



## **AGENDA**

**Planning and Zoning Meeting  
Municipal Court Building, 540 Civic Blvd  
June 12, 2023 at 6:00 PM**

**Call Meeting to Order**

**Approve Agenda**

**Approve Minutes**

1. Possible Vote to Approve Minutes from Previous Planning and Zoning Commission Meeting held May 8, 2023.

**Meeting Procedures**

**Public Hearings**

2. **REZN 23-002.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Seventeen Point One Nine (17.19) Acres, Located at 3020 N York Ave from Agricultural (AG) to Heavy Industrial (M-2).

**Other Business**

**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 08, 2023 at 6:00 PM**

### **Call Meeting to Order**

#### **PRESENT**

Chairman Ransom Ellis  
Commissioner Darran Campbell  
Commissioner Brian Doubrava  
Commissioner Cynthia Hyder  
Council Liaison Garry Wilson

#### **ABSENT**

Commissioner John Alexander  
Commissioner Jeff Hayes  
Commissioner Mike Mann

### **Approve Agenda**

Motion made by Commissioner Doubrava, Seconded by Commissioner Hyder.

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

### **Approve Minutes**

1. Possible Vote to Approve Minutes from Previous Planning and Zoning Commission Meeting held April 10, 2023.

Motion made by Commissioner Doubrava, Seconded by Commissioner Hyder.

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

### **Meeting Procedures**

### **Public Hearings**

2. **REZN 23-001.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately One Point Two Eight(1.28) Acres, Located at 1358 E US Hwy 60 from Local Commercial (C-1) to General Commercial (C-2)

Motion made by Commissioner Doubrava, Seconded by Commissioner Hyder.

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

### **Other Business**



- 3. SUBD-PRE 23-002.** Possible Vote to Recommend the Approval of an Application for a Preliminary Plat for Greenfield Estates, a Residential Subdivision Consisting of Approximately Twenty-Three Point Four-Eight (23.48) Acres Located in the 7500 Block of West Farm Road 174

Motion made by Commissioner Campbell, Seconded by Commissioner Doubrava.

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

### **Citizen Participation**

### **Community Development Department Update**

### **Adjournment**

Motion made by Commissioner Doubrava, Seconded by Commissioner Hyder.

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

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Chris Tabor, Principal Planner

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Ransom Ellis, Chairman

**EXHIBIT A**

**Project/Issue Name:** **REZN 23-002.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Seventeen point One-Nine (17.19) Acres, Located at 3020 N York Ave, from Agricultural (AG) to Heavy Industrial (M-2).

**Submitted By:** James Wade

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

**Date:** June 12, 2023

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**ISSUE IDENTIFICATION**

James Wade has applied to change the Zoning Classification of approximately 17.19 acres of property located at 3020 N York Ave from Agricultural (AG) to Heavy Industrial (M-2).

**DISCUSSION AND ANALYSIS**

The property subject to this Rezoning Application consists of approximately 17.19 acres of land located at 3020 N York Ave; the property currently has two single-family dwelling units.

The following paragraphs contain brief analyses of present site conditions as well as the proposal's relationship to **adopted plans of the City**.

**Consistency with the Comprehensive Plan**

The City's Comprehensive Plan generally encourages the expansion of commercial and industrial 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 commercial options.
- **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
- **Goal:** Encourage the redevelopment and integration of the former Brookline area.
  - **Objective:** Support the development of an industrial/commercial center where transportation and infrastructure exist.

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

**EXHIBIT A**

The general trend in the vicinity of the subject property consists of commercial and industrial uses of varying intensities along State Highway MM and Sawyer Road.

**Compatibility with Surrounding Land Uses**

The subject property is adjacent to General Commercial (C-2) to the South and surrounded by Medium Density Single-Family (R1-M) and Agricultural (AG) to the West along York Avenue; Light Industrial (M-1) and General Commercial (C-2) to the North along Sawyer Road.

