

Petition 2021-029 by Derek Rothaupt, Roth4 Holdings LLC

To Approve:

This petition is found to be **inconsistent** with the land use recommended in the *Northwest District Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family up to 4 dwelling units per acre.

(However, we find) this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- Even though the proposed rezoning petition is inconsistent with the adopted land use for this site, the existing use has been grandfathered in and was in existence prior to the district plan.
- The property currently is split zoned between R-3 and I-2. Only 0.54 acres of the R-3 portion will be rezoned under this petition and will be joined with the existing industrial development. This rezoning leaves the R-3 portion with the house remaining as single family.
- The added industrial zoned property will provide additional room to operate an industrial use on the parcel while maintaining buffer requirements.
- The I-2 industrial zoning district includes required buffers when adjacent to residential uses.

The approval of this petition will revise the adopted future land use of single family up to 4 dwelling units per acre by the *Northwest District Plan*, to industrial land use for the site.

To Deny:

This petition is found to be **inconsistent** with the land use recommended in the *Northwest District Plan* based on the information from the staff analysis and the public hearing, and because:

- The plan recommends single family up to 4 dwelling units per acre.

(Therefore, we find) this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- (To be explained by the Zoning Committee)

Motion:

Approve or Deny

Maker:

2ND:

Vote:

Dissenting:

Recused: