

# CITY of REPUBLIC

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Exhibit EE

## AGENDA ITEM STAFF ANALYSIS

**Project/Issue Name:** Second Reading of Bill #05-105 an Ordinance Amending the Zoning Code and Official Map by Changing the Classification of Approximately 5 Acres Located at 952 North Oakwood Avenue from AG (Agricultural District) to PDD (Planned Development District).

**Submitted By:** MGM Properties Inc., Applicant  
Terry McKee, Representative  
Chuck Ortwein, Senior Planner

**Date:** January 9, 2006

### Issue Statement

Terry McKee, representing MGM Properties Inc., has filed an application with the Planning and Zoning Commission and the Board of Aldermen for the rezoning of approximately 5 Acres Located at 952 North Oakwood Avenue from AG to PDD.

### Discussion and/or Analysis

Terry McKee has a contract on the subject property pending rezoning of the property. Mr. McKee intends to rezone the property to PDD (Planned Development District) for the purpose of developing a mixed use development of commercial, multi-family residential and two-family residential. These 5 acres will be included with the 45 acre PDD presented at the November meeting. 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

Staff has reviewed and determined that the rezone application meets State and City guidelines for rezone and, therefore the Board of Aldermen may proceed with the rezone if so desired. Based on the conformance of the rezoning request to the Land Use Plan, Staff recommends approval of the rezone of approximately 5 acres located at 952 North Oakwood Avenue from AG to PDD.