



**PLANNING AND ZONING COMMISSION**  
**September 14, 2025**  
**STAFF REPORT**

<b>CASE NUMBER</b>	<b>ZONING/REGULATIONS ANALYSIS</b>																
RZ-2025-0117	This property is surrounded by R-1 and R-2 zoning. The roads Honeysuckle Lane and Maplewood Trl were not built to the city current standards and should be brought up if any new homes are added to the area. The Future Land use map show this area as Rural Residential.																
<b>PROJECT NAME</b>																	
Project Mitchell Subdivision																	
<b>SITE DATA</b>																	
37.00 acres																	
<b>REQUEST</b>																	
Rezoning																	
<b>ZONING/DISTRICT</b>																	
R-1 Single Family Residential																	
<b>COMP PLAN FLUM</b>																	
Rural Residential																	
<b>Parcel ID</b>																	
23 8 27 0 000 003.000																	
<b>LOCATION</b>																	
23 8 27 0 000 003.000																	
<b>ENGINEER</b>																	
<b>OWNER/DEVELOPER</b>																	
Mitchell Bros Contractors Inc																	
<b>DESCRIPTION OF USE</b>																	
Rezone from R-1 (Single-Family Residential District) to R-3 (Single-Family Residential District)																	
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;"><i>DIRECTION</i></th> <th style="width: 33%;"><i>ADJACENT LAND USE</i></th> <th style="width: 33%;"><i>ZONING</i></th> </tr> </thead> <tbody> <tr> <td><i>N</i></td> <td></td> <td><i>R-1</i></td> </tr> <tr> <td><i>E</i></td> <td></td> <td><i>R-2</i></td> </tr> <tr> <td><i>S</i></td> <td></td> <td><i>County</i></td> </tr> <tr> <td><i>W</i></td> <td></td> <td><i>County</i></td> </tr> </tbody> </table>		<i>DIRECTION</i>	<i>ADJACENT LAND USE</i>	<i>ZONING</i>	<i>N</i>		<i>R-1</i>	<i>E</i>		<i>R-2</i>	<i>S</i>		<i>County</i>	<i>W</i>		<i>County</i>
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	<b>NEXT STEPS IF RECOMMENDED</b>																
	Oct 13 – City Council set Public Hearing Oct 19 – Full Advertisement Oct 26 – Synopsis Nov 10 – City Council Public Hearing																