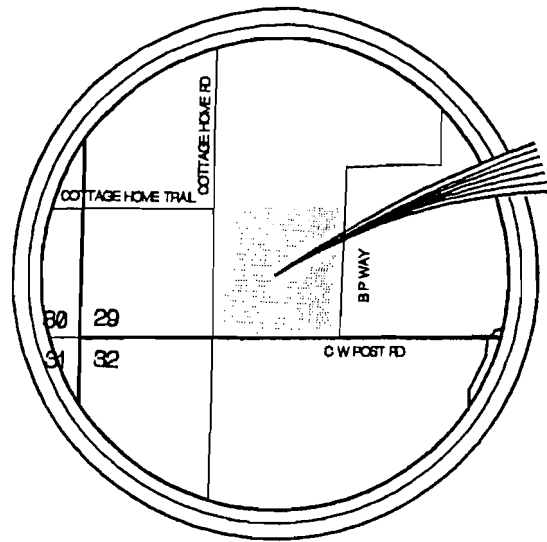


METROPOLITAN AREA
PLANNING COMMISSION
August 13, 1996

STAFF REPORT
AGENDA ITEM #6
RZ96-26



APPLICANT(S): Don Hudson
REQUESTED ACTION: Rezoning R-1 to I-2
CURRENT USE: Vacant
PROPOSED USE: Unspecified

SURROUNDING ZONING AND LAND USE:

NORTH: R-1, agricultural
SOUTH: R-1, agricultural, some residential
EAST: I-2, industrial park
WEST: R-1, agricultural, some residential

RIGHT-OF-WAY REQUIREMENT FROM MASTER STREET PLAN/CITY POLICY:
Cottage Home Road - 80' required, 30' shown from centerline
C. W. Post Road - 100' required, 50' shown from centerline
BP Way - 120' required, 60' shown from centerline

ANALYSIS

This acreage is located immediately west of the Crane/Kemlite Company in the industrial park. Most of the undeveloped acreage in the area is agricultural at present. The property is adjoined on the west by the connecting arterial that goes from Herget north to Busch Agri and on the east by a major arterial going through the industrial park. A railroad spur adjoins the property on the north side and another major arterial on the south side of the property. This area is projected as being industrial in the future and is R-1 only by annexation.

Platting and site plans will be required prior to development.