

An additional portion of approximately **1.003 acres** will be conveyed to Edwin Smith, who intends to incorporate the property into his existing commercial operations. Mr. Smith operates “The Trailer Place,” a long-standing business along the US Highway 41 corridor, and the additional acreage is intended to support expansion of that use.

The rezoning associated with this request is intended to bring the newly created parcel into compliance with its intended commercial use (C-H zoning), while maintaining the remaining acreage to A-U zoning. This application reflects the ongoing transition of properties along the corridor from agricultural to commercial uses in response to development patterns in the area.

#### **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 pattern of development along the US Highway 41 corridor. While the newly created parcel will abut property that will remain zoned A-U and used residentially, this condition is common in transitional corridors where agricultural and commercial uses coexist. Adequate site design and buffering at the time of development can help mitigate potential impacts between uses.
- 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 1.003 acre for commercial use is not expected to significantly increase intensity 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 subject property is part of a larger subdivision and reconfiguration effort to accommodate expanding commercial activity along the US Highway 41 corridor. The proposed rezoning reflects changing land use patterns in the area and supports the expansion of an existing nearby business.