



REGULAR PLANNING COMMISSION MEETING AGENDA
Wednesday, March 9, 2022 5:00 PM
City Council Chambers, Elks Civic Building - 107 S. Cascade Ave.

The Montrose Planning Commission is pleased to have residents of the community take time to attend Planning Commission Meetings. We encourage your attendance and participation. Individuals wishing to be heard during public hearing proceedings are encouraged to be prepared and will generally be limited to three minutes to allow everyone the opportunity to be heard. The 11:00 p.m. rule will be enforced in accordance with City of Montrose Regulations (Sec. 7-15-2).

Additional written comments are welcome. If you would like to comment on an agenda item, please email planningmail@cityofmontrose.org. Written comments must be received by noon one week prior to the meeting in order to be included in the Planning Commission packet. After that deadline, comments received by noon the day prior to the meeting will be distributed to the Planning Commission on the meeting day.

Public participation for this meeting will be in-person in the City Council Chambers and via Zoom at the following link: <https://us02web.zoom.us/j/82125277891>

Telephone participation is available at: +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799
Webinar ID: 821 2527 7891

Hearing assistance devices are available for public use. Please let us know if you need accommodation. The City also offers interpretation for Spanish speakers. In order to allow time to book this resource, please email planningmail@ci.montrose.co.us at least three days before the meeting.

- 1) Planning Commission meeting called to order
- 2) Roll call by the Planning Commission Chair
- 3) Approval of Minutes of the February 23, 2022 meeting
- 4) Additions or Deletions
- 5) **REZONE OF TRACT 4 OF ROSEMONT SUBDIVISION** This is a request to rezone Tract 4 of the Rosemont Subdivision (Parcel #376727102008) from "MHR" Manufactured Housing Residential District to "B-2A" Regional Commercial District. The property consists of approximately 1.85 acres. The applicant is Montrose Outdoors, LLC. *Staff: Planner I William Reis*



6) **CONDITIONAL USE PERMIT FOR TRACT 4 OF ROSEMONT SUBDIVISION**

The applicant is requesting a conditional use permit to allow a recreational vehicle park and campground in the "B-2A" Regional Commercial District located within Tract 4 of the Rosemont Subdivision. This type of use is considered a conditional use in this zoning district. The applicant is Montrose Outdoors, LLC. *Staff: Planner I William Reis*

7) Other Business – Overview of Municipal Code Updates, Martin Landers (30 minutes)

8) Next Meeting will be March 23, 2022 at 5:00 p.m.

9) Motion to Adjourn



AGENDA JUNTA REGULAR DE LA COMISIÓN DE PLANIFICACIÓN
Miércoles, marzo 9, 2022 5:00 PM
Cámaras del Consejo de la Ciudad, Elks Civic Building - 107 S. Cascade Ave.

El Comité de Planificación de Montrose se complace en tener a residentes de la comunidad que se toman el tiempo para asistir a las juntas del Comité de Planificación. Les animamos a asistir y a participar. A los individuos que deseen ser escuchados durante los procedimientos de la audiencia pública se les anima a que estén preparados y por lo general se les limitará a tres minutos para permitir que todos tengan la oportunidad de ser escuchados. La regla de las 11:00 p.m. será implementada de acuerdo con las regulaciones de la Ciudad de Montrose (Sec.7-15-2).

Comentarios adicionales por escrito son bienvenidos. Si le gustaría comentar en algún punto de la agenda envíe un correo electrónico a planningmail@cityofmontrose.org. Los comentarios por escrito deben ser recibidos para el mediodía una semana antes de la junta para ser incluidos en el paquete de la Comisión de Planificación. Después de este plazo, los comentarios recibidos al mediodía el día antes de la junta serán distribuidos a la Comisión de Planificación el día de la junta.

La participación pública para esta junta será en persona en las Cámaras del Consejo de la Ciudad y vía Zoom en el siguiente enlace: <https://us02web.zoom.us/j/82125277891>.

Para participación telefónica llame a: +1 1 669 900 9128 ó +1 253 215 8782 ó +1 346 248 7799 Webinar ID: 821 2527 7891.

Hay asistencia de aparatos auditivos disponibles para el uso público. Por favor déjenos saber si usted necesita esta adaptación. La ciudad también ofrece interpretación para hispanohablantes. Para poder reservar esta asistencia, por favor envíe un email a planningmail@ci.montrose.co.us por lo menos tres días antes de la junta.

- 1) Comisión de Planificación llamado a orden de la junta
- 2) Toma de asistencia por el Presidente de la Comisión de Planificación
- 3) Aprobación de la minuta de la junta de febrero 23, 2022
- 4) Adiciones o eliminaciones

5) **REZONIFICACIÓN DEL TRAMO 4 DE SUBDIVISIÓN ROSEMONT**

Esta es una solicitud de rezonificación del Tramo 4 de la Subdivisión Rosemont (Parcela #376727102008) de “MHR” Distrito Residencial de Viviendas Prefabricadas a “B-2A” Distrito Regional Comercial. La propiedad consiste de aproximadamente 1.85 acres. El solicitante es Montrose Outdoors, LLC. *Personal: Planificador I William Reis*

6) **PERMISO DE USO CONDICIONAL PARA EL TRAMO 4 DE LA SUBDIVISIÓN ROSEMONT**

El solicitante está pidiendo un permiso de uso condicional para permitir un parque de vehículo recreativo y campamento en la “B-2A” Distrito Regional Comercial localizado dentro del Tramo 4 de la Subdivisión Rosemont. Este tipo de uso es considerado un uso condicional en esta zona del distrito. El solicitante es Montrose Outdoors, LLC. *Personal: Planificador I William Reis*

7) Otros Asuntos - Descripción general de futuras actualizaciones del Código Municipal, *Martin Landers (30 minutos)*

8) La próxima junta será el 23 de marzo de 2022 a las 5:00 p.m.

9) Moción para levantar la sesión



The Montrose City Planning Commission held a meeting on February 23, 2022 at 5:00 p.m. in City Hall Council Chambers. The meeting was also held virtually via zoom. The meeting agenda was posted in accordance with the Colorado Open Meetings Act (C.R.S. §24-6-401, et.seq.).

