

**STAFF REPORT**

**TO:** Planning and Zoning Commission  
Mayor and Board of Aldermen

**FROM:** Wally Schrock, Principal Planner  
Planning and Development Department

**DATE:** June 12, 2006

**RE:** Bill #06-46

**General Information**

**Applicant:** C&W Investments LLC

**Representative:** Planning and Development Department

**Requested Action:** Rezone from AG to R1-M

**Location:** 4494 South Farm Road 81

**Site Size:** 75 Acres

**Existing Land Use:** Vacant Pasture Land

**Existing Zoning:** AG (Agriculture)

**Proposed Land Use:** R1-M (Single Family Residential)

**Number of Lots:** N/A

**Surrounding Land Use and Zoning**

**North:** Vacant Pasture Land

**South:** Single Family Dwellings

**East:** Large Acre Tracts with Single Family Dwellings

**West:** Farm Road 81; Vacant Pasture Land

**Conformance with the Land Use Plan**

Overall, the development of the property as R1-M, Single Family Residential, is in conformance with the Land Use Plan.

**Background and Analysis**

The property is currently zoned for agricultural use due to the fact that the property was recently annexed into the City. The property consists of 75 acres of vacant pasture land. The parcel has frontage on Farm Road 81 of about 1/2 mile. The Developer intends to construct a subdivision of single family residential lots with a minimum size of 9,000 square feet.

**Water Facilities:** Water facilities are available via a main extension along Farm Road 81.

**Sewer Facilities:** Sewer Facilities are available.

**Street Facilities** Available

**Fire Protection:** Available with water main upgrades.

**Staff Recommendation**

Staff recommends the rezoning of the property at 4494 South Farm Road 81 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