

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 #06-49

General Information

Applicant: Thomas E. and Carolyn Pinegar

Representative: Ed Pinegar

Requested Action: Rezone from C-1 to C-2

Location: 760 East Highway 60

Site Size: 3.8 Acres

Existing Land Use: Commercial

Existing Zoning: C-1 (Local Commercial District)

Proposed Land Use: C-2 (General Commercial District)

Number of Lots: N/A

Surrounding Land Use and Zoning

North: Sonic Drive In (Commercial)

South: Office Buildings (Commercial)

East: Vacant lot

West: Highway 60, Pinegar Chevrolet (Commercial)

Conformance with the Land Use Plan

Overall, the development of the property as C-2, General Commercial District, is in conformance with the Land Use Plan. The Land Use Plan suggests that property along the major arterial streets be zoned for commercial and multi-family land uses.

Background and Analysis

The property is currently zoned for Local Commercial District. The property did contain four single family dwellings that have now been removed. The parcel fronts on Highway 60 and will be used for fleet car sales.

Water Facilities: The City's water lines provide water service to the area.

Sewer Facilities: The City's sewer lines provide sewer service to the area.

Street Facilities Available

Fire Protection: Available

Staff Recommendation

Staff recommends the rezoning of the property at 760 East Highway 60 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 Commercial Property in the City of Republic Land Use Plan.

Conditions: N/A