



PLANNING STAFF REPORT

MEMO DATE: April 4, 2019

MTG. DATE: APRIL 10, 2019

TO: Village of Cottage Grove Plan Commission

CC: Matt Giese – Village Administrator
Lisa Kalata – Village Clerk
Lee Boushea – Village Attorney
Michael Maloney – Village Engineer

FROM: [Erin Ruth, AICP – Village Planning Director](#)

RE: Coyle South Rezoning

BACKGROUND

Property Owner: Homburg Equipment, Inc.

Location: Coyle Highlands South Subdivision

Area: 6.26 acres

Agent: Andrew Homburg – Homburg Equipment
Mark Kupsch – Homburg Equipment

Existing Zoning: NO, Neighborhood Office

Proposed Zoning: PB, Planned Business

OVERVIEW

The applicant is seeking to rezone four commercial parcels in the Coyle Highlands South subdivision (parcels #0711-081-4181-1, #0711-081-4192-1, #0711-081-4203-1, and #0711-081-4439-1) from NO, Neighborhood Office to PB, Planned Business.

The request is driven by the difficulty in marketing the parcels for uses that match the current zoning. NO zoning places limitations on building size that are much more strict than those in the PB district.



LOCATION MAP



NEIGHBORHOOD OFFICE V. PLANNED BUSINESS

Description and Purpose

The current zoning on the subject parcels is NO, Neighborhood Office, which is 325-39 in the zoning ordinance. The applicant is requesting that the parcels be rezoned to PB, Planned Business.

Per 325-39(A)(1)(a), the description and purpose of the Neighborhood Office district is “intended to permit high-quality office and institutional land uses at an intensity compatible with the older portions of the Village predominantly developed with large homes which are desirable to maintain, where traffic volumes and adjacent land uses dictate the transition of these areas to nonresidential uses.”

This description and purpose do not appear to be a perfect fit for the area in question. While adjacent to residential parcels, those parcels are “older portions of the Village” and in fact, are not yet built out. Furthermore, traffic volumes on Cottage Grove Road are among the highest in the Village and are not transitional to a nonresidential use.

Planned Business is the more typical zoning district for commercial properties along Highways N and BB in the Village.



Parcels on the west side of Highway N, north and south of School Road, are similar to the subject parcels. Those parcels were rezoned from Neighborhood Business to Planned Business several years ago.

It should also be noted that the maximum zoning district size for Neighborhood Office is two acres, while the subject parcels total over six. It appears to be contrary to the intent of the district to have a Neighborhood Office that large.

Land Uses

Many of the land uses permitted by right and as a conditional use are the same between the Neighborhood Office and Planned Business districts. However, Planned Business allows a somewhat broader range of uses.

Indoor sales and service and indoor maintenance are the two permitted by right uses that are not currently permitted under Neighborhood Office zoning.

Bulk and Intensity

The Planned Business district requires less green space, 25% of the lot compared to 40% in Neighborhood Office. This is offset somewhat by the Planned Business district's more robust requirements for landscape buffering where adjacent to a residential use.

The Neighborhood Office district places a maximum of 5,000 sq. ft. on a one-story building and 10,000 sq. ft. on a two-story building. The Planned Business district does not have a maximum, though size is capped by other regulations such as floor area ratio, required green space, and maximum building height.

COMPREHENSIVE PLAN CONSISTENCY

The Comprehensive Plan designates these parcels as Planned Business, a change made several years ago in preparation for an eventual rezone request such as this. Therefore, the proposed zoning is consistent with the Comprehensive Plan.

STAFF RECOMMENDATION

Staff recommends that the proposed rezoning be **APPROVED**.