

CITY of REPUBLIC

Established 1871

Exhibit C

AGENDA ITEM STAFF ANALYSIS

Project/Issue Name: Bill #06-75 an Ordinance Amending the Zoning Code and Official Map by Changing the Classification of Approximately 8.0 Acres, Owned by Robert Mark and Julie A. Trout, Located at 904 North Main Street from R1-M to R1-Z.

Submitted By: Robert Mark and Julie A. Trout, Applicant
Scott Christensen, Senior Planner

Date: December 26, 2006

Issue Statement

Robert Mark and Julie A. Trout have filed an application with the Planning and Zoning Commission and the Board of Aldermen to Rezone approximately 8.0 Acres, Located at 904 North Main Street from R1-M to R1-Z.

Discussion and/or Analysis

The subject property located at 904 North Main Street is currently zoned R1-M and contains a house with open field behind. The applicant is seeking approval of a R1-Z Zero lot line zoning, which would allow the building of patio homes or duplexes and all other uses as set forth in the Zoning Regulations. The requested zoning of this property conforms to the City of Republic Land Use Plan for zoning. The surrounding property to the north and east is zoned R1-M, to the south is zoned School Land use and to the west is zoned M-1. The Planning and Zoning Commission, by a vote of 2 to 4, recommended denial of such application for rezoning.

Recommended Action

Based on the conformance of the rezoning request to the Land Use Plan, staff recommends approval of the rezone of approximately 8.0 Acres, owned by Robert Mark and Julie A. Trout, located at 904 North Main Street from R1-M to R1-Z.