

CITY of REPUBLIC

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Exhibit DD

AGENDA ITEM STAFF ANALYSIS

Project/Issue Name: Second Reading of Bill #05-104 an Ordinance Amending the Zoning Code and Official Map by Changing the Classification of Approximately 6.43 Acres, Owned by Jeffery and Wanda Fay Messenger, Located at 6840 West State Highway M from R1-M to C-2.

Submitted By: Jeffery and Wanda Fay Messenger, Applicants
Ozark Mountain Consultants Engineers and Surveyors Inc.,
Representatives
Chuck Ortwein, Senior Planner

Date: January 9, 2006

Issue Statement

Ozark Mountain Consultants Engineers and Surveyors Inc., representatives for Jeffery and Wanda Fay Messenger, has filed an application with the Planning and Zoning Commission and the Board of Aldermen for the rezoning of approximately 6.43 Acres Located at 6840 West State Highway M from R1-M (Single Family Medium Density) to C-2 (General Commercial District).

Discussion and/or Analysis

The property is located at the corner of US Highway 60 and State Highway M. The parcel is currently zoned R1-M with a non-conforming commercial use. The owner intends to zone the property for general commercial use. The changing of the zoning amendment to C-2 will correct the error in zoning created at the time it was annexed into the city. The attached Staff Report provides analysis of the rezoning of the property. The Planning and Zoning Commission voted 5-0 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 rezoning of approximately 6.43 Acres located at 6840 West State Highway M from R1-M to C-2. Staff has reviewed and determined that the rezoning application meets State and

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City guidelines for rezone and, therefore the Board of Aldermen may proceed with the rezone if so desired.