Planning Commissioners Present: David Fishing (Chair), Chad Huffman (Vice-Chair), Karen Vacca, Jan Chastain, Phoebe Benziger, Delphine Jadot, Richard Rogers, and Steve Ball. Absent: None.

Staff Members Present: Amy Sharp (Senior Planner), William Reis (Planner I), Ann Morgenthaler (Deputy City Manager), Chris Dowsey (Assistant City Attorney), Scott Murphy (City Engineer), Sharon Dunning (Building Services Technician), Greg Story (Information Systems Director).

There were 2 members of the public in person, 6 members of the public on zoom.

CALL TO ORDER

Chairperson David Fishing called the meeting to order at 5:00 p.m.

APPROVAL OF MINUTES

Richard Rogers requested a correction to an action item.

Phoebe Benziger moved to approve the minutes of the February 9, 2021 meeting as amended. Karen Vacca seconded, and the motion carried.

ADDITIONS OR DELETIONS

None.

1. MIER ADDITION (Continued).

This is a continuation of a proposal for initial zoning of "R-4" High Density District for the proposed Mier Addition, approximately 14.67 acres. The parcel is located east of 6530 Road, west of 6600 Road, and north of Locust Road. The applicants are Calvin and Helen Mier.

Staff Presentation

Amy Sharp introduced this item. All public requirements have been fulfilled and the official files and exhibits have been entered into the record.

The applicant has changed their request to "R-3" Medium Density District. The applicant will have to request a conditional use permit if they want to put more density than single family homes or duplexes.

Questions for Staff

None.

Applicant Presentation

Calvin Mier, applicant, stated he is willing to move forward with an “R-3” zoning request.

Questions for Applicant and Staff

Planning Commissioners and applicant discussed neighborhood meetings.

Planning Commissioners and staff discussed bed and breakfasts and short-term rentals in R-3 zoning.

Public Hearing

Two members of the public came forward with concerns about the changes in density, short-term rentals and people trespassing and interfering with livestock.

Questions for Applicant or Staff

None.

Discussion

Planning Commissioners discussed short-term rentals versus bed and breakfast, and any future request for higher density would have to come before the Planning Commission.

Motion and Vote

Delphine Jadot moved to recommend to City Council approval of the initial zoning request of “R-3” Medium Density District. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report. Chad Huffman seconded, and the motion carried unanimously.

2. BLUECORN BEESWAX SIGN VARIANCE.

This is a request for a variance to allow 367.3 square feet of signage on the property located at 1842 S. Townsend Avenue. Properties in the "B-2" zoning district are allowed to have up to 300 square feet of signs. The applicant is Bluecorn Beeswax.

Staff Presentation

William Reis introduced this item. All public requirements have been fulfilled and the official files and exhibits have been entered into the record.

Questions for Staff

Planning Commissioners and staff discussed the sizes and locations of signs.

Applicant Presentation

John Kornbluh, applicant, discussed his final sign plan.

Questions for Applicant

Planning Commissioners and applicant discussed illumination of the signs.

Public Hearing

None.

Questions for Applicant or Staff

Planning Commissioners and staff discussed opening date of the business.

Discussion

None.

Motion and Vote

Phoebe Benziger moved to approve the request to allow a variance for a 367.3 square feet of signage for Bluecorn Beeswax at 1842 S Townsend Ave. The request meets the Code criteria and standards based on the evidence and testimony presented at this hearing and in the staff report. Karen Vacca seconded, and the motion carried unanimously.

3. EAGLE RANCH SUBDIVISION SKETCH PLAN REVIEW.

This is a review and discussion of the Sketch Plan for the Eagle Ranch Subdivision, a proposed residential development with eight single-family lots. This property, which consists of 4.01 acres, is located adjacent to Oak Grove Road, at the end of Eagle Ranch Lane. The applicant is Rick Brown.

Staff Presentation

William Reis introduced this item. All public requirements have been fulfilled and the official files and exhibits have been entered into the record.

Questions for Staff

None.

Applicant Presentation

Rick Brown, applicant, came forward to answer questions.

Questions for Applicant

Planning Commissioners and applicant discussed access to some lots and future road connections.

Public Hearing

None.

Questions for Applicant or Staff

None.

Discussion

Planning Commissioners discussed zoning and density. There were no suggestions for developer.

Motion and Vote

No formal action is taken at this time.

3. OTHER BUSINESS

Ann Morgenthaler announced Amy Sharp, Senior Planner, will be leaving, and discussed plans for her replacement.

4. NEXT MEETING

The next Planning Commission meeting is scheduled for March 9, 2022.

5. PUBLIC COMMENT

None.

6. ADJOURNMENT

Chad Huffman moved to adjourn the meeting. Phoebe Benziger seconded and the meeting ended at 5:47 p.m.

CHAIRPERSON

ATTEST



CITY OF MONTROSE
Planning Services

MEMO

TO: Planning Commission
FROM: William Reis, Planner I
DATE: March 9, 2022
RE: Rezone of Tract 4 of Rosemont Subdivision
ATTACHMENTS:

- Exhibit A: Maps
- Exhibit B: Photos of Project Area
- Exhibit C: Zoning Code Excerpt

Public notice requirements have been fulfilled in accordance with Section 4-4-31(D) of the City of Montrose Municipal Code. A sign was posted on the property, letters sent to property owners within 100 feet, and an ad appeared in the Montrose Daily Press.

Planning Commission Consideration:

The Planning Commission shall make a recommendation to City Council on the rezone of Tract 4 of the Rosemont Subdivision. The Planning Commission will consider all of the information in this memo in making a decision.

Applicant: Montrose Outdoors, LLC

Application Background:

The proposal is to rezone Tract 4 of the Rosemont Subdivision from “MHR” Manufactured Housing Residential District to “B-2A” Regional Commercial District for the expansion and associated conditional use permit of the Cedar Creek RV Park. The property consists of approximately 1.85 acres. The zoning hearing is scheduled for the April 4 & April 19, City Council meeting.

