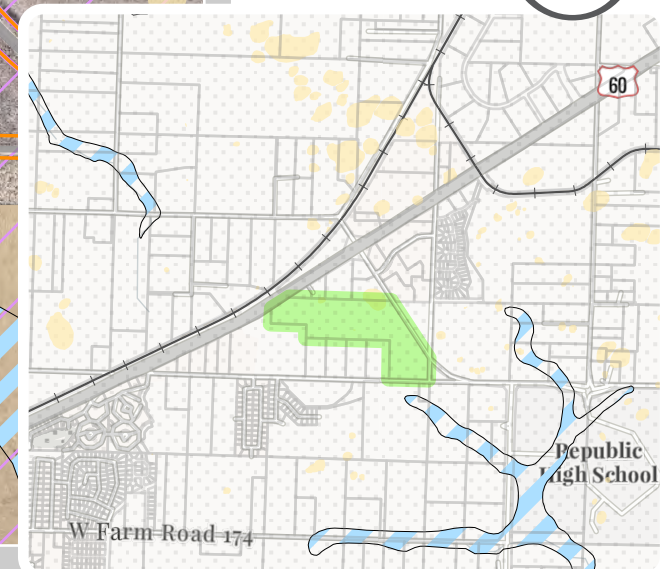
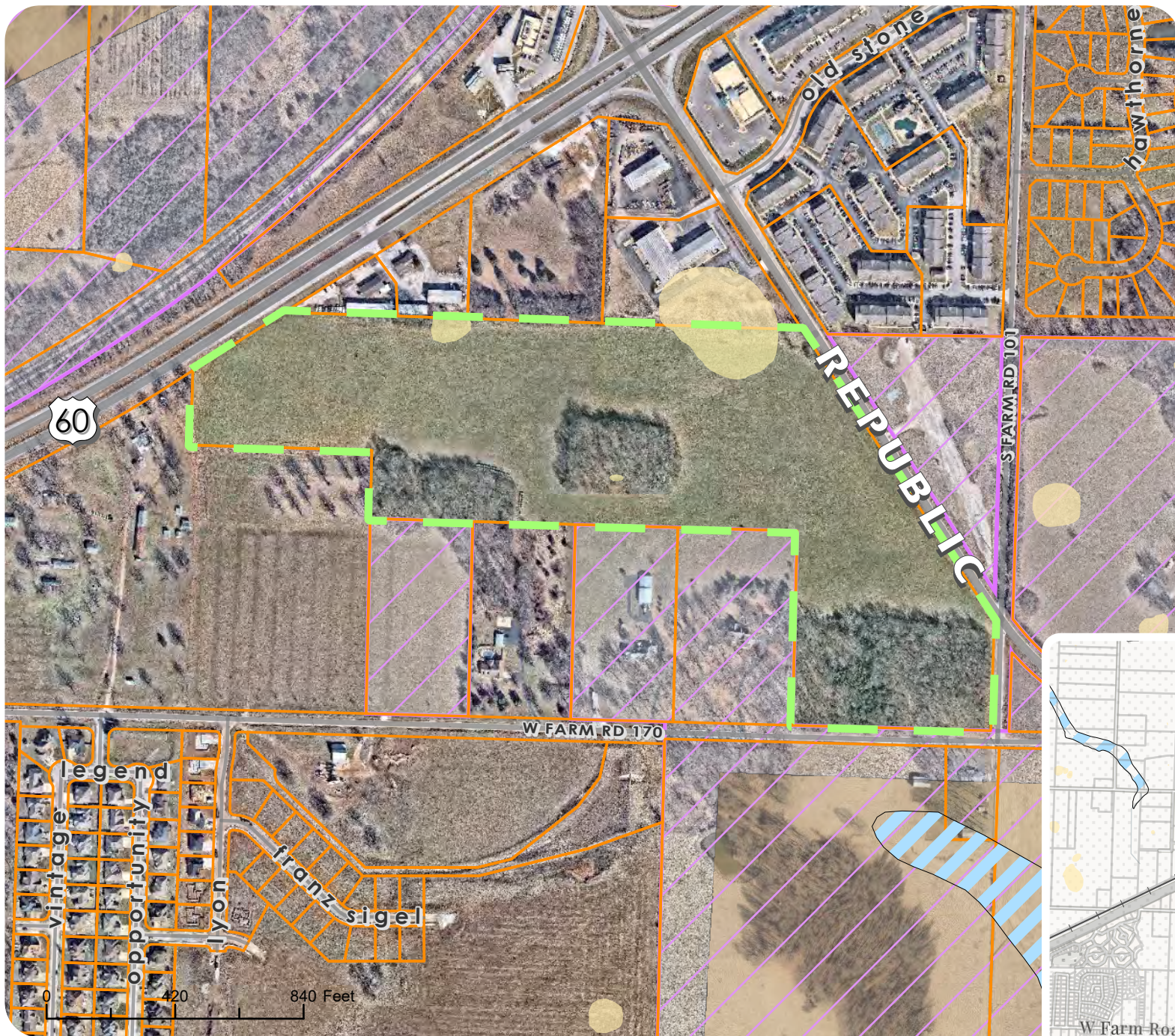
ADDRESS
Farm Road 170

