

4. This hearing is being requested to consider: Re-zoning and FLU amendment.

5. Location of subject property (street address): 8119 46th Ave., North

6. Legal Description of Property: (attach additional documents if necessary)
E 100 FT OF W 311.9 FT OF N 300 FT OF S 333 FT OF SE 1/4 OF SW 1/4 OF NE 1/4 OF SEC 4

7. Size of Property: 100 feet by 300 feet, _____ acres

8. Zoning classification Present: RM Requested: E-2

9. Future Land Use Map designation Present: RU Requested: Commercial General

10. Date subject property acquired: 10/2019

11. Existing structures and improvements on subject property:
Single Family Home

12. Proposed structures and improvements will be:
Pool Builder/Contractor

13. I/We believe this application should be granted because (include in your statement sufficient reasons in law and fact to sustain your position.) (Attach a separate sheet if necessary).

The use is similar to an office. As a pool contractor, there is no retail component. Clients meet indoors and review pool contracting plans, permitting, etc. This is a quiet use. There is an in-ground pool planned for the exterior in front of the building. There are some persons who will meet inside to consider buying a pool. There is an interior warehouse and some screened outdoor storage. There is an exact same use one lot to the East of which is zoned ROG and lots a couple of lots to the West (and East) zoned CG. ROG is abutting on the East.

14. Has any previous application relating to zoning or land use on this property been filed within the last year?
Yes No When? _____ In whose name? _____

If so, briefly state the nature and outcome of the hearing: