

Applicant seeks the rezoning of the property located at 420 S. 291 Highway to Industrial 1 Zoning from its current C-2 zoning. The rezoning is requested in order to align the current zoning with the historic use of the property and with the zoning in the surrounding area.

The property has been undeveloped and vacant for a number of years. The property is not suitable for residential use in any manner due to the property type, the use of the abutting properties, and due to the topography of the land. The landowner has a prospective buyer who desires to use the property as a CDL truck driving course. The rezoning to an Industrial 1 zoning is consistent with the Comprehensive Plan, the Future Land Use Map, and approved City development standards and policies.