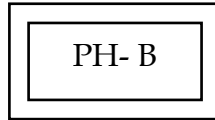


CITY of REPUBLIC

Established 1871



AGENDA ITEM STAFF ANALYSIS

Project/Issue Name: Public Hearing Concerning Amending the Zoning Code and Official Map by Changing the Classification of Approximately 5.4 Acres, Owned by Hurshel W. and Linda Sale, Located at 3030 US Highway 60 from R1-M to C2.

Submitted By: City of Republic, Applicant
Chuck Ortwein, Senior Planner

Date: February 27, 2006

Issue Statement

The City of Republic, has filed an application on behalf of Hurshel W. and Linda Sale with the Planning and Zoning Commission and the Board of Aldermen to rezone approximately 5.4 acres located at 3030 US Highway 60 from R1-M to C-2 (General Commercial District).

Discussion and/or Analysis

The property is currently zoned for residential use. The property contains three commercial businesses (Sew What) (B-Health-E) (Rudy's Discount Smoke Shop) and a residential dwelling. The parcel is being assessed as commercial property. The request for rezoning was initiated by the City of Republic in order to insure consistency with the city's zoning map. The attached Staff Report provides analysis of the rezoning of the said property. The Planning and Zoning Commission voted 6-0 to recommend approval of the rezoning.

Recommended Action

Based on the conformance of the rezoning request to the Land Use Plan, staff recommends approval of the rezone of approximately 5.4 acres located at the 3030 US Highway 60 from R1-M to C-2.