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MEMORANDUM

To: Tallmadge Charter Township Planning Commission
From: Alexis Gulker
Date: May 8, 2025
Re: Bultsma Map Amendment (Rezoning) Application

Attached is a Map Amendment (Rezoning) Application from Dewey Bultsma to rezone the north portion of 550 Lake Michigan Drive, parcel number 70-10-25-100-035 from the General Commercial (C-2) to the Industrial Zoning District (I-1). The property to be rezoned is currently vacant.

The application has been reviewed and found complete. Below we provide our summary of the application as well as an overview of its relationship to the Tallmadge Charter Township Master Plan (TCTMP) and the Tallmadge Charter Township Zoning Ordinance (TCTZO) to assist with your review. We believe a recommendation of denial may be appropriate.

Additionally, attached is the related Zoning Map Amendment Ordinance for your consideration.

Application and Property Details

The entire parcel is 11.78 acres in area and is approximately 198 feet wide off of Lake Michigan Drive. The request seeks to rezone the north 5.81 acres of the property that is currently zoned as C-2 to I-1.

While the applicant has indicated to us that the rezoning is part of wanting to run his industrial business on site and may discuss the same with you, as you know and we outline below within the Zoning Ordinance Considerations portion of this memorandum, the Planning Commission must consider all the possible uses available within the I-1 Zoning District when considering the request, since the request cannot be use specific with a traditional rezoning.

Three Cs of Rezoning

As you know, we utilize “the three Cs” of rezoning when reviewing a rezoning request. They include:

1. Consistency – whether the request is consistent with the provisions of the Master Plan.
2. Compatibility – whether the request will be compatible with existing zoning districts as well as existing and future uses in those zoning districts.
3. Capability – whether the property subject to the request is capable of supporting the uses permitted by the requested zoning district and whether it is capable of being adequately served by the related transportation network and other governmental agencies.

It is important to keep these in mind as you review the application and our TCTMP and TCTZO summaries below.

Master Plan Considerations

The Tallmadge Charter Township Master Plan and its Map, adopted on January 28, 2025, provides for the subject property within the Commercial Classification, which is consistent with the General Commercial Zoning District. As a result, the request for rezoning to the Industrial Zoning District, which is consistent with the General Industrial Classification, is inconsistent with the TCTMP Map. Given this, we provide relevant provisions from the Commercial Zoning Classification as well as the General Industrial Zoning Classification for your convenience below.

Consistency

Chapter One Community Preferences

As you are aware, as a part of the Master Plan process, the Township conducted a community survey of its residents and property owners to gauge their opinion on several land use matters. The survey respondents identified “limiting commercial and industrial growth to Lake Michigan Drive and Ironwood Drive” as a priority for the Township. As aforementioned, the subject property is approximately 198 feet wide off of Lake Michigan Drive, which is within the commercially identified area on the Master Plan map. Consequently, it appears the I-1 request is consistent with being on Lake Michigan Drive but is not consistent with the C-2 identification on the Master Plan map.

An additional priority identified in the Master Plan includes, “increasing the use of public water and sewer to decrease user cost.” Typically, industrial users will demand greater use of public utilities, thereby reducing the overall rates and related cost passed to the consumer. If the subject property was rezoned to the I-1 District, there are currently no public utilities available at the property, except for the water transmission line to the City of Grand Rapids, which has limited permitted connections. As a result, it appears the request is inconsistent with this provision as it is generally unable to accommodate public utilities.

Chapter Five – Commercial Uses

According to page 16 of the TCTMP, a stated goal is to “Promote the physical clustering of commercial establishments to encourage more convenient shopping.” The Master Plan Map, as shown on page 3 herein, designates surrounding properties of the subject property with a Commercial Classification. As a result, the rezone request to Industrial contradicts the goal of consolidating commercial establishments into clusters.

