

CITY of REPUBLIC

Established 1871

Exhibit M

AGENDA ITEM STAFF ANALYSIS

Project/Issue Name: Bill #06-49 an Ordinance Amending the Zoning Code and Official Map by Changing the Classification of Approximately 3.8 Acres, Owned by Thomas E. and Carolyn Pinegar, Located at 760 East Highway 60 from C-1 to C-2.

Submitted By: Thomas E. and Carolyn Pinegar, Applicant
Scott Christensen, Senior Planner

Date: June 26, 2006

Issue Statement

Thomas and Carolyn Pinegar have filed an application with the Planning and Zoning Commission and the Board of Aldermen to rezone approximately 3.8 acres located at 760 East Highway 60 from C-1 to C-2.

Discussion and/or Analysis

The subject property is zoned C-1 and contained four single family dwellings that were used for commercial business. Those four dwellings have been cleared and the lot will be used as a car lot selling program cars. The applicant is seeking approval of a C-2 commercial zoning district which would allow all uses as set forth in the Zoning Regulations in the C-2 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 3.8 acres located at 760 East Highway 60 from C-1 to C-2.