

Applicant is interested in developing this property for commercial and single-family uses. Pending approval of this amendment to the comprehensive plan, the applicant intends to submit a rezoning request to change the zoning to Commercial General and Single-Family Residential. At this time, the applicant has not provided a draft major PUD amendment for this development.

Amending the Comprehensive Plan to Levels 3 and 4 could potentially support a future rezoning to any zoning district identified as possible or allowed within the Comprehensive Plan level. Table 4-1: Land Use Intensity System Zoning District Table, of the Comprehensive Plan identifies these potential districts.

Table 4-1: Land Use Intensity System Zoning Districts Table

Zoning Districts	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7
A-1: Agricultural District	Allowed						
RE: Residential Estate District	Allowed						
RS-1: SF Residential District	Allowed						
R-2: SF Residential District	Possible	Allowed	Possible				
RS-2: SF Residential District	Possible	Allowed	Possible				
RS-3: SF Residential District	Possible	Allowed	Possible				
RS-4: SF Residential District		Allowed	Allowed				
RD: Residential Duplex District		Possible	Allowed				
RM: Residential MF District			Allowed	Possible	Possible		
RMH: Residential Mobile Home District			Allowed				
NM: Neighborhood Mixed Use District			Allowed	Allowed			
CM: Community Mixed-Use District			Possible	Allowed			
DM: Downtown Mixed-Use Core District					Allowed		
DF: Downtown Fringe District					Allowed		
ON: Office Neighborhood District		Possible	Allowed	Allowed	Possible		
CN: Commercial Neighborhood District				Allowed	Possible	Allowed	
CG: Commercial General District				Allowed	Possible	Allowed	
CH: Commercial Heavy District						Allowed	Possible
IL: Industrial Light District						Possible	Allowed
IH: Industrial Heavy District							Allowed

SURROUNDING LAND USES/ZONING/COMPREHENSIVE PLAN

The surrounding properties contain the following uses, along with the following development guide and zoning designations:

Location	Comprehensive Plan	Zoning	Land Use
North	Level 4 & Level 2	CG, A-CG, & RD	Commercial, Undeveloped & Single-Family Residential

East	Level 2, 3, 6, & Public Recreation	RM & CG/PUD-94	Golf Course, Single-Family Residential, & Multi-Family, Undeveloped
South	Level 6	CG & SP-67	Battle Creek Church
West	Level 6	CH/PUD-209 & A-CH	Undeveloped

On March 26, 2024, Nathan Cross, Attorney for BC Land Holdings Company sent an informational letter to surrounding residents with information pertaining to this upcoming application for a Comprehensive Plan amendment.

- Attachments:** Case Map
Aerial Photo
Comprehensive Plan
Exhibit A
Informational Letter sent to neighboring residents

Recommendation:

Based on the location of the property and surrounding land uses, Staff recommends COMP-001404-2024 be approved, subject to the property being platted.

Reviewed by: Amanda Yamaguchi

Approved by: Rocky Henkel

ALY