On page 17 of the TCTMP, a recommendation advises to “Minimize conflicts with surrounding land uses.” As shown on page 10 of this memorandum, the Tallmadge Charter Township Zoning Map shows the property is currently surrounded by single-family dwellings, vacant land, and commercial uses, and is Master Planned to be completely surrounded by Commercial uses in the future. Therefore, the rezone request from General Commercial, equivalent to the Commercial Classification in the TCTMP, to Industrial, equivalent to the General Industrial Classification in the TCTMP, is inconsistent with the recommendation to minimize conflicts with surrounding land uses.

Chapter Six – Industrial Uses

On page 19 of the TCTMP, a goal indicates that the township should, “Encourage industries to locate in an industrial park setting,” additionally a recommendation also on page 19 of the TCTMP suggests that the township should, “Promote the development of an industrial park rather than a single lot development.” The subject property is not within an industrial park setting and as you will note within the application materials, and on the Zoning Map snapshot further below within this memorandum, the closest industrially zoned property is on the north side of Lake Michigan Drive and east of the subject property by approximately 770 feet and is located within the Lake Michigan Commerce Park. Therefore, it appears the rezone request is not consistent with these provisions.

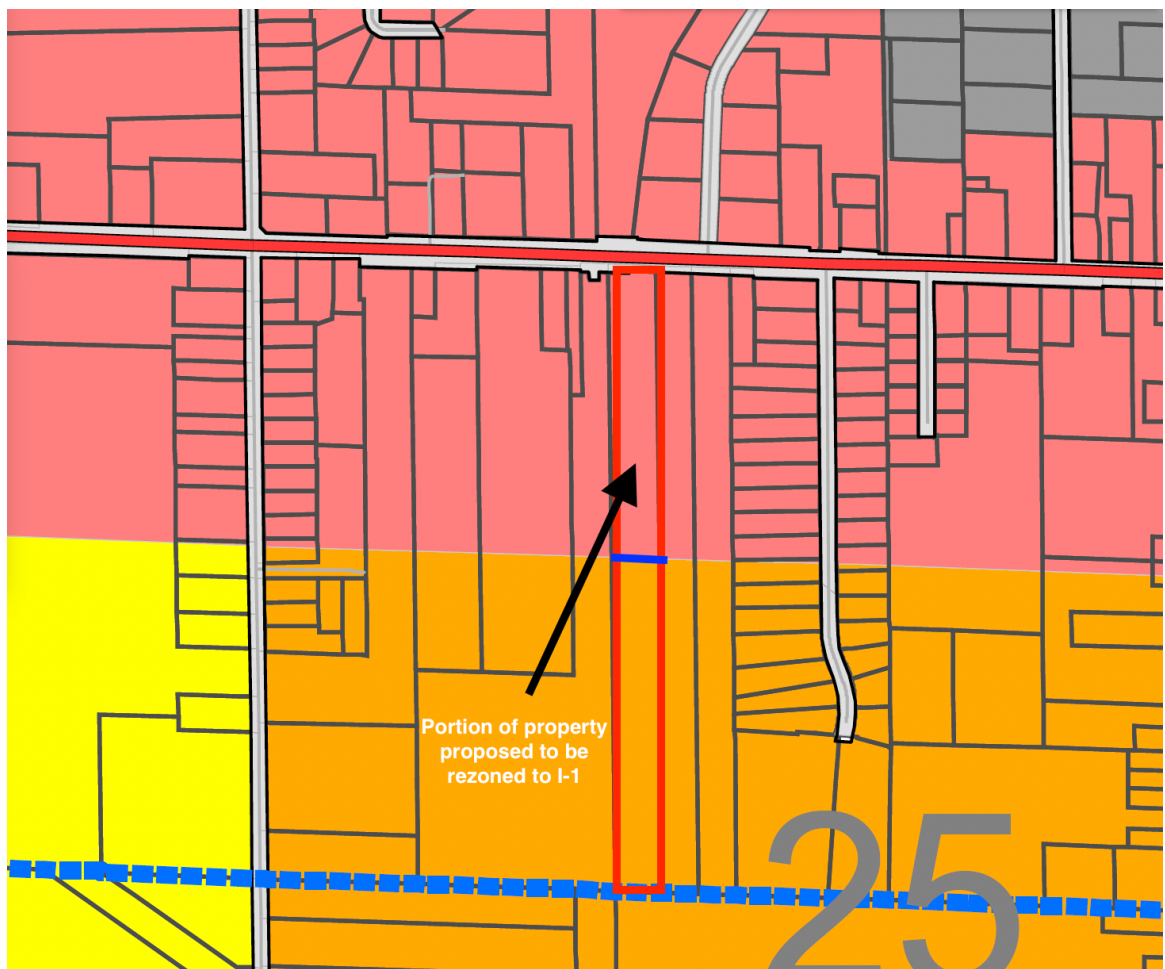
In addition, a recommendation on page 19 of the TCTMP suggests, “Development without public utilities should be limited and carefully monitored.” As aforementioned, public utilities are generally not available at the subject property. Consequently, the request is inconsistent with this provision. Another recommendation on page 20 of the TCTMP indicates that the Township should, “Minimize conflicts with surrounding land uses.” While property to the west is vacant and not zoned due to Consumers Energy owning it, residential uses exist to the east, south, and northwest of the subject property and commercial to the northwest. Given this, the request may prove to be inconsistent with this provision. That said, and as you know, multiple methods exist to minimize conflicts with surrounding land uses through the site plan review process.