ZONING
BOYCE MIXED-USE PDD |
REQUESTED: AMENDED BOYCE MIXED-USE PDD

PIN
1710400015

WARD
1

ACREAGE
40



AMENDED BOYCE MIXED-USE PDD

PDD 24-002 | PDD



Owner/Applicant
JEFFREY BOYCE ENTERPRISES LLC

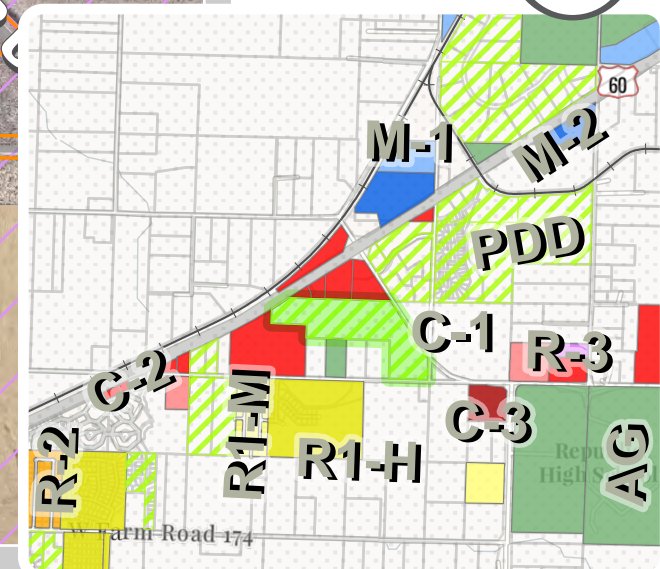
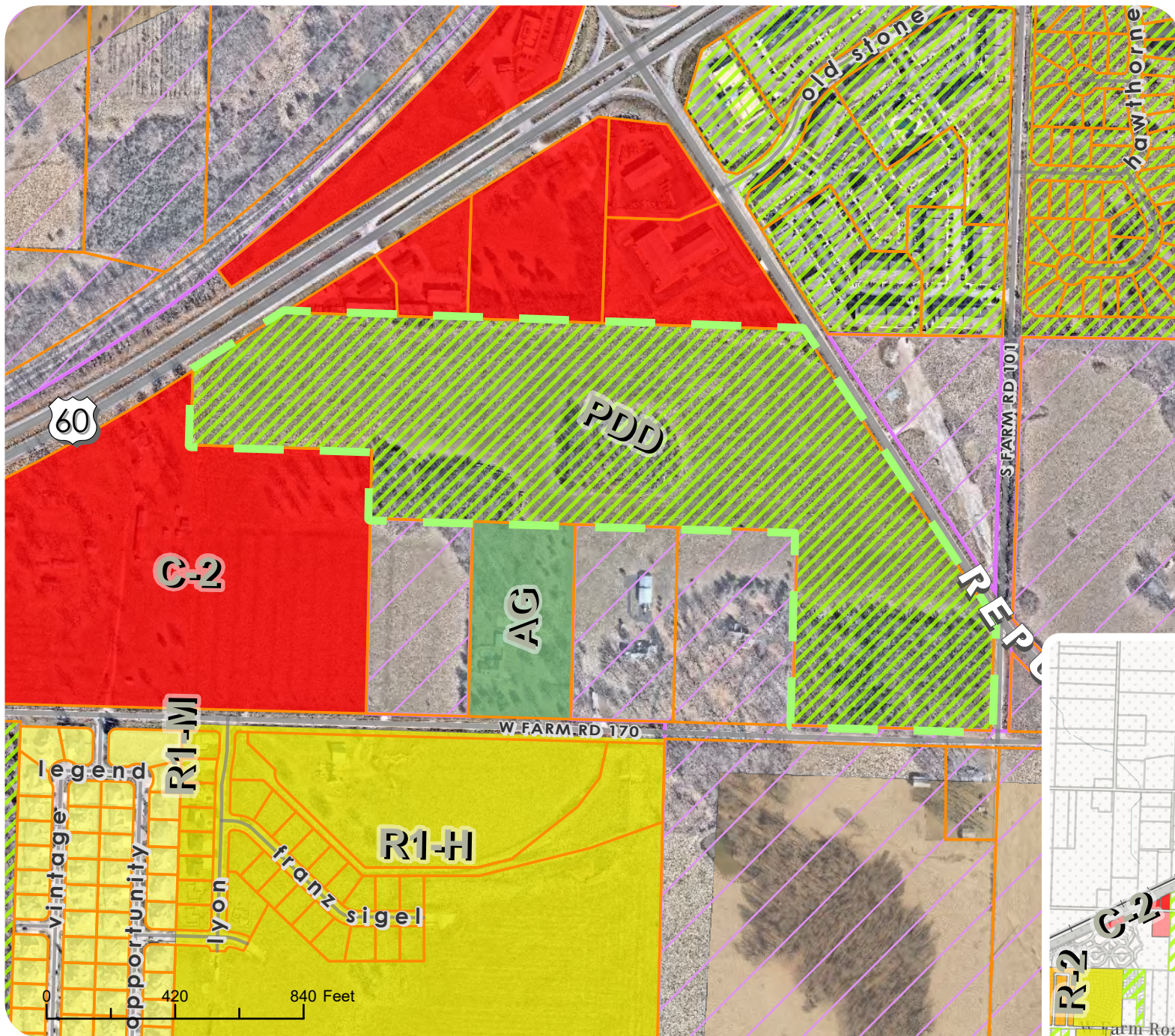
ADDRESS
 Farm Road 170

ZONING
 BOYCE MIXED-USE PDD |
 REQUESTED: AMENDED BOYCE MIXED-USE PDD

PIN
 1710400015

WARD
 1

ACREAGE
 40



AMENDED BOYCE MIXED-USE PDD

PDD 24-002 | PDD

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

