

One (1) waiver is requested as detailed in Section 9 of the attached Planning Commission Packet (Attachment A), pertaining to Site Design Category 6 setback requirements from residential zoning districts, which staff is supportive of.

To ensure compatibility of land uses in the area, and due to visibility from an arterial roadway, staff is recommending a list of uses to be restricted on the property as provided in the Ordinance (Attachment C). These use restrictions align with those on adjacent industrial properties.

The public hearing was held on June 10, 2024, and no individuals spoke during the hearing. Staff recommends approval, and following the public hearing, the Planning Commission voted 8-0 to recommend approval of RZ24-0010 as stipulated.

FINANCIAL IMPACT:

None

ACTION NEEDED:

1. Approve Ordinance No. 24-27 for a rezoning to the M-2 District as recommended by the Planning Commission (four positive votes required).
2. Deny Ordinance No. 24-27 for a rezoning to the M-2 District (five positive votes required).
3. Return the rezoning application to the Planning Commission for further consideration with a statement specifying the basis for the Governing Body's failure to approve or disapprove (four positive votes required).

ATTACHMENT(S):

- A. Planning Commission Packet
- B. Planning Commission Minutes
- C. Ordinance No. 24-27