Proposed Zoning: “B-2A” Regional Commercial District



Staff Analysis:

1. Municipal Code, Section, 4-4-29(A), Rezoning.
“Amendments to the Official Zoning Map involving any change in the boundaries of an existing zoning district, or changing the designation of a district, shall be allowed only upon findings as follows:
 - a) The amendment is not adverse to the public health, safety and welfare; and
 - b) The amendment is in substantial conformity with the master plan or,
 - i. The existing zoning is erroneous, or
 - ii. Conditions in the area affected or adjacent areas have changed materially since the area was last zoned.”
2. The Planning Commission should consider the merits of the proposed rezone only and make a recommendation to City Council based on whether it should be rezoned to “B-2A” Regional Commercial District. The current zoning is “MHR” Manufactured Housing Residential District.
 - Zoning Regulations. The "B-2A" Regional Commercial District is intended for a full spectrum of retail and services uses including both convenience goods and general merchandise. (Section 4-4-13.1)
 - Exhibit C includes an excerpt from the Municipal Code showing uses by right in the "B-2A" Regional Commercial District.
3. This property is adjacent to properties that are zoned “B-2A” Regional Commercial District, “B-2” Highway Commercial District, and “R-1” Very Low Density District.
4. General Conformance with the Comprehensive Plan:
 - The Comprehensive Plan Future Land Use Map (Chapter 5) designates this area as Residential Mixed Density Medium. The majority of the mixed-density medium residential land uses are designated in areas that are not yet developed.
 - Staff finds that the proposed zoning is in general conformance with the Comprehensive Plan.
5. The “B-2A” zoning does not appear to be adverse to the public health, safety and welfare, and is consistent with Municipal Code requirements, zoning in the surrounding area, and the Comprehensive Plan.

Staff Recommendation:

Staff finds that the rezone criteria has been met; it is in compliance with the Comprehensive Plan; it is compatible with existing uses in the surrounding area; and therefore, recommends approval of the "B-2A" Regional Commercial District.



Planning Commission Recommendation Alternatives:

Approval Motion Recommendation:

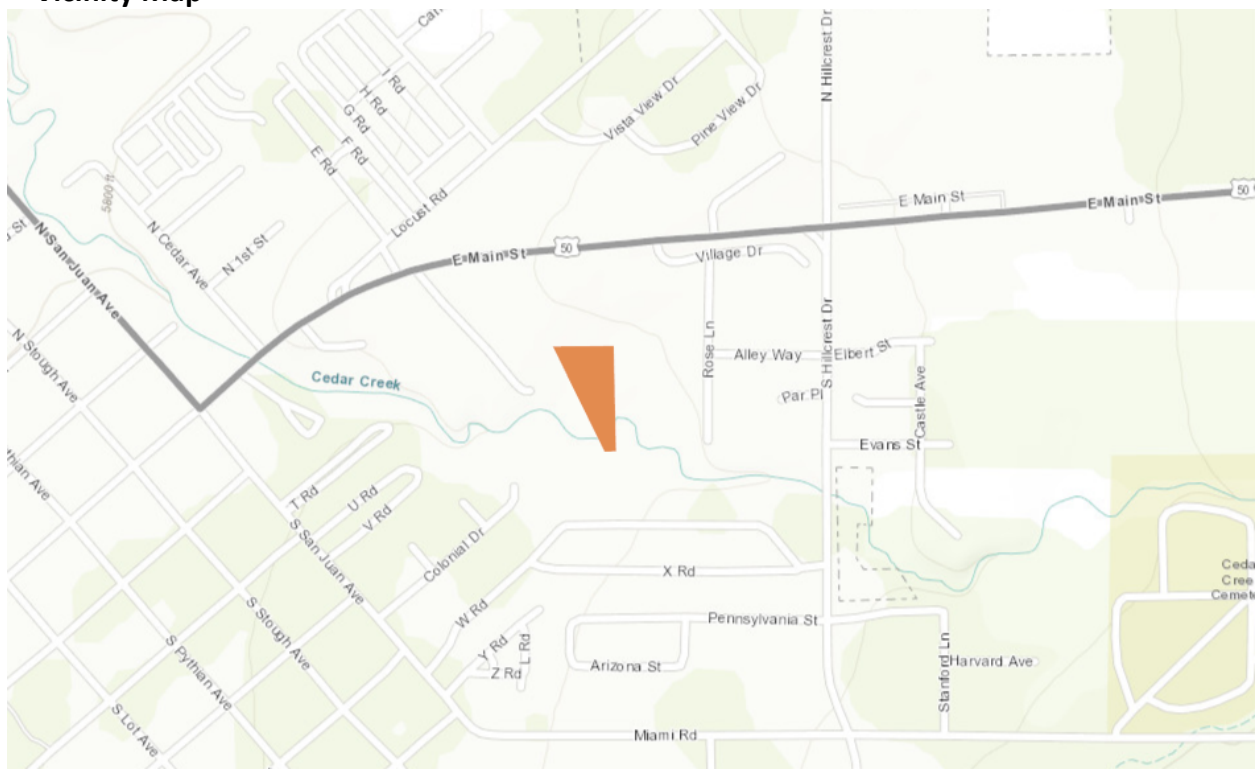
"I hereby make a motion to recommend approval of the rezone request of Tract 4 of the Rosemont Subdivision to "B-2A" Regional Commercial District. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report."

