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## MEMORANDUM

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TO: Mayor & City Council  
FROM: Mary Lou DeWitt, Comm. Dev. Zoning Specialist  
SUBJECT: **Rezoning from A-1, Agricultural to B-3, General Commercial Business District at PID #24-032-5004 (FIRST READING)**  
DATE: July 2<sup>nd</sup>, 2024

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### **REZONING APPLICATION REVIEW:**

#### **Background:**

Sam Eastey, applicant applied for rezoning of the property located at PID #24-032-5004 that is currently zoned as A-1, Agricultural District and to rezone the site to B-3, General Commercial Business District.

#### **Analysis:**

The property is vacant land and the applicant would like to build a mix use of Automobile and Recreational Sales and Service building along with Automobile and Truck Repair Shop that both would be permitted with a Conditional Use Permit in the B-3 District.

*The intent of the A-1, Agricultural District is to preserve the rural character of the district until such time as the land use is determined.*

*The intent of the B-3, General Business District is to create an area to serve the commercial and service needs of the general population. The objective is to provide services to both pedestrian and vehicular traffic and to accommodate those businesses which require large areas for off-street parking or generate substantial traffic originating from outside the community.*

#### **Rezoning Review Standards:**

Many communities utilize the following factors as review standards in rezoning requests, which are being provided as information:

1. The proposed action has been considered in relation to the specific policies and provisions and has been found to be consistent with the official City Comprehensive Plan.
2. The proposed use is or will be compatible with present and future land uses of the area.
3. The proposed use conforms with all performance standards contained in this code.
4. The proposed use can be accommodated with existing public services and will not overburden the city's service capacity.
5. Traffic generation by the proposed use is within capabilities of streets servicing property.

#### **Conclusion / Recommendation:**

The Planning Commission held a Special Planning Commission meeting on July 1<sup>st</sup>, 2024 and approved the rezoning of the site at PID #24-032-5004 from A-1, Agricultural District to B-3, General Commercial Business District and forward the recommendation for the zoning map amendment to the City Council to hold a first reading July 11<sup>th</sup>, 2024 of Ordinance #856.

## Zoning Map



*The intent of the A-1, Agricultural District is to preserve the rural character of the district until such time as the land use is determined.*

*The intent of the B-3, General Business District is to create an area to serve the commercial and service needs of the general population. The objective is to provide services to both pedestrian and vehicular traffic and to accommodate those businesses which require large areas for off-street parking or generate substantial traffic originating from outside the community.*

## Future Land Use Map

*The property is designated as Commercial in the Comprehensive Plan Future Land Use Map. No change will occur with this designation. The definition for commercial: Located at gateways and along corridors into the city, uses in this district include general commercial, retail, business service and offices.*