Chapter Nine – Public Utilities

A recommendation of Chapter Nine – Public Utilities of the TCTMP suggests that the Township should, “limit higher densities of development within the Urban Growth Boundary and Ironwood Drive where future public utilities and services can be most economically and efficiently provided.” While the applicant has shared their development intentions and those intentions nonetheless are not binding, the area of the subject rezoning is within the Urban Growth Boundary. Given this, the request appears likely to be consistent with this provision.

Master Plan Map

For your convenience, below is a snapshot of the Master Plan Map showing the classification of the subject property and adjacent properties. (Legend: Yellow = Low Density Residential / Orange = Medium Density Residential / Pink = Commercial / Grey = General Industrial / Blue Checkered Line = Urban Growth Boundary / Red Outline = subject property).



The TCTMP map identifies the portion of property within the Commercial Classification. As you know, this is equivalent of the General Commercial Zoning District (C-2), which is not requested by the applicant. As a result, it appears that the rezone request to I-1 is inconsistent with the Master Plan Map.

Zoning Ordinance Considerations

Permitted and Special uses within the Industrial Zoning District

For your convenience, below are the available permitted uses and special uses that could be conducted on the subject property in the instance that the rezoning is granted, which the Planning Commission will need to consider during its deliberations.

SECTION 12.02. PERMITTED USES. In I-1 Districts, no uses shall be permitted except the following:

- (a) Compounding, processing, packaging, and assembling of manufactured materials in the production of any of the following when carried out entirely within an enclosed building:
 - 1. Food products, including meat, dairy, fruit, vegetable, seafood, grain, bakery, confectionery, and beverage foods.
 - 2. Textile mill products, including woven or knit goods, dyeing or finishing, and floor coverings.
 - 3. Finished products made from fabrics, leather, fur, canvas, plastics, paper, and similar materials.
 - 4. Lumber and wood products, including millwork, prefabricated structural wood products; and other products, but excluding products or processes involving the use, manufacture, or production of wood pulp unless it is used in a dry form and in a manner that does not produce objectionable odors.
 - 5. Articles or merchandise from previously prepared materials such as, but not limited to: bone, canvas, cellophane, cloth, cork, elastomers, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, rubber, precious or semi-precious metals or stone, sheet metal, shell, textiles, tobacco, wax, wire, wood, and yarns.
 - 6. Pottery and figurines or other similar ceramic product using only previously pulverized clay, and kilns fired only by electricity or gas.
 - 7. Musical instruments, toys, novelties, and metal or rubber stamps or other molded rubber products, electrical appliances, electronic instruments and devices, radios, phonographs, televisions, hardware, and cutlery.
- (b) Printing, lithography, blueprinting, and similar uses.
- (c) Warehousing and wholesale establishments and trucking facilities.
- (d) Frozen food lockers.
- (e) Tool, die, gauge, metal polishing, and machine shops.
- (f) Storage facilities for materials, sand, gravel, stone, lumber, and contractor's equipment and supplies. However, outdoor storage of any materials and supplies is regulated under Section 12.03(e).
- (g) Vehicular repair garages, auto engine and body repair, and undercoating shops subject to the following:
 - 1. All operations and storage of supplies and new and discarded automobile parts shall take place within a wholly enclosed building and no such building shall be located within two hundred (200) feet of any AG, RP, R-1, R-2, R-3 or R-4 District.