Denial Motion Recommendation:

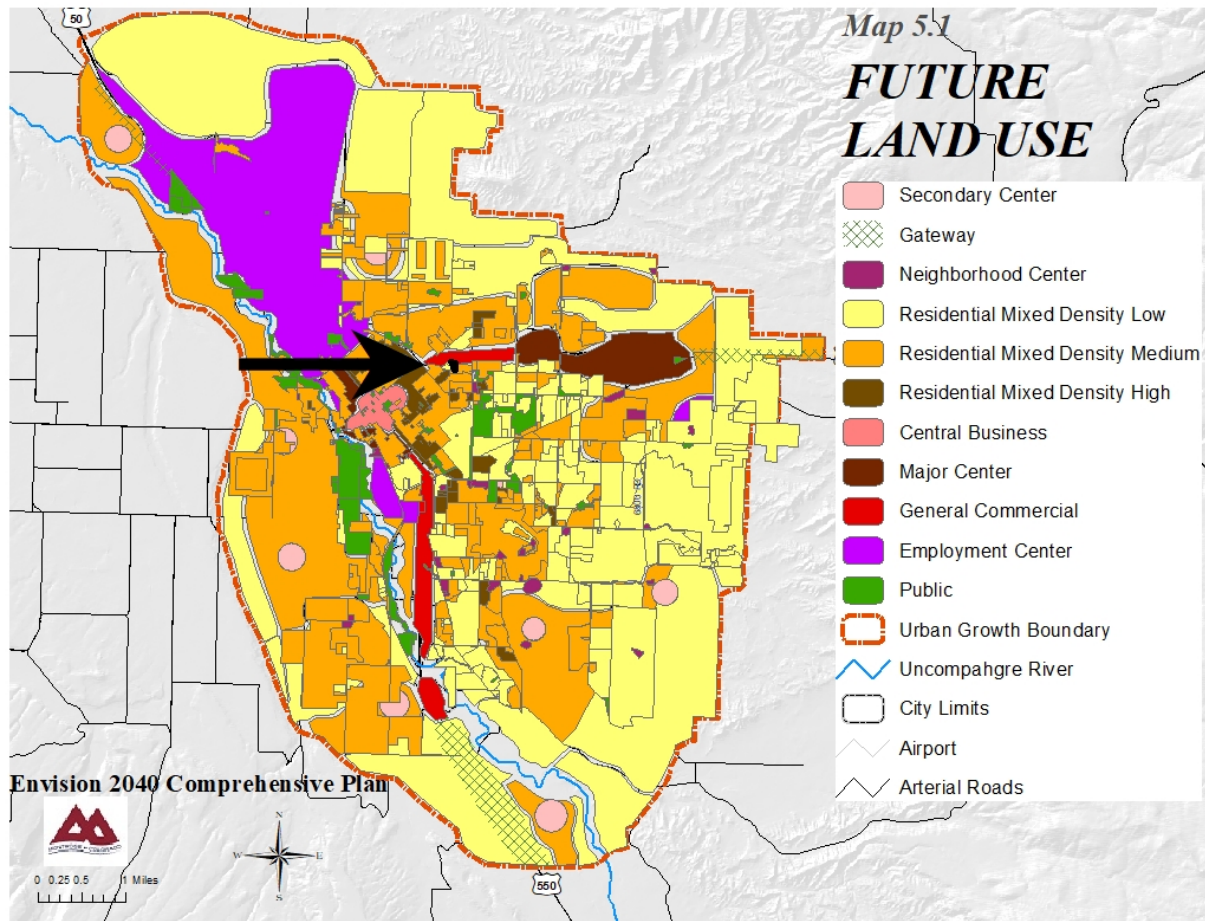
"I hereby make a motion to recommend denial of the rezone request. The request does not meet the Code criteria based on the evidence and testimony presented at this hearing and in the staff report."



