



**DOCKET #:** F1301

**PROPOSED ZONING:**  
GI

**EXISTING ZONING:**  
RS20

**PETITIONER:**  
J & S Realty, Inc. for  
property owned  
by R.S. Helsabeck

**SCALE:** 1" represents 600'

**STAFF:** G. SIMMONS

**GMA:** 4B

**ACRE(S):** 75.62

**MAP(S):** 612910, 612914

## ZONING STAFF REPORT

**DOCKET #** F-1301  
**STAFF:** Glenn Simmons

Petitioner(s): J & S Realty, Inc.  
Ownership: R. S. Helsabeck

### **REQUEST**

From: RS-20 Residential Single Family District; minimum lot size 20,000 sf  
To: GI General Industrial Zoning

After discussions between the petitioner and Planning staff, during which staff indicated its concerns about approving industrial zoning in this immediate area at this time and about the limited access to this site, the petitioner has requested withdrawal of this petition. His intentions are to review plans for the site and consider whether a special use district petition could adequately address the concerns expressed by staff. The petitioner was made aware that staff's concerns will not necessarily be mitigated by a special use district zoning request and that staff generally does not support industrial zoning in this area at this time. However, staff does support his request for withdrawal at this time.

### **STAFF RECOMMENDATION**

Staff Recommendation: **WITHDRAWAL.**

### **PUBLIC HEARING**

FOR: None

AGAINST: None

### **WORK SESSION**

MOTION: Norman Williams moved withdrawal of the zoning map amendment.

SECOND: John Bost.

VOTE:

FOR: Bost, Johnson, King, Powell, Schroeder, Snelgrove, Williams

AGAINST: None

EXCUSED: None

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A. Paul Norby, AICP  
Director of Planning