2. The entire lot, excluding areas occupied by landscaping and buildings, shall be hard surfaced with concrete or bituminous material.
 3. No vehicle shall be stored on the premises for more than five (5) business days. The sale or rental of new or used cars, trucks, trailers, and any other vehicles on the premises is prohibited.
- (h) Central dry cleaning plants or laundries.
- (i) Mini-warehouses and self-storage facilities subject to the following:
1. All storage shall be contained within a wholly enclosed building.
 2. The entire site, exclusive of access drives, shall be enclosed with a six (6) foot fence or masonry wall, constructed in accordance with the Building Code.
 3. A greenbelt with a minimum width of twenty (20) feet shall be required adjacent to any street. Landscaping shall be provided in conformance with Section 3.17(b).
 4. The exterior of any mini-warehouse or self-storage facility shall be of finished quality and design, compatible with the design of structures on surrounding property.
 5. Where a drive serves storage units, one-way driveways shall be designed with one ten (10) foot wide loading/unloading lane and one ten (10) foot travel lane, and all two way driveways shall be designed with one ten (10) foot wide loading/unloading lane and two (2) ten (10) foot travel lanes.
- (j) Experimental, testing, or film laboratories but excluding any use which involves or utilizes materials, processes, or substances which are radioactive, explosive, volatile, or corrosive as a substantial portion of the finished product. This subparagraph shall not preclude the use of paints, thinners, chemicals, or products normally associated with manufacturing, if appropriate provisions are made for their storage, handling, use, and disposal.
- (k) Veterinary hospitals and kennels subject to the provisions under Section 5.04(b).
- (l) Trade schools, training centers, and industrial clinics.
- (m) Motor freight terminal buildings, freight forwarding buildings, including storage or parking of related vehicles. Maintenance and repair of vehicles is regulated under Section 12.02(g)

SECTION 12.03. USES PERMITTED AFTER SPECIAL APPROVAL. The following uses may be permitted by the Township Board following the review and recommendation by the Planning Commission, subject to the conditions specified for each use below, and further subject to the provisions of Chapter 19.

- (a) Airports or landing fields, subject to the following:
1. Such use will not adversely affect existing or future development of the district, or the safety of the citizens of the Township.
 2. Such facility complies with all applicable state and federal aviation safety requirements.
 3. Such facility shall be located no closer than one thousand (1,000) feet to any schools, churches, hospitals, lodges, civic buildings, or other public meeting place.
 4. The takeoff and landing pattern within one thousand (1,000) feet of the end of the runway does not pass over an occupied structure and is secured by right of ownership or easement to ensure that future structures shall not be located within the area prescribed one thousand (1,000) feet.
 5. All landing strips shall be at least two hundred (200) feet from any property line.

- (b) Electric and gas service building and yards, public utility buildings, telephone exchange buildings, electrical transformer stations and substations, and gas regulator stations, water supply and sewage disposal plants, water and propane tank holders, railroad buildings transfer and storage tracks, loading and storage facilities, and off-street vehicular parking
- (c) Storage within enclosures of liquid and solid fuels, subject to the following:
 - 1. All storage tanks for flammable liquid above ground shall be located at least fifty (50) feet from all property lines, and shall be completely surrounded by earth embankments, dikes, or other type of approved retaining wall capable of containing the total capacity of all tanks involved.
 - 2. Below-ground storage tanks shall be located no closer than fifty (50) feet from any property line, and shall be registered with the Michigan Department of Natural Resources in accordance with Michigan P.A. 165 of 1985, as amended.
 - 3. The storage and handling of all flammable liquids and liquefied petroleum gases shall comply with the State Fire Prevention Act, Michigan P.A. 207 of 1941, as amended.
- (d) Outdoor storage of equipment, raw materials and supplies, or finished or semi-finished products, subject to the following:
 - 1. All such storage shall be located within a rear yard and screened with fencing in accordance with Section 3.17(c). No material shall be stored above the height of the principal building.
 - 2. All storage areas shall conform to all setback requirements for buildings in the I-1 District, but in no case shall outside storage be located closer than fifty (50) feet to residentially zoned property.
 - 3. Property access to all parts of the storage areas shall be provided for fire and emergency services.
- (e) Radio and television towers, public utility microwaves, and public utility T.V. transmitting towers, and their attendant facilities, provided that the distance from the base of any tower to all exterior property lines is not less than the height of the tower. Adequate fencing and security shall be provided to keep unauthorized persons from climbing any tower.
- (f) The manufacture or processing of any raw materials; the use of planing or rolling mills, drop hammers, forging or heat treating equipment, or any other heavy industrial equipment; the production or refining of petroleum; or any operation or process that results in excessive noise, vibration, light, dust, truck traffic, or similar conditions.
- (g) The storage of inoperable vehicles, scrap metal, old iron, paper, rags, and junk; auto salvage and metal reclamation yards; and ore and coal dumps; subject to the following:
 - 1. The minimum lot size for junk yards shall be three (3) acre.
 - 2. The portions of the lot on which junk materials are placed or stored shall conform to all setback requirements for buildings in the I-1 District, but in no case shall junk yards be located within three hundred (300) feet of any residentially zoned district.
 - 3. All roads, driveways, parking lots, and loading and unloading areas shall be paved or treated in a manner approved by the Township Building Inspector so as to confine any wind-borne dust to within the boundaries of the site.
 - 4. No entrance to such sites shall be located closer than one hundred (100) feet to the intersection of any two (2) streets as measured along the road right-of-way line.
- (h) Heating and electric generation plants.

- (i) Any other use which shall be determined by the Township Board after recommendation from the Planning Commission, to be of the same general character as the above permitted uses. The Township may impose any required setback and/or performance standards so as to ensure public health, safety, and general welfare.

Permitted Uses and Special uses in the General Commercial District

For your convenience, below are the available permitted uses and special uses that could currently be conducted on the subject property as zoned and master planned in the instance that the rezoning is denied, which the Planning Commission will need to consider during its deliberations.

SECTION 11.02. PERMITTED USES. In C-2 Districts, no uses shall be permitted except the following:

- (a) All permitted uses in the C-1 District, subject to the same condition, as permitted under Section 10.02.
- (b) Offices and showrooms of a plumber, electrician, building contractor, upholsterer, caterer, decorator, taxidermist, exterminator, or similar trade subject to the following conditions:
 - All services performed on the premises, including fabrication, repair, cleaning or other processing of goods, shall be sold at retail on the premises where produced.
 - The ground floor premises facing upon and visible from any abutting streets shall be used only for entrances, offices, sales, or display.
 - There shall be no outside storage and/or display of materials or goods of any kind.
- (c) Schools for occupations, professional, or technical training, such as dance schools, music and voice schools, art studios, secretarial training, and similar schools.
- (d) Hotels and motels.
- (e) Funeral homes, provided there is adequate assembly area for vehicles to be used in funeral processions and such assembly area shall be provided in addition to any required off-street parking area. A caretaker's residence may be provided within the main building of the funeral home.
- (f) Private service clubs, fraternal organizations, banquet and dance halls, meeting halls, and similar places of assembly.
- (g) Indoor theaters.
- (h) Private indoor recreation uses, such as bowling alleys, billiard halls, gymnasium or court sports facilities, tennis clubs, roller or ice skating rinks, personal fitness centers, and similar recreation uses, subject to the following:
 - 1. Indoor recreation uses shall be set back a minimum of one hundred (100) feet from any AG, RP, or any residentially zoned property.
 - 2. Indoor recreation uses shall have direct access to a major thoroughfare in accordance with Section 3.18.
- (i) Banks with drive-thru windows, provided adequate stacking spaces are provided in accordance with Section 15.08.
- (j) Office supplies and office machine service stores.
- (k) Professional studios.
- (l) Kennels
- (m) Other uses similar to the above and consistent with the intent and general character of the district.

