

CITY of REPUBLIC

Established 1871

Exhibit D

AGENDA ITEM STAFF ANALYSIS

Project/Issue Name: Public Hearing Concerning Amending the Zoning Code and Official Map by Changing the Classification of Approximately 10 Acres, owned by Roger Beard V et al TR, located at 615 S. Main Street from R1-M to PDD.

Submitted By: Roger Beard V et al TR, Applicant
Scott Christensen, Senior Planner

Date: November 27, 2006

Issue Statement

Roger Beard V ETAL TR has filed an application with the Planning and Zoning Commission and the Board of Aldermen to Rezone approximately 10 Acres, Located at 615 S. Main Street from R1-M to PDD.

Discussion and/or Analysis

The subject property located at 615 S. Main Street, at the intersection of Miller Road, is zoned R1-M and contains two houses with open field behind. The applicant is seeking approval of a PDD, which would allow a maximum of 6.8 units per acre. If the PDD Zoning District is approved, the Developer has agreed to improve 600 feet of Miller Road which is in need of the upgrading. The requested zoning will increase the density from the City of Republic Land Use Plan. The property to the north, east, and south is zoned R1-M, and to the west is zoned PDD.

Recommended Action

No Action required; an ordinance will be presented to the Board of Aldermen at the November 27, 2006 Board of Aldermen meeting.