

CITY of REPUBLIC

Established 1871

Exhibit H

AGENDA ITEM STAFF ANALYSIS

Project/Issue Name: Bill #05-106 an Ordinance Amending the Zoning Code and Official Map by Changing the Classification of Approximately 40 Acres, Owned by Steven G. McElhaney, Located at 6263 West Farm Road 178 from AG (Agricultural District) to R1-M (Single Family Medium Density Residential).

Submitted By: Steven G. McElhaney, Applicant
Greg Whitlock, Representative for Great River Engineering
Chuck Ortwein, Senior Planner

Date: December 27, 2005

Issue Statement

Greg Whitlock, representative for Steven G. McElhaney, has filed an application with the Planning and Zoning Commission and the Board of Aldermen for the rezoning of approximately 40 Acres located at 6263 West Farm Road 178 from AG (Agricultural District) to R1-M (Single Family Medium Density Residential).

Discussion and/or Analysis

Larry Snyder, representing Lacy Leanne LLC, has a contract on the subject property pending rezoning of the property. Mr. Snyder intends to rezone the property to R1-M Zoning District for the purpose of developing a residential subdivision. The subdivision will be accessed via Farm Road 178. The attached Staff Report provides analysis of the rezoning of the property. The Planning and Zoning Commission voted 5-0 to recommend approval of the rezoning.

Recommended Action

Based on the conformance of the rezoning request to the land use plan, staff recommends approval of the rezone of approximately 40 Acres located at 6263 West Farm Road 178 from AG to R1-M. Staff has reviewed and determined that the rezone application meets State and City guidelines for rezone and, therefore the Board of Aldermen may proceed with the rezone if so desired.