SECTION 11.03. USES PERMITTED AFTER SPECIAL APPROVAL. The following uses may be permitted by the Township Board, following the review and recommendation by the Planning Commission, subject to the conditions specified for each use below, and further subject to the provisions of Chapter 19.

- (a) All uses permitted after special approval in the C-1 District, subject to the same conditions, as permitted under Section 10.03.

- (b) Automobile filling and service stations, including oil changes and minor repairs (see definitions under Section 2.03), subject to the following:
1. The minimum lot area shall be fifteen thousand (15,000) square feet for automobile filling stations and twelve thousand (12,000) square feet for automobile service stations. All such facilities shall not be located within five hundred (500) feet of any place of public assembly.
 2. Entrances shall be no less than twenty-five (25) feet from a street intersection (measured along the road right-of-way or from any residentially zoned districts). Drives shall be no less than twenty (20) feet wide nor wider than thirty (30) feet at the right-of-way line. No more than one (1) such drive or curb opening shall be permitted for every fifty (50) feet of frontage along any street.
 3. Quick oil change facilities shall provide off-street waiting spaces equal to five (5) times the number of oil change stalls for automobiles awaiting entrance. Each off-street waiting space shall be ten (10) feet wide by twenty (20) feet long.
 4. The entire lot, excluding areas occupied by landscaping and buildings, shall be hard-surfaced with concrete or bituminous material. Curbs of at least six (6) inches in height shall be installed around the perimeter of all surfaced areas.
 5. All lubrication equipment, automobile wash equipment, hoists, and pits shall be enclosed entirely within a building. All gasoline pumps shall be located not less than fifteen (15) feet from any lot line.
 6. The storage, sale or rental of new or used cars, trucks, trailers, and any other vehicles on the premises is prohibited. Inoperable, wrecked or partially dismantled vehicles shall not be stored or parked outside for a period exceeding four (4) days.
- (c) New and used automobile, truck and tractor, boat, mobile home, recreation vehicle and trailer sales, subject to the following:
1. Outdoor sales lots, parking areas, and other vehicle maneuvering areas shall be hard-surfaced with concrete or bituminous material, and shall be graded and drained so as to dispose of all surface water accumulated within the area. The nearest edge of any driveway serving an outdoor vehicle sales area shall be located at least sixty (60) feet from any street or road intersection (as measured along the road right-of-way line).
 2. Any servicing of vehicles shall be subject to the following requirements:
 - All vehicle service activities, partially dismantled vehicles, and new and discarded parts shall be completely enclosed within a building.
 - The building containing service operations shall be located a minimum of fifty (50) feet from any property line.
 3. Devices for the transmission or broadcasting of voice or music shall be prohibited outside of any building.
- (d) Automobile or car wash establishments, subject to the following:
1. All washing activities shall be carried out within a building. Vacuuming activities shall be permitted in the rear yard only, provided such activities are located at least fifty (50) feet from adjacent residentially zoned or used property.
 2. Sufficient space shall be provided on the lot so that vehicles do not enter or exit the wash building directly from an adjacent street or alley. Off-street waiting spaces shall be provided as per Section 15.08. Streets and alleys shall not be used for maneuvering or parking by vehicles to be serviced by the automobile wash.
 3. Buildings should be oriented so that open bays, particularly for self-serve automobile washes, do not face onto adjacent thoroughfares unless screened by an adjoining lot or building.
- (e) Drive-in or drive-through restaurants, as defined in Section 2.03, subject to the following:
1. Drive-through windows, drive-in spaces, and waiting lanes shall not be located closer than one hundred (100) feet to any AG, RP, R-1, R-2, R-3 or R-4 District.
 2. Ingress and egress to the site shall be located at least sixty (60) feet from the intersection of any two (2) streets (measured along the road right-of-way line).
 3. Off-street waiting spaces shall be provided as per Section 15.08.

4. Devices for the transmission of voices shall not be audible beyond the boundaries of the site.
- (f) Open-air businesses such as sales of plant materials not grown on the site, nurseries, lumber yards, outdoor display areas, playground equipment, and home garden supplies subject to the following:
 1. The minimum lot width for these uses shall be one hundred (100) feet, except for temporary roadside stands. All display and loading areas shall meet the setback requirements of this district.
 2. The nearest edge of any entrance or exit drive shall be located no closer than sixty (60) feet from any street or road intersection as measured along the road intersection right-of-way line.
 3. All loading and parking areas for these uses shall be confined within the boundaries of the site and shall not be permitted to spill over onto adjacent roads.
 4. The storage of soil, fertilizer, and similar loosely packaged materials shall be contained or covered to prevent it from blowing onto adjacent properties.
 5. Unless Christmas tree sales are accessory to the principal use of the site, a permit shall be obtained from the Building Official to allow temporary use of the site for such sales.
 6. All fenced in areas are subject to the provisions of Section 3.12.
- (g) Outdoor amusement or recreation activities, subject to the following:
 1. Such activities shall not be located within five hundred (500) feet of any AG, RP, or residentially zoned land.
 2. All access to such site shall be from a major thoroughfare, as per Section 3.18.
 3. All sides of the development not abutting a major thoroughfare shall be provided with a six (6) foot high wall or fence and a twenty (20) foot wide obscuring greenbelt, in accordance with Section 3.17.
 4. Such use shall not cause or create unreasonable site pollution, noise, nuisance, traffic or disturbance on adjacent or surrounding properties.
- (h) Drive-in theaters, subject to the following:
 1. Drive-in theaters shall be designed and constructed in accordance with an internal site plan which shall be subject to the site plan approval by the Planning Commission. Particular consideration shall be given to drainage, lighting, and internal vehicular circulation.
 2. The face of the theater screen shall not be closer than five hundred (500) feet to any public road or highway right-of-way, and shall be constructed so it is not visible from any road, highway, or residentially-zoned district.
 3. Driveways serving drive-in establishments shall be off of a major street as per Section 3.18. The nearest edge of any entrance or exit drive shall be located no closer than two hundred and fifty (250) feet from any street or road intersection (as measured along the road right-of-way line).
 4. A minimum of thirty (30) stacking spaces shall be provided on the premises for vehicles waiting to enter the theater. No vehicle shall be permitted to wait or stand within a dedicated right-of-way.
 5. An eight (8) foot high obscuring wall or fence shall be provided along all property lines.
- (i) Educational or health related institutions such as schools, colleges, hospitals, and treatment facilities, but not including prisons, subject to the following:
 1. All ingress and egress from said site shall be directly onto a major thoroughfare, as per Section 3.18.
 2. Buildings which exceed height limitations for this district may be allowed, provided front, side, and rear yards are increased above the minimum required yards by one (1) foot for each foot of building height that exceeds the maximum height allowed.
 3. Ambulance and emergency entrance areas shall be screened from view from adjacent residences by the building design or by a six (6) foot high masonry wall.
- (j) Veterinary clinics, provided all treatment and housing of animals are within a wholly enclosed building. Veterinary clinics shall not be located within five hundred (500) feet of any residentially zoned property. The boarding of animals without need of medical treatment shall be prohibited.

- (k) Roadside stands not larger than thirty-two (32) square feet in an area which are operated on a seasonal basis and are otherwise removed during the majority of the year, subject to the following provisions:
 - 1. Only fruit, cut flowers and vegetables that have been grown on the premises are sold.
 - 2. No part of the roadside stand, sales or parking area shall be located within a road right-of-way.
 - 3. Only one (1) stand premises shall be permitted.
- (l) Other uses similar to the above and consistent with the intent and general character of the district.

