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## MEMORANDUM

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TO: Mayor & City Council  
FROM: Mary Lou DeWitt, Comm. Dev. Zoning Specialist  
SUBJECT: **Rezoning newly annexed property 9542 18<sup>th</sup> Street from A-1, Agricultural to B-3, General Commercial Business District (FIRST READING)**  
DATE: July 2<sup>nd</sup>, 2024

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### **Background:**

The City of Princeton approved an orderly annexation for the property site located at 9542 18<sup>th</sup> Street, PID #24-519-0010 on November 22<sup>nd</sup>, 2022. A dentistry office has been operating at the site for many years.

### **Analysis:**

The site is currently zoned as A-1, Agricultural and will need to be amended to B-3, General Commercial Business District where the appropriate zoning is applied. Professional services such as dentistry is a permitted use and the site adjoins the B-3 District where the classification will be appropriate.

*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.

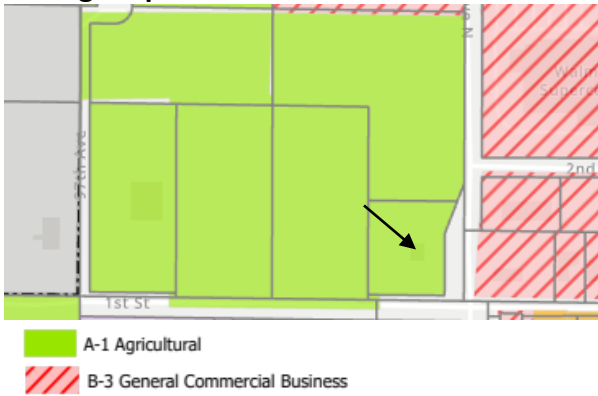
### **Conclusion / Recommendation:**

A Special Planning Commission meeting was held on July 1<sup>st</sup>, 2024 where a public hearing was held and approved for the rezoning of the site at 9542 18<sup>th</sup> Street, PID #24-519-0010, Lot 1, Block 1, Lodge Pine Plantation, 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 #855.



Site is highlighted

**Zoning Map**



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*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.*

