

STAFF REPORT

TO: Planning and Zoning Commission
Mayor and Board of Aldermen

FROM: Scott Christensen, Senior Planner
Planning and Development Department

DATE: June 19, 2006

RE: Bill #06-50

General Information

Applicant: Raymond E. and Donna S. Hill

Representative: Ozark Mountain Consultants

Requested Action: Rezone from AG to R1-M

Location: 4400 Block of State Highway ZZ

Site Size: 10.1 Acres

Existing Land Use: Agricultural

Existing Zoning: AG (Agricultural)

Proposed Land Use: R1-M (Medium Density)

Number of Lots: N/A

Surrounding Land Use and Zoning

North: Vacant Pasture Land

South: One Single Family Dwelling and Vacant Pasture Land

East: ZZ Highway and Vacant Pasture Land

West: Vacant Pasture Land

Conformance with the Land Use Plan

Overall, the development of the property as R1-M, Medium Density Residential, is in conformance with the Land Use Plan. The Land Use Plan suggests that this property be developed into Single Family Land Uses.

Background and Analysis

The property is currently zoned for agricultural use. The property is pasture and the parcel fronts on Highway ZZ.

Water Facilities: Water facilities are not available at this time.

Sewer Facilities: Sewer facilities are available.

Street Facilities Available

Fire Protection: Available

Staff Recommendation

Staff recommends the rezoning of the property at 4400 Block of State Highway ZZ be approved based on the following:

1. The proposed rezoning meets the requirements and standards set forth in the City of Republic Zoning Regulations.
2. The proposed rezoning complies with the Development Goals and Objectives for Residential Property in the City of Republic Land Use Plan.

Conditions: N/A