The Heavy Industrial (M-2) Zoning District is intended to allow a wide range of commercial and industrial 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 on, or in adjacent right-of-way of the subject parcel. The sanitary sewer will flow from the site to the Brookline South Lift Station, McElhaney Lift Station, and Shuyler Creek Lift Station respectively before being pumped to the Wastewater Treatment Facility.

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

**Transportation:**

A Traffic Impact Study (TIS) was required for the Rezoning Application. Development of the property will require adherence to the City's Transportation Plan, Adopted Transportation Map, and improvements required by the TIS for buildout.

The TIS concludes that the highest intense use of such zoning would not cause a significant impact on the study area roadway network. In addition, public improvements are planned for York Avenue along the frontage of the site and the intersection of York Avenue and Farm Road 156 (Sawyer Road) that will allow for accommodation of trucks and transport vehicles.

**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**



## 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.**

**Project**  
Rezone

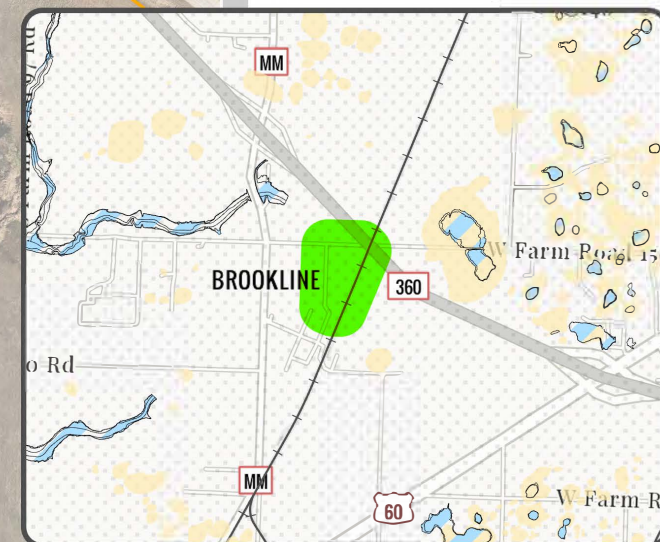
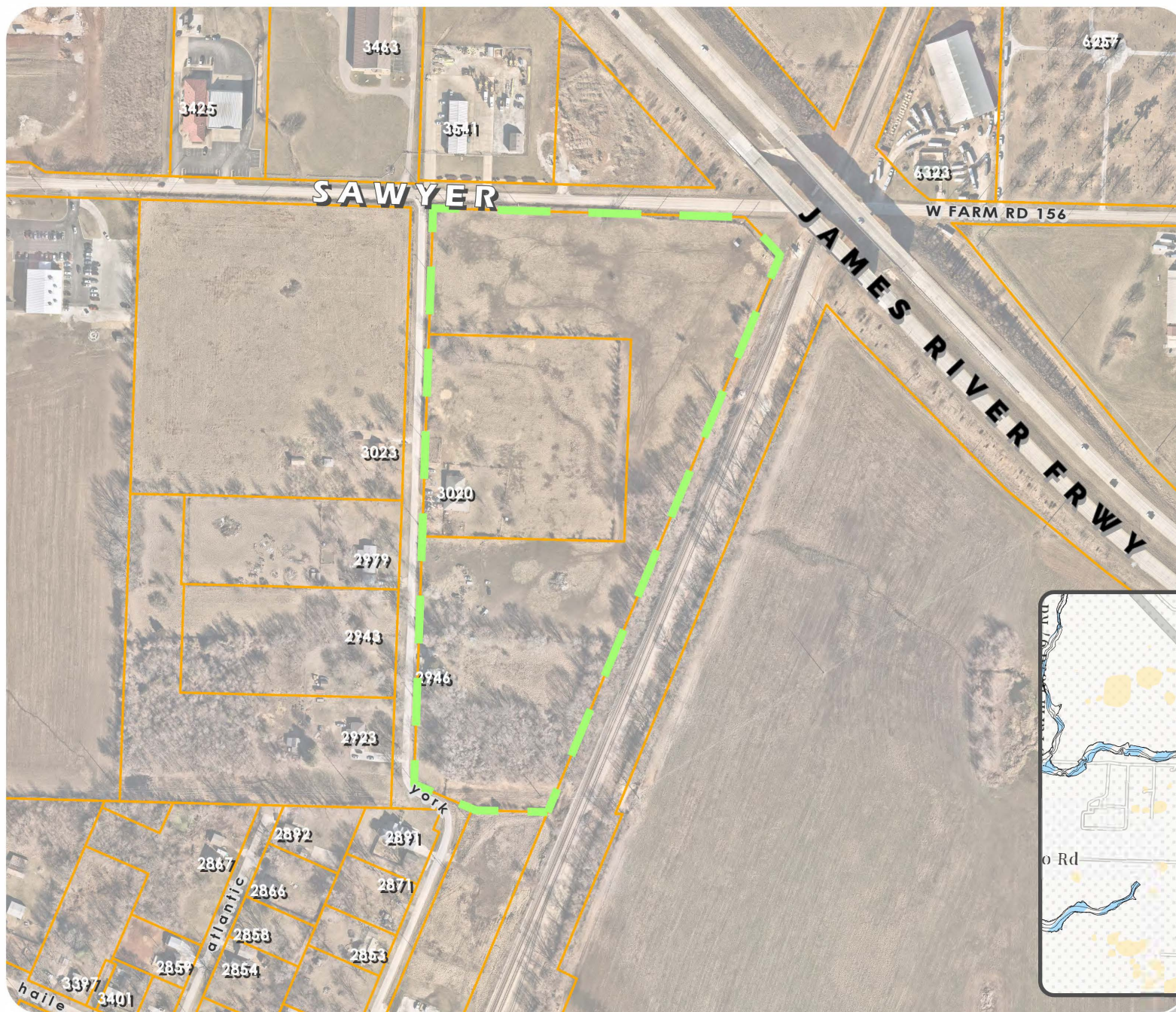
**Address**  
3020 N York Ave

