

## EXECUTIVE SUMMARY – Zoning Change

### **Tax Lots 143, 145 & 146 – Soderberg**

### **2645 US Highway 30 and 9325 State Highway 133**

The subject properties are currently zoned **RM – Medium Residential**. The Future Land Use Map designates the properties as **Commercial**, which is inconsistent with the current zoning classification.

The request is to rezone the subject properties from **RM – Medium Residential** to **A/CH – Agricultural/Highway Commercial**. The proposed rezoning is consistent with the contiguous and surrounding **A/CH – Agricultural/Highway Commercial** zoning districts and would create a more uniform zoning pattern in the area.

The Future Land-Use Map indicates land be used for Commercial zoning.

Two of the subject tax lots are currently developed with single-family dwellings. These residences would become legal, nonconforming uses and would be permitted to remain. Should either dwelling be damaged or destroyed beyond 50 percent of its value, reconstruction would be subject to the requirements of the zoning ordinance.

This is a city-initiated rezoning request. Staff finds that the proposed zoning designation is consistent with the Future Land Use Map and represents the highest and best use of the subject properties given their location and surrounding land uses.