

# CITY of REPUBLIC

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## AGENDA ITEM STAFF ANALYSIS

**Project/Issue Name:** Bill 06-13 An Ordinance Amending the Zoning Code and Official Map by Changing the Classification of Approximately 26.21 Acres, Owned by Ozark Steam Engine Association, Located at 7175 Farm Road 170 from R1-M to C2.

**Submitted By:** City of Republic, Applicant  
Chuck Ortwein, Senior Planner

**Date:** March 13, 2006

### Issue Statement

The City of Republic, has filed an application on behalf of Ozark Steam Engine Association with the Planning and Zoning Commission and the Board of Aldermen to rezone approximately 26.21 acres located at 7175 Farm Road 170 from R1-M to C-2 (General Commercial District).

### Discussion and/or Analysis

The property is currently zoned for residential use. The property contains a commercial business (Ozark Steam Engine Association). The parcel is being assessed as commercial property. The request for rezoning was initiated by the City of Republic in order to insure consistency with the city's zoning map. The Planning and Zoning Commission voted 6-0 to recommend approval of the rezoning.

### Recommended Action

Based on the conformance of the rezoning request to the Land Use Plan, staff recommends approval of the rezone of approximately 26.21 acres located at 7175 Farm Road 170 from R1-M to C-2.