

The subject property, owned by **Elwood Godwin** (Parcel 0195 006), is proposed to be reconfigured through the incorporation of approximately 0.322 acres from the adjacent Kimmel Family Living Trust property (Parcel 0193 011). This adjustment will increase the total size of the parcel to approximately 1.489 acres.

The property is currently developed with a site-built residence and is also used in conjunction with a mobile home transport business, including temporary parking of mobile homes and the presence of a metal office/workshop structure.

The applicant is requesting to rezone the property from A-U (Agricultural Use) to C-H (Highway Commercial) to bring the existing business activities into compliance with zoning regulations.

In conjunction with the rezoning, the applicant is also requesting a Special Exception within the C-H zoning district to allow for the continued use of the residence in its current and reconfigured condition, as well as the continued operation of the mobile home transport business.

Pursuant to the City of Dasher Zoning Ordinance, residential uses may be permitted within the C-H (Highway Commercial) zoning district only through approval of a Special Exception. This process allows the Planning Commission to evaluate site-specific conditions and ensure that such uses remain compatible with surrounding properties and the overall character of the corridor.

This request reflects the ongoing transition of properties along the US Highway 41 corridor from primarily agricultural and residential uses to a mix of commercial and service-oriented uses, while maintaining compatibility with existing development patterns in the area.

STAFF ANALYSIS:

Mr. Goodwin operates a mobile home transport business. The vast majority of the operations are off site, but occasionally, there will be repairs or temporary storage of the manufactured homes in between transports. Therefore, since there is a current residence, but the rezoning is C-H, this will allow him to continue both the business and the residence on his property.

Standards for Special Exception Review:

- 1) Whether the proposed use will not be contrary to the purpose of the zoning ordinances of the appropriate governing body**
 - The proposed use, which includes the continued residential occupancy of the property, is not contrary to the intent of the City of Dasher Zoning Ordinance. The C-H (Highway Commercial) district allows residential uses through the Special Exception process, which is intended to evaluate site-specific conditions and ensure compatibility. The request is consistent with this intent and allows for orderly transition of the property while maintaining existing residential use.