EXHIBIT A: Maps
Vicinity Map



Comprehensive Plan Future Land Use Map



GROWTH AREAS*

MAP 5.2

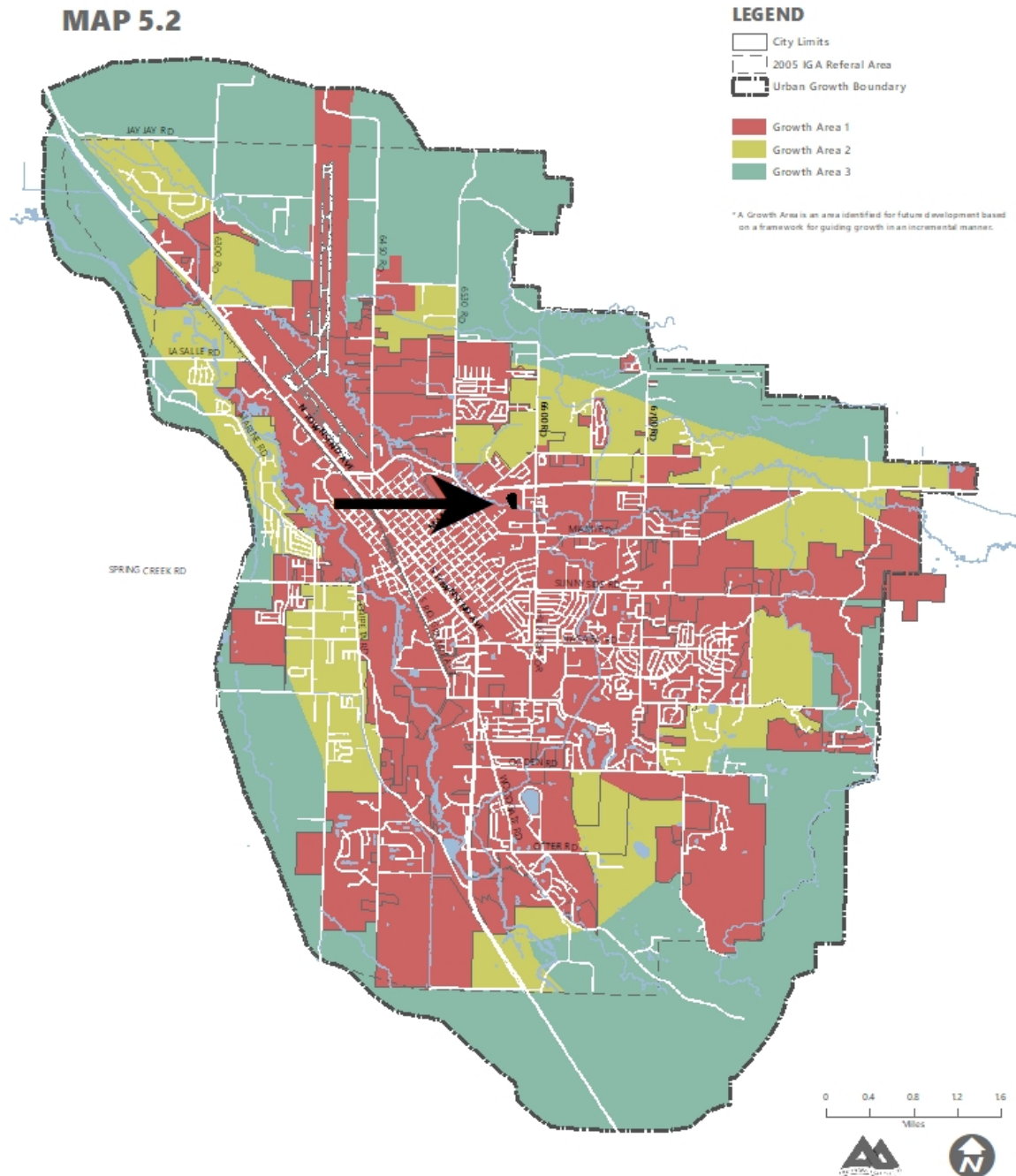


EXHIBIT B: Photos of Project Area



EXHIBIT C: Sec. 4-4-13.1

Sec. 4-4-13.1. "B-2A" Regional Commercial District.

- (A) *Intent.* "B-2A" Regional Commercial District is intended for a full spectrum of retail and services uses including both convenience goods and general merchandise.
- (B) *Uses by Right.*
- (1) Uses listed as uses by right in the "B-2" and "B-1" districts.
 - (2) Automobile and vehicle sales or service establishments.
 - (3) Farm implement sales or service establishments.
 - (4) Mobile home sales or service establishments.
 - (5) Building materials sales establishments.
 - (6) Rental businesses.
 - (7) Veterinary clinics or hospitals for large animals.
 - (8) Automobile body shops.
 - (9) Automotive repair and service establishments.
 - (10) Parking facilities.
 - (11) Renewable energy facilities.
 - (12) Short-term rentals.
- (C) *Conditional Uses.*
- (1) Uses listed as conditional uses in the "B-1" and "B-2" districts.
 - (2) Warehouses and storage facilities.
 - (3) Manufacturing uses allowed in the "I-1" Light Industrial district.
 - (4) Antennas and towers are allowed only as conditional uses in all zones and are subject to the provisions of Section 4-4-21 and the other applicable requirements of City ordinances and regulations.
- (D) *Not Included in the District.* The following uses are not to be construed as a use by right or a conditional use in the "B-2A" Regional Commercial District:
- (1) Manufacturing and industrial uses, except as allowed by Subsections (C)(1) and (3) of this Section.
 - (2) Above ground storage facilities for hazardous fuel.
 - (3) Construction and contractor's equipment storage facilities.
 - (4) Animal boarding facilities.
- (E) *Performance Standards.*
- (1) Manufacturing and storage associated with manufacturing shall be indoors.



- (2) No use may create a nuisance to other property by reasons of dust, odor, noise, light, smoke, or vibration or other adverse effects which cannot be effectively confined on the premises.

(Ord. No. 2472 , § 4-4-13.1, 5-7-2019; Ord. No. 2561 , 10-19-2021)





CITY OF MONTROSE

Planning Services

MEMO

TO: Planning Commission
FROM: William Reis, Planner I
DATE: March 9, 2022
RE: 22-0022 – Tract 4 of the Rosemont Subdivision CUP
ATTACHMENTS:

- Exhibit A: Maps
- Exhibit B: Excerpt from Code – “B-2A” Regional Commercial District
- Exhibit C: Photos

Public notice requirements have been fulfilled in accordance with Section 4-4-31(D) of the City of Montrose Municipal Code. A sign was posted on the property, letters sent to property owners within 100 feet, and an ad appeared in the Montrose Daily Press.

Planning Commission Consideration:

The Planning Commission will approve or deny the Conditional Use Permit for Tract 4 of the Rosemont Subdivision. The Planning Commission will consider all of the information in this memo in making a decision.

Application Background:

The Tract 4 of the Rosemont Subdivision CUP is a conditional use permit application for a recreational vehicle park and campground in the “B-2A” Regional Commercial District, located at 116 Rose Ln. Montrose Outdoors is proposing to expand the existing, adjacent RV park. In this zoning district, recreational vehicle parks and campgrounds are considered a conditional use and must be approved by the Planning Commission.

Applicant:

Applicant: Montrose Outdoors, LLC

Staff Analysis:

1. Zoning Code 4-4-13.1 (C) outlines conditional uses within the “B-2A” Regional Commercial District.
 - Section 4-4-13.1 of the Municipal Code is provided in Exhibit B.
 - Conditional Uses include: Recreational vehicle parks and campgrounds.
 - This proposal is not a use-by-right, and therefore, is subject to review as a conditional use.
2. The conditional use criteria, outlined in 4-4-26 of the Montrose Municipal Code, are as follows:
 - (A) Uses listed as conditional uses for the various zoning districts provided in this Chapter shall be allowed only if the Review Board determines, following review pursuant to Section 4-4-31, that the following criteria are substantially met with respect to the type of use and its dimensions:
 - i. The use will not be contrary to the public health, safety, or welfare.
 - ii. The use is not materially adverse to the City's Master Plan.
 - iii. Streets, pedestrian facilities, and bikeways in the area are adequate to handle traffic generated by the use with safety and convenience.
 - iv. The use is compatible with existing uses in the area and other allowed uses in the district.
 - v. The use will not have an adverse effect upon other property values.
 - vi. Adequate off-street parking will be provided for the use.
 - vii. The location of curb cuts and access to the premises will not create traffic hazards.
 - viii. The use will not generate light, noise, odor, vibration, or other effects which would unreasonably interfere with the reasonable enjoyment of adjacent property.
 - ix. Landscaping of the grounds and the architecture of any buildings will be reasonably compatible with that existing in the neighborhood.
 - The Burden shall be upon the applicant to prove that these requirements are met. ([Ord. No. 2472](#), § 4-4-26, 5-7-2019)
3. Staff finds that the proposed use meets the Conditional Use Criteria above. It is in compliance with the Comprehensive Plan and is compatible with existing uses in the area. The site is located in the “MHR” Manufactured Housing Residential District, but there is an application for a rezone to the “B-2A” Regional Commercial District.

