

Staff Report

ACTION ITEM: Consider a rezoning request for Stroder's Industrial Park Subdivision from an R-1 and R-2 Single-family residential district to a C-2 General commercial 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 and R-2 Single-family residential district to a C-2 General commercial district.

SIZE: 1.45 acres (inside the city limits), 10.55 acres (in the process of annexation) 12 acres total.

PRESENT USES: Agricultural

PROPOSED USE: C-2 General commercial district.

ZONING: R-1 and R-2 Single-family residential district

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. A small portion of this tract was annexed into the city as part of a large voter-approved annexation that followed public survey lines.

TRANSPORTATION AND PARKING: All required street frontage exists.

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 12 acres of Stroder's Industrial Park Subdivision, which is 12 acres.

ACTION REQUIRED: The Commission shall vote to recommend approving or denying this request and will need to make their recommendation contingent on the annexation of the 12 acres for Stroder's Industrial Park Subdivision. A public hearing at this level is optional but requires one at the Board of Aldermen level.