

# CITY of REPUBLIC

*Established 1871*

Exhibit C

## AMENDED AGENDA ITEM STAFF ANALYSIS

**Project/Issue Name:** Bill #06-56 an Ordinance Amending the Zoning Code and Official Map by Changing the Classification of Approximately 129 Acres, Owned by Barnes Property LLC, Located at 1324 State Highway 174 from R1-M to PDD.

**Submitted By:** Barnes Property LLC - Ryan Barnes, Applicant  
Wally Schrock, Principal Planner

**Date:** August 14, 2006

### Issue Statement

Barnes Property LLC has filed an application with the Planning and Zoning Commission and the Board of Aldermen to rezone approximately 129 acres located at 1324 State Highway 174 from R1-M to PDD.

### Discussion and/or Analysis

The property is currently zoned for single family residential use with a minimum lot size of 9,000 square feet. The applicant is seeking approval of a Planned Development District that would allow single family, two-family, multi-family and commercial land uses. Adjacent to the subject property on the north is a subdivision zoned for single family land uses in Greene County and vacant pasture land; on the east is a subdivision zoned R1-M in the City; on the west are two houses and pasture land; and on the south is a State Highway, a subdivision zoned for single family residential uses and vacant pasture land. The applicant developed the Sandstone Subdivision which borders the subject property on the east. The requested zoning of this property conforms to the City of Republic Land Use Plan by encouraging a mix of housing opportunities and by developing commercial land uses along major highway corridors through the City. The attached Planned Development Document titled "A Planned Development Sandstone West" will serve as the zoning regulations for this property. The Planning and Zoning Commission approved the rezone with 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 129 acres located at 1324 State Highway 174 from R1-M to PDD.