

# CITY of REPUBLIC

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Exhibit M

## AGENDA ITEM STAFF ANALYSIS

**Project/Issue Name:** Bill #06-58 An Ordinance Amending Certain Provisions of Chapter 405 of the Republic Code of Ordinances As the Same Relate to Zoning Regulations by Adding the C-O Commercial Office District, the MSD Main Street District, and the C-3 General Commercial District.

**Submitted By:** Wally Schrock, Principal Planner

**Date:** July 24, 2006

### Issue Statement

Staff is proposing to add three new Commercial Zoning Districts to Chapter 405 Zoning Regulations: C-O Commercial Office District, MSD Main Street District, and the C-3 Heavy Commercial District.

### Discussion and/or Analysis

The Planning Staff has been revising the Subdivision Regulations and the Zoning Regulations. As part of the revisions, Staff has been tasked with adding new Commercial Zoning Districts. The revisions of the entire Subdivision Regulations and Zoning Regulations will take a significant amount of time. Therefore, Mayor Collins has requested that the addition of these new Commercial Zoning Districts be adopted before the remaining amendments are made. Staff has proposed three new Commercial Zoning Districts. The C-O Commercial Office District will be a Zoning District created strictly for Office Uses and some less intensive retail uses. The Main Street District will be a Zoning District that will allow retail, office and residential uses in the typical Main Street development form of zero lot line development, public parking, and multi-story buildings. The C-3 Heavy Commercial District will provide a district for large scale wholesale and retail uses. The Planning and Zoning Commission recommended approval by a vote of 6-0.

### Recommended Action

Staff Recommends approval of the Amendment to Chapter 405 Zoning Regulations Adding the C-O Commercial Office District, MSD Main Street District, and the C-3 Heavy Commercial District.