

CITY of REPUBLIC

Established 1871

Exhibit D

AGENDA ITEM STAFF ANALYSIS

Project/Issue Name: Bill #07-35 an Ordinance Amending the Zoning Code and Official Map by Changing the Classification of approximately .85 Acres, owned by Patrick and Jazell Smith, located at 200 East Highway 174 from R-2 to C-1.

Submitted By: Patrick and Jazell Smith, Applicant
Scott Christensen, Senior Planner

Date: June 11, 2007

Issue Statement

Patrick and Jazell Smith have filed an application with the Planning and Zoning Commission and the City Council to Rezone approximately .85 Acres, located at 200 East Highway 174 from R-2 to C-1.

Discussion and/or Analysis

The subject property located at 200 East Highway 174 currently is zoned R-2 and has one building (formerly a church) with open land around the building. The applicant is seeking approval of a C-1 zoning, which would allow for commercial development of the property. The property has residential homes to the south and west, a church to the east and school property to the north. The attached Site Map shows the location of the property. The Planning and Zoning Commission voted to recommend approval of the rezone 7-0.

Recommended Action

The proposed zoning would comply with the current Land Use Plan of developing commercial for the approximately .85 Acres, owned by Patrick and Jazell Smith at 200 East Highway 174.