

# CITY of REPUBLIC

*Established 1871*

Exhibit N

## AGENDA ITEM STAFF ANALYSIS

**Project/Issue Name:** Bill #06-50 an Ordinance Amending the Zoning Code and Official Map by Changing the Classification of Approximately 10.1 Acres, Owned by Raymond E. Hill and Donna S. Hill, Located at 4400 Block of State Highway ZZ from AG to R1-M.

**Submitted By:** Raymond E. and Donna S. Hill, Applicant  
Scott Christensen, Senior Planner

**Date:** June 26, 2006

### Issue Statement

Raymond E. and Donna S. Hill have filed an application with the Planning and Zoning Commission and the Board of Aldermen to rezone approximately 10.1 acres located at 4400 Block of State Highway ZZ from AG to R1-M.

### Discussion and/or Analysis

The subject property is zoned AG and contains open farm land along highway ZZ. The applicant is seeking approval of a R1-M medium density residential zoning district which would allow all uses as set forth in the Zoning Regulations in the R1-M 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 5-0.

### Recommended Action

Based on the conformance of the rezoning request to the Land Use Plan, staff recommends approval of the rezone of approximately 10.1 acres located at 4400 Block of State Highway ZZ from AG to R1-M.