

CITY of REPUBLIC

Established 1871

Exhibit H

AGENDA ITEM STAFF ANALYSIS

Project/Issue Name: Bill #06-83 an Ordinance Amending the Zoning Code and Official Map by Changing the Classification of Approximately 5.29 Acres, owned by Missouri Gas Energy, a Division of Southern Union Company, located at 6405 Farm Road 156 from AG to M-1.

Submitted By: Missouri Gas Energy, a Division of Southern Union Company, Applicant
Scott Christensen, Senior Planner

Date: December 11, 2006

Issue Statement

Missouri Gas Energy, a Division of Southern Union Company, has filed an application with the Planning and Zoning Commission and the Board of Aldermen to rezone approximately 5.29 Acres, located at 6405 Farm Road 156 from AG to M-1.

Discussion and/or Analysis

The subject property located at 6405 Farm Road 156 currently is zoned AG and is an open field. The applicant is seeking approval of an M-1 zoning, which would allow for light industrial businesses. The requested zoning of this property conforms to the City of Republic Land Use Plan for zoning. The surrounding property on all sides is zoned AG and contains open land. To the immediate north and east 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 rezone of approximately 5.29 Acres, owned by Missouri Gas Energy, a Division of Southern Union Company, located at 6405 Farm Road 156 from AG to M-1.