

# CITY of REPUBLIC

*Established 1871*

Exhibit D

## AGENDA ITEM STAFF ANALYSIS

**Project/Issue Name:** Bill #06-57 an Ordinance Amending the Zoning Code and Official Map by Changing the Classification of Approximately .2404 acres, owned by VL Properties LLC, located at 379 & 381 George Street from R-2 to R1-Z.

**Submitted By:** Vernon L. Chastain, Applicant  
Scott Christensen, Senior Planner

**Date:** August 14, 2006

### Issue Statement

VL Properties LLC have filed an application with the Planning and Zoning Commission and the Board of Aldermen to Rezone of approximately .2404 Acres, Owned by VL Properties LLC, Located at 379 & 381 George Street from R-2 to R1-Z.

### Discussion and/or Analysis

The subject property is zoned R-2 and contains a duplex building located at 379 & 381 George Street. The applicant is seeking approval of a R1-Z zero lot line residential district, which would allow all uses as set forth in the Zoning Regulations in the R1-Z district. The requested zoning of this property conforms to the City of Republic Land Use Plan and meets the building regulations for a patio home. The Planning and Zoning Commission recommended approval of the rezone by a vote of 6-0.

### Recommended Action

Based on the conformance of the rezoning request to the Land Use Plan, staff recommends approval of the rezone of approximately .2404 Acres, Owned by VL Properties LLC, Located at 379 & 381 George Street from R-2 to R1-Z.