

STAFF REPORT

TO: Planning and Zoning Commission
Mayor and Board of Aldermen

FROM: Wally Schrock, Principal Planner
Planning and Development Department

DATE: May 15, 2006

RE: Bill #06-45

General Information

Applicant: Rick and Sheri Casada

Representative: Planning and Development Department

Requested Action: Rezone from R1-M to C-1

Location: 2904 South State Highway MM

Site Size: 2 Acres

Existing Land Use: Residential

Existing Zoning: R1-M (Single-Family Medium Density Residential)

Proposed Land Use: C-1 (General Commercial District)

Number of Lots: N/A

Surrounding Land Use and Zoning

North: Vacant Lot; former Village of Brookline Town Hall

South: Single Family Dwellings

East: Single Family Dwellings

West: State Highway MM; Vacant Pasture Land

Conformance with the Land Use Plan

Overall, the development of the property as C-1, General Commercial District, is in conformance with the Land Use Plan. The Land Use Plan suggests that property along the major arterial streets be zoned for commercial and multi-family land uses.

Background and Analysis

The property is currently zoned for residential use. The property contains a single family dwelling. The parcel fronts on Highway MM and has a driveway access to the highway.

Water Facilities: Water facilities are not available at this time. The City's water expansion will provide water to the area once it is completed.

Sewer Facilities: Sewer facilities are not available at this time. The City's sewer expansion will provide sewer to the area once it is completed.

Street Facilities Available

Fire Protection: Available with water main upgrades.

Staff Recommendation

Staff recommends the rezoning of the property at 2904 South Highway MM 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 Commercial Property in the City of Republic Land Use Plan.

Conditions: N/A