**Zoning**  
AG

**Requested Zoning**  
M-2

**Acreage**  
17.19

**Ward**  
2



0 290 580 Feet

**REZN 23-002**





**Project**  
Rezone

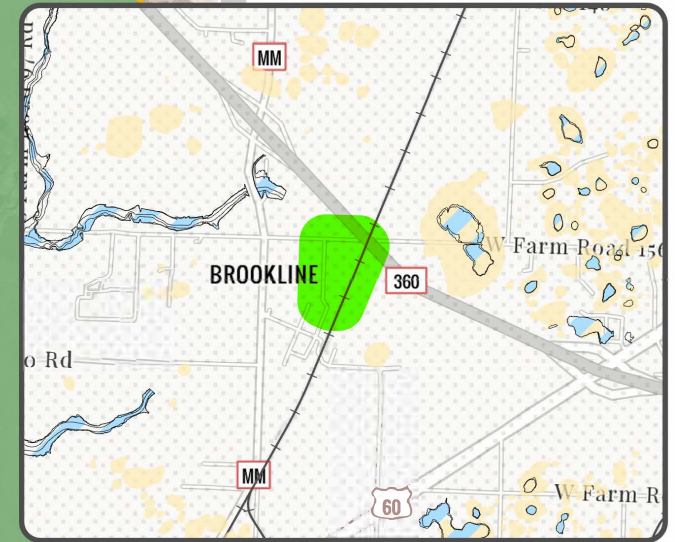
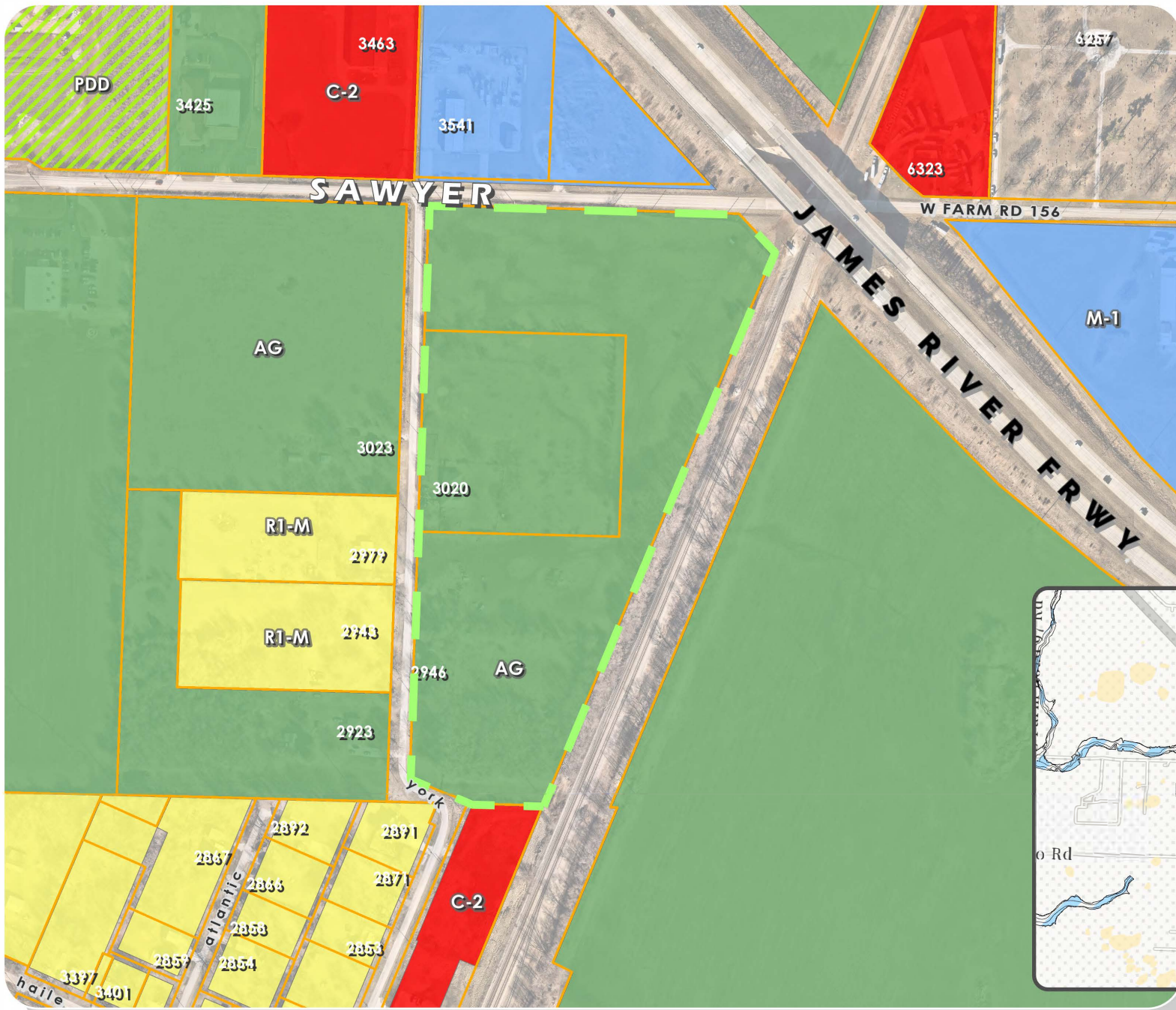
**Address**  
3020 N York Ave

**Zoning**  
AG

**Requested Zoning**  
M-2

**Acreage**  
17.19

**Ward**  
2



**REZN 23-002**