Capability

As aforementioned, the property proposed for rezoning currently is vacant. While the applicant has indicated their intentions with the property, regardless, the Planning Commission must determine if all of the I-1 Zoning District uses are capable of being supported by the subject property. As a result, the uses permitted by right and by special use within the I-1 District are attached for your convenience on page 4-7. It appears all of the uses by right and special uses could be supported by the subject property.

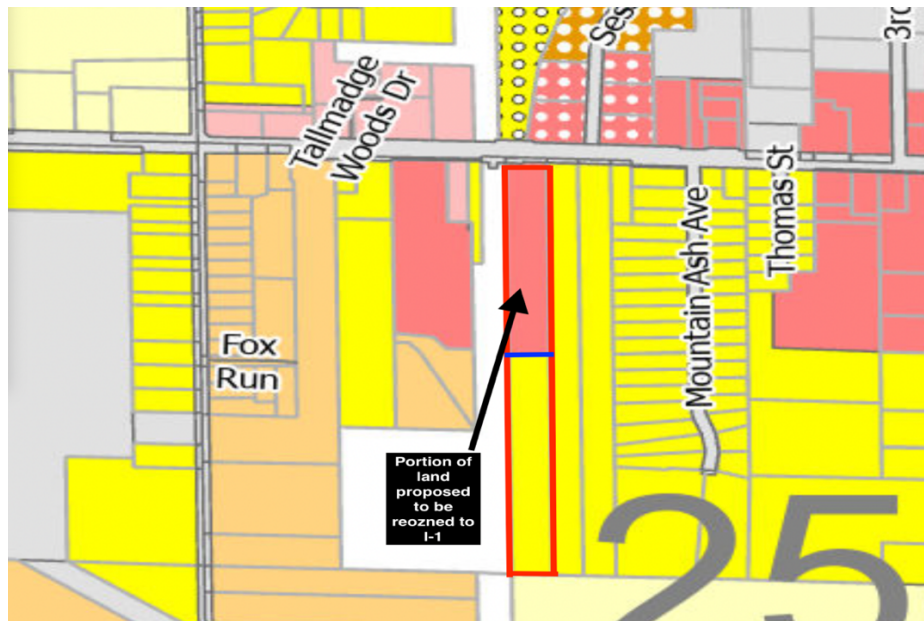
Also relevant for the I-1 Zoning District is the minimum lot a width required within the district when considering capability. The minimum width required is at least 80 feet. As aforementioned, the portion of property proposed for rezoning contains approximately 198 feet of width and 5.41 acres in area.

As a result, it appears the subject property is capable of supporting all of the I-1 Zoning District uses.

Compatibility

As aforementioned, the surrounding uses of properties consist of single-family dwellings, vacant land, and commercial use. The subject property abuts lots located within the Single Family Residential (R-1) Zoning District, Rural Preserve Zoning District (RP), and is across the street from lots within the C-2 PUD Zoning District and the R-1 PUD Zoning District.

For your convenience, below is a snapshot of the current Zoning Map showing the relationship of the subject property to the surrounding zoning districts. (Legend: Tan= Rural Preserve / Yellow = Single Family Residential / Pink= General Commercial / Light Pink = Commercial Service / Grey = Industrial / Light Orange= Medium Density Residential / Orange with white dots = Multi Family PUD / Yellow with White Dots= Single Family Residential PUD / Red Outline = subject property).



It appears the proposed rezoning may not be compatible with the surrounding uses and Zoning Districts.

Planning Commission Considerations & Recommendation

As the Planning Commission deliberates regarding this application, we believe the following warrant your review and consideration.

- The Three C's of Rezoning
 - Consistency
 - Compatibility
 - Capability

As a result of the aforementioned Master Plan and Zoning Ordinance considerations, it appears the request is not consistent with the TCTMP, is not compatible with surrounding districts and uses, but is capable of supporting all of the uses permitted by the requested zoning district. As a result, we believe a recommendation of denial may be appropriate, pending comments received during the public hearing. The application has been scheduled for a public hearing at your May 27, 2025, meeting.

If you have any questions, please let us know.

AG
Associate Planner

Attachments

cc: Mark Bennett, Supervisor