Staff Recommendation:

The staff finds that the criteria have been met, and recommend approval of the request, pending the successful rezone application to the “B-2A” Regional Commercial District.

Planning Commission Motion Alternatives:Approval Motion Recommendation:

"I hereby make a motion to approve the request to allow the conditional use of a recreational vehicle park and campground within the "B-2A" Regional Commercial District, pending the successful rezoning application by City Council. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report."

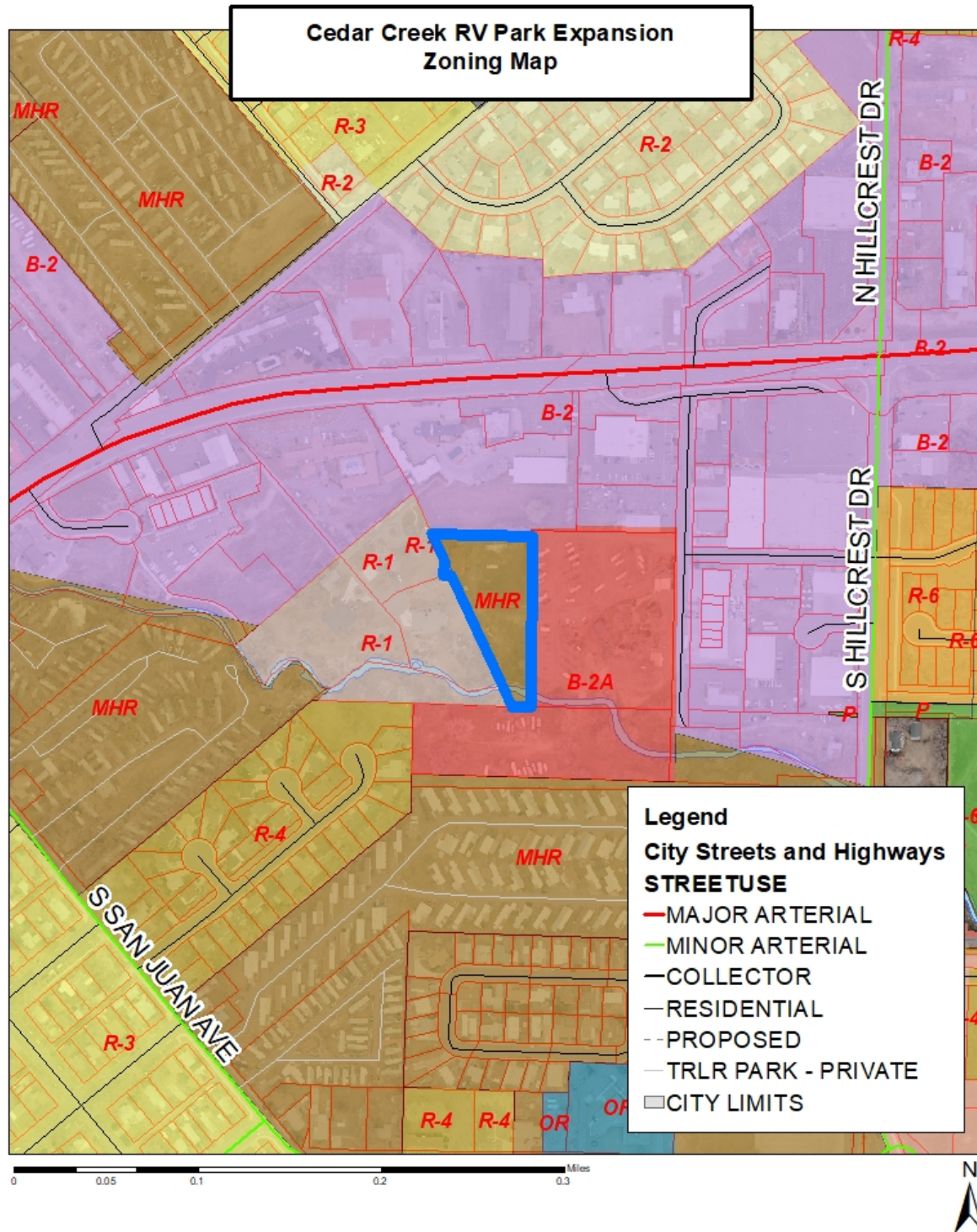
Denial Motion Recommendation:

"I hereby make a motion to deny the request. The request does not meet the Code criteria based on the evidence and testimony presented at this hearing and in the staff report."

EXHIBIT A: Maps
Location Map



Zoning Map



Site Plan



EXHIBIT B: Sec. 4-4-13.1

Sec. 4-4-13.1. "B-2A" Regional Commercial District.

- (A) *Intent.* "B-2A" Regional Commercial District is intended for a full spectrum of retail and services uses including both convenience goods and general merchandise.
- (B) *Uses by Right.*
- (1) Uses listed as uses by right in the "B-2" and "B-1" districts.
 - (2) Automobile and vehicle sales or service establishments.
 - (3) Farm implement sales or service establishments.
 - (4) Mobile home sales or service establishments.
 - (5) Building materials sales establishments.
 - (6) Rental businesses.
 - (7) Veterinary clinics or hospitals for large animals.
 - (8) Automobile body shops.
 - (9) Automotive repair and service establishments.
 - (10) Parking facilities.
 - (11) Renewable energy facilities.
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- (C) *Conditional Uses.*
- (1) Uses listed as conditional uses in the "B-1" and "B-2" districts.
 - (2) Warehouses and storage facilities.
 - (3) Manufacturing uses allowed in the "I-1" Light Industrial district.
 - (4) Antennas and towers are allowed only as conditional uses in all zones and are subject to the provisions of Section 4-4-21 and the other applicable requirements of City ordinances and regulations.
- (D) *Not Included in the District.* The following uses are not to be construed as a use by right or a conditional use in the "B-2A" Regional Commercial District:
- (1) Manufacturing and industrial uses, except as allowed by Subsections (C)(1) and (3) of this Section.
 - (2) Above ground storage facilities for hazardous fuel.
 - (3) Construction and contractor's equipment storage facilities.
 - (4) Animal boarding facilities.
- (E) *Performance Standards.*
- (1) Manufacturing and storage associated with manufacturing shall be indoors.
 - (2) No use may create a nuisance to other property by reasons of dust, odor, noise, light, smoke, or vibration or other adverse effects which cannot be effectively confined on the premises.

