

# CITY of REPUBLIC

*Established 1871*

Exhibit D

## AGENDA ITEM STAFF ANALYSIS

**Project/Issue Name:** Bill #06-45 an Ordinance Amending the Zoning Code and Official Map by Changing the Classification of Approximately 2 Acres, Owned by Rick and Sheri Casada, Located at 2904 South State Highway MM from R1-M to C-1.

**Submitted By:** Rick and Sheri Casada, Applicant  
Wally Schrock, Principal Planner

**Date:** June 12, 2006

### Issue Statement

Rick and Sheri Casada have filed an application with the Planning and Zoning Commission and the Board of Aldermen to rezone approximately 2 acres located at 2904 South State Highway MM from R1-M to C-1.

### Discussion and/or Analysis

The subject property is zoned R1-M and contains a single family dwelling with an access drive to Highway MM. The applicant is seeking approval of a C-1 commercial zoning district which would allow all uses as set forth in the Zoning Regulations in the C-1 district. The requested zoning of this property conforms to the City of Republic Land Use Plan. The attached Staff Report details the rezoning request. The Planning and Zoning Commission recommended approval of the rezone by a vote of 4-0.

### Recommended Action

Based on the conformance of the rezoning request to the Land Use Plan, staff recommends approval of the rezone of approximately 2 acres located at 2904 South State Highway MM from R1-M to C-1.