

## **Staff Report**

**ACTION ITEM:** Consider a request for rezoning the southwest corner of E Main Street and S Shawnee Boulevard (county parcel number 15-113-00-16-001.00-0000). Currently known as the Penrod William J Trust from an R-4 General Residential District to a C-2 General Commercial District as submitted by William J. Penrod Sr.

**APPLICANT:** William J. Penrod Sr.

**APPLICANT STATUS:** Property Owner

**PURPOSE:** To rezone from an R-4 General Residential District to a C-2 General Commercial District

**SIZE:** 1.91 acres

**PRESENT USES:** R-4 General Residential

**PROPOSED USE:** C-2 General Commercial

**SURROUNDING LAND USE:** North – R-4 General Residential; South – R-4 General Residential; East – R-4 General Residential and R-2 Single Family Residential; West – R-4 General Residential

**HISTORY:** There are currently four (4) duplex units and one single-family residence on this property. There are two (2) duplex units, one (1) single-family residence on E Main Street, and then two (2) duplex units on S Shawnee Boulevard.

**TRANSPORTATION AND PARKING:**

**APPLICABLE REGULATIONS:** Land Subdivision Regulations (Chapter 57); Zoning Code (Chapter 65)

**2009 COMPREHENSIVE PLAN:**

**FLOODPLAIN INFORMATION:** This property is in a floodplain per FEMA panel 29031C0144E dated 9/29/11. See attached map

**PHYSICAL CHARACTERISTICS:**

**COMMENTS:** The owner wants to make offices from the two (2) duplexes on E Main.

**ACTION REQUIRED:** The Commission shall vote to recommend approving or denying this request. A public hearing is required at the Board of Aldermen level. A 2/3<sup>rd</sup> vote is required by the Board of Alderman if denied by P&Z.