



Agenda Item Cover Sheet

Agenda Title:

- Bill 26-11 An Ordinance Approving the Rezoning Application for 16002 S. Harris Rd. from Cass County Agricultural to Suburban Neighborhood District (R-1).

Department/Contact Person:

- Missy Gentry, Development Services Manager

Background Information:

- A recent voluntary annexation of the property was approved by the City Council on January 26, 2026.
- The prior Cass County Zoning of Agriculture does not align with the requirements set forth in the UDC.
- A rezoning of the parcel to Suburban Neighborhood District (R-1) aligns with the UDC and the Future Land Use Map.
- A Public Hearing was held before the Planning & Zoning Commission on March 3, 2026 with a unanimous vote to recommend approval to City Council.
- Notification was published in the Tribune & Times the weeks of February 12, 2026 and February 19, 2026

Financial Information:

- N/A

Staff Recommendation:

- Staff recommends approval of the rezoning application as presented.

Attachments:

- Application
- Affidavit of Publication
- Planning & Zoning Recommendation
- Staff Comment
- Bill 26-11