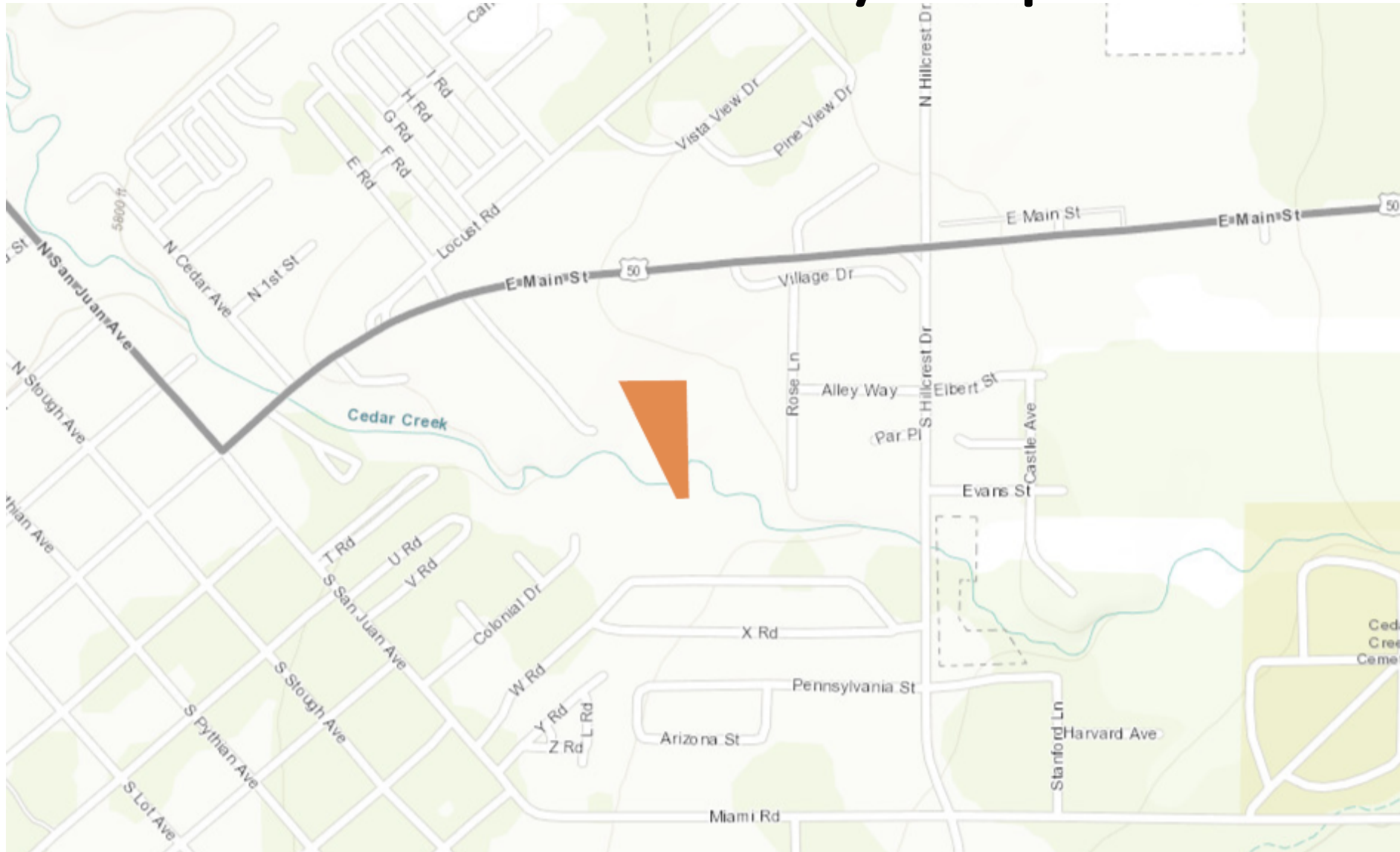
(Ord. No. 2472 , § 4-4-13.1, 5-7-2019; Ord. No. 2561 , 10-19-2021)

EXHIBIT C: Photos





General Vicinity Map



Site Location

- Approximately 1.85 acres Rezone from “MHR” Manufactured Housing Residential District to “B-2A” Regional Commercial District.
- Conditional Use Permit for a recreational vehicle park and campground.



Existing Zoning

- Tract 4 of the Rosemont Subdivision is zoned “MHR” Manufactured Housing Residential District.
- Surrounded by “B-2A” Regional Commercial District, “B-2” Highway Commercial District, and “R-1” Very Low Density District.



Rezone Criteria – Section 4-4-29 (A)

(A) Rezoning:

(1) Amendments to the Official Zoning Map involving any change in the boundaries of an existing zoning district, or changing the designation of a district, shall be allowed only upon findings as follows:

(a) The amendment is not adverse to the public health, safety and welfare; and

(b) The amendment is in substantial conformity with the master plan or,

i. The existing zoning is erroneous, or

ii. Conditions in the area affected or adjacent areas have changed materially since the area was last zoned.

