



Exhibit C

AGENDA ITEM STAFF ANALYSIS

Project/Issue Name: Bill #07-54 an Ordinance Amending the Zoning Code and Official Map by Changing the Classification of approximately 7.89 Acres, owned by Dean Lucas, located in the 5800 Block of West U.S. Highway 60 from M-1 to C-2

Submitted By: Dean Lucas, Applicant
Scott Christensen, Senior Planner

Date: September 10, 2007

Issue Statement

Dean Lucas has filed an application with the Planning and Zoning Commission and the City Council to Rezone approximately 7.89 Acres, located in the 5800 Block West U.S. Highway 60 from M-1 to C-2.

Discussion and/or Analysis

The subject property located in the 5800 Block West U. S. Highway 60 currently is zoned M-1 and is open land. The applicant is seeking approval of a C-2 zoning, which would allow for commercial business development of the property. The property has excellent highway frontage for the development of retail business. The attached Site Map shows the location of the property.

Recommended Action

The proposed zoning would comply with the current Land Use Plan of developing commercial for the approximately 7.89 Acres, owned by Dean Lucas, in the 5800 Block of West U. S. Highway 60.