

CITY of REPUBLIC

Established 1871

Exhibit F

AGENDA ITEM STAFF ANALYSIS

Project/Issue Name: Bill #06-81 an Ordinance Amending the Zoning Code and Official Map by Changing the Classification of 34.768 Acres, owned by Mable F. Trogdon TR located in the 3500 Block of State Highway MM from AG to C-2

Submitted By: Mable F. Trogdon TR, Applicant
Scott Christensen, Senior Planner

Date: December 11, 2006

Issue Statement

Mable F. Trogdon TR has filed an application with the Planning and Zoning Commission and the Board of Aldermen to Rezone 34.768 Acres, located in the 3500 Block of State Highway MM from AG to C-2.

Discussion and/or Analysis

The subject property located in the 3500 Block of State Highway MM currently is zoned AG and is an open field. The applicant is seeking approval of a C-2 Zoning, which would allow for a mix of commercial and service related businesses. The requested zoning of this property conforms to the City of Republic Land Use Plan for Zoning. The surrounding property on three sides is zoned AG containing open land and to the west across MM the property is zoned C-2. To the immediate south side of the property is James River Freeway. The Planning and Zoning Commission recommended approval of the rezone by a vote of 5 to 0.

Recommended Action

Based on the conformance of the rezoning request to the Land Use Plan, staff recommends approval of the rezoning of 34.768 Acres, owned by Mable F. Trogdon TR, located in the 3500 Block of State Highway MM from AG to C-2.