Proposed Rezone

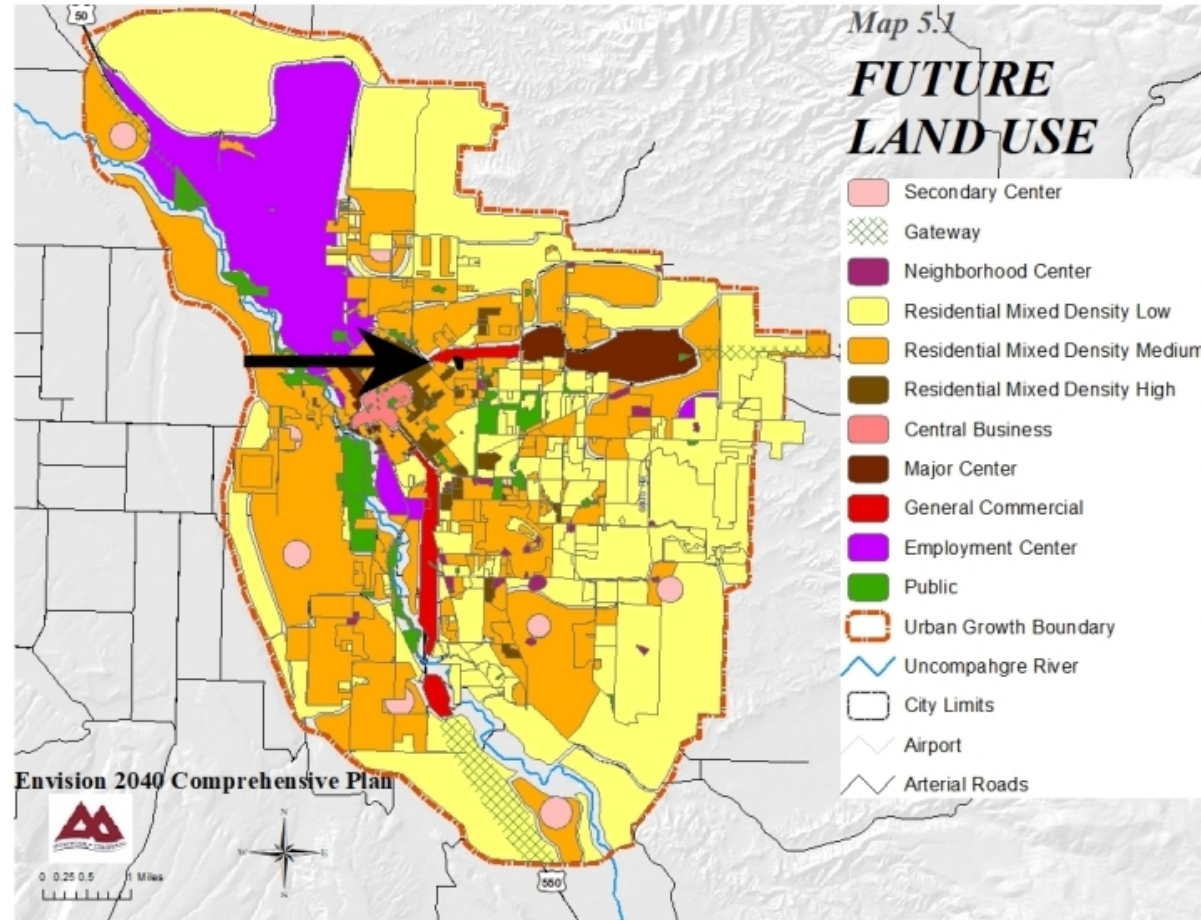
- The "B-2A" Regional Commercial District is intended for a full spectrum of retail and services uses including both convenience goods and general merchandise. (Section 4-4-13.1)



Comprehensive Plan – Land Use Chapter 3

Listed as **Residential Mixed Density Medium** in the future land use map.

The majority of the mixed-density medium residential land uses are designated in areas that are not yet developed. This district provides for a variety of residential types within a neighborhood, including single-family homes, townhomes, duplexes, and triplexes.



Conditional Use Criteria – Sec. 4-4-26

- Uses listed as conditional uses for the various zoning districts provided in this Chapter shall be allowed only if the Review Board determines, following review pursuant to Section 4-4-31, that the following criteria are substantially met with respect to the type of use and its dimensions:
 - i. The use will not be contrary to the public health, safety, or welfare.
 - ii. The use is not materially adverse to the City's Master Plan.
 - iii. Streets, pedestrian facilities, and bikeways in the area are adequate to handle traffic generated by the use with safety and convenience.
 - iv. The use is compatible with existing uses in the area and other allowed uses in the district.
 - v. The use will not have an adverse effect upon other property values.
 - vi. Adequate off-street parking will be provided for the use.
 - vii. The location of curb cuts and access to the premises will not create traffic hazards.
 - viii. The use will not generate light, noise, odor, vibration, or other effects which would unreasonably interfere with the reasonable enjoyment of adjacent property.
 - ix. Landscaping of the grounds and the architecture of any buildings will be reasonably compatible with that existing in the neighborhood.

Staff Recommendation

- Staff finds that the proposal meets the rezone criteria stated in Section 4-4-29(A)
- The proposal meets the intent of the “B-2A” Regional Commercial District.
- Staff finds that the proposed conditional use permit meets the requirements set forth in Sec. 4-4-26.
- It is in general compliance with the Comprehensive Plan.
- It is compatible with existing uses in the surrounding area.
- Staff recommends approval of the rezone and of the conditional use permit, pending approval of the rezone by City Council.

Motion Recommendation - Rezone

Approval Motion Recommendation:

“I hereby make a motion to recommend approval of the rezone request of Tract 4 of the Rosemont Subdivision to “B-2A” Regional Commercial District. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report.”

Denial Motion Recommendation:

“I hereby make a motion to recommend denial of the rezone request. The request does not meet the Code criteria based on the evidence and testimony presented at this hearing and in the staff report.”

Motion Recommendation – CUP

Approval Motion Recommendation:

“I hereby make a motion to approve the request to allow the conditional use of a recreational vehicle park and campground within the “B-2A” Regional Commercial District, pending the successful rezoning application by City Council. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report.”

Denial Motion Recommendation:

“I hereby make a motion to deny the request. The request does not meet the Code criteria based on the evidence and testimony presented at this hearing and in the staff report.”

