



# Planning Commission Agenda Item

**Meeting Date:** 1/9/24  
**From:** Josh White, Principal Planner  
**Item:** Etzanoa Rezone

**Purpose:** Hold a public hearing to consider the advisability of rezoning 28379 81<sup>st</sup> Road from an R-1 (Low Density Residential District) to an R-3 (High Density Residential District).

**Background:**

The subject property is located at 28379 81st Road. The surrounding area is comprised of agricultural uses. The property consists of approximately 4.97 acres. The project will be to develop the Etzanoa Cultural & Immersion Center. The applicant is requesting a rezone from the default R-1, Low Density Residential District to an R-3, High Density Residential District. R-3 is the most restrictive district that allows the proposed use. A conditional use permit will also be required for non-profit institutional use. It is the recommendation of staff that the requested rezoning R-1 to R-3 be approved based on the following conclusions:

- This is the most restrictive district that allows the use with conditions.
- The project will enhance tourism opportunities and the related economic development associated with tourism.
- Utilities can be extended to the site relatively easily
- A conditional use permit will accompany this request to mitigate negative factors.

**Action:**

Hold a public hearing. After the public hearing is closed, make a motion to recommend the City Commission approve/disapprove the request to rezone 28379 81st Road from an R-1 (Low Density Residential District) to an R-3 (High Density Residential District).

**Attachments:**

Staff report

Presentation Link: <https://arcg.is/1ifieu>