

The applicant is seeking to rezone the property from A-U (Agricultural Use) to C-H (Highway Commercial) in order to bring the existing commercial use into compliance with zoning regulations and to support continued commercial activity on the site.

While no immediate change in use is proposed, the rezoning is also being pursued in anticipation of a potential future sale of the property to Edwin Smith, who intends to continue and potentially expand his business operations. This request is part of a broader effort involving adjacent properties to align zoning designations with existing and proposed commercial uses along the US Highway 41 corridor.

STAFF ANALYSIS:

Standards for Exercise of Zoning Powers:

- 1) Whether the proposed rezoning request is compatible with the existing land uses and the Zoning classifications of nearby property.**
 - The proposed C-H (Highway Commercial) zoning is generally compatible with the existing development pattern along US Highway 41, where several properties have transitioned to commercial uses. The subject property is currently being used commercially, and the request would bring it into compliance.

- 2) Whether the proposed zoning will create an isolated district unrelated to adjacent and nearby district**
 - The proposed zoning district will not create an isolated district, as it is located along a corridor that already contains a mix of agricultural, rural residential, and commercial uses, including existing C-H zoning nearby.

- 3) Whether the existing population density pattern and the possible increase of the load on public facilities.**
 - The rezoning of approximately 1.0 acre for commercial use is not expected to significantly increase population density or create an undue burden on public facilities due to its location along an existing commercial corridor

- 4) Whether changed or changing conditions make the passage of the proposed amendment reasonable.**
 - The property fronts US Highway 41 and is already developed with a commercial use. The proposed rezoning reflects existing conditions and development patterns along the corridor.

- 5) Whether the proposed change will adversely influence existing conditions in the neighborhood or the community at large.**
 - The applicant has indicated that the proposed rezoning will not adversely impact surrounding properties, and the request is consistent with similar uses within the area.