

# CITY of REPUBLIC

*Established 1871*

Exhibit E

## AGENDA ITEM STAFF ANALYSIS

**Project/Issue Name:** Public Hearing Concerning Amending the Zoning Code and Official Map by Changing the Classification of approximately 6.5 Acres (Parcel 881716300113), owned by Draph Properties, LLC, located in the 1400 Block of U.S. Highway 60 East from C-1 & R-3 to C-2.

**Submitted By:** Draph Properties, LLC, Applicant  
Scott Christensen, Senior Planner

**Date:** May 29, 2007

### Issue Statement

Draph Properties, LLC has filed an application with the Planning and Zoning Commission and the City Council to Rezone approximately 6.5 Acres (Parcel 881716300113), located in the 1400 Block of U.S. Highway 60 East from C-1 & R-3 to C-2.

### Discussion and/or Analysis

The subject property located in the 1400 Block of U.S. Highway 60 East (Parcel 881716300113) currently is zoned C-1 & R-3 and is open land. The applicant is seeking approval of a C-2 zoning, which would allow for commercial development of the property. The property is in an area planned for commercial development, is surrounded by commercial property, and will comply with the Land Use Plan. The attached Site Map shows the location of the property.

### Recommended Action

No Action required; an ordinance will be presented to the City Council at the May 29, 2007 City Council meeting.