

Staff Report

ACTION ITEM: Consider a rezoning request for 26.2 acres of parcel #099003600007000000 from an R-1 Single-family residential district to an I-2 Heavy industrial district as submitted by Trussworks Reality Missouri, LLC.

APPLICANT: Trussworks Reality Missouri, LLC (Steven L. Stroder)

APPLICANT STATUS: Property Owner

PURPOSE: To rezone from an R-1 Single-family residential district to an I-2 Heavy industrial district.

SIZE: 26.2 acres (in the process of annexation).

PRESENT USES: Agricultural

PROPOSED USE: I-2 Heavy industrial district.

ZONING: R-1 Single-family residential district after annexation.

SURROUNDING LAND USE: North – I-2 Heavy industrial district; South – C-2 General commercial district; East – C-2 General commercial district; West – R-1 Single-family residential district

HISTORY: This tract was part of the Larry D. Borgfield and Audrey Borgfield property before being sold to Trussworks Reality Missouri, LLC. Stroder's Industrial Park Subdivision, which is 12 acres of Parcel #099003600007000000, is already undergoing the process of annexation and rezoning.

TRANSPORTATION AND PARKING: All required street frontage will exist once the Cane Creek Rd extension is completed.

APPLICABLE REGULATIONS: Zoning Code (Chapter 65)

2009 COMPREHENSIVE PLAN: Single-Family Residential

MAJOR STREET PLAN: This does not conflict with the major street plan.

FLOODPLAIN INFORMATION: This property is not in a floodplain per FEMA panel 29031C0143E dated 9/29/11.

PHYSICAL CHARACTERISTICS: Various

COMMENTS: This rezoning is concurrent with annexing the land outside the city limits. Once the land is annexed, it will become an R-1 Single-family residential district. This rezoning will be for the 26.2 acres of parcel #099009600007000000.

ACTION REQUIRED: The Commission shall vote to recommend approving or denying this request and will need to make their recommendation contingent on annexing the 26.2 acres of parcel number #099009600007000000. The P&Z decision serves as a recommendation to the Board of Aldermen. A positive recommendation requires a simple majority vote of the Board of Aldermen to approve the request. A negative recommendation requires a 2/3 majority of the vote of the Board of Aldermen for approval.