

CITY of REPUBLIC

Established 1871

Exhibit F

AGENDA ITEM STAFF ANALYSIS

Project/Issue Name: Bill #06-80 an Ordinance 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 South Main Street from R1-M to PDD.

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

Date: January 8, 2007

Issue Statement

Roger Beard V et al 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 Rd, is zoned R1-M and contains two houses with an 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 (See attached Planned Development District Report for Miller Crossing). The Planning and Zoning Commission recommended approval of the rezone by a vote of 5 to 0.

Recommended Action

Based on the rezoning requested, density level and the improvements to Miller Road that will be performed by the Developer, staff recommends approval of the rezone of approximately 10 Acres, owned by Roger Beard V et al TR, located at 615 S. Main Street from R1-M to PDD.