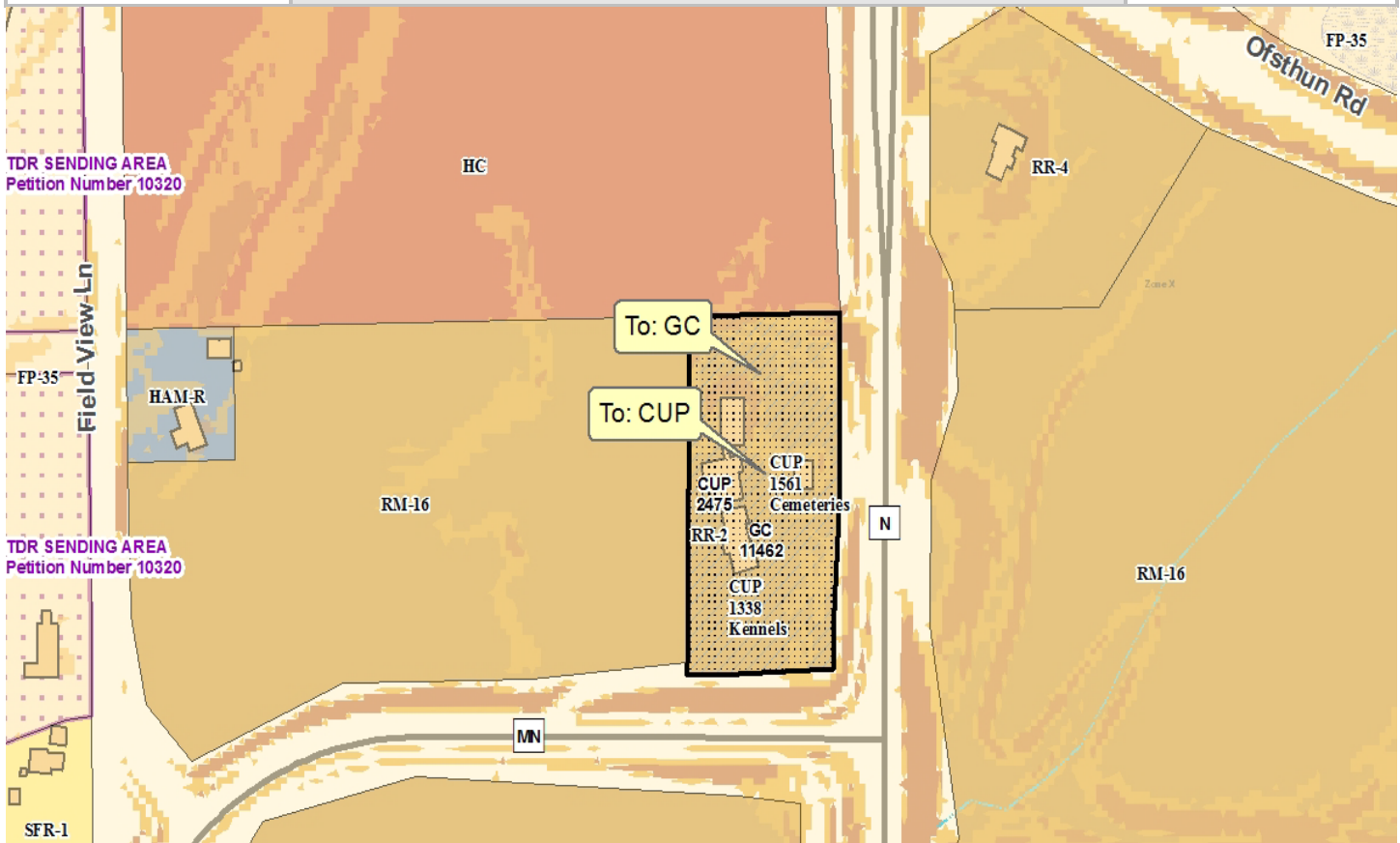


<p>Staff Report</p>  <p>Zoning and Land Regulation Committee</p> <p>Questions? Contact Pam Andros at 261-9780.</p>	<p>Public Hearing: August 27, 2019</p>	<p>Petition 11462</p>
	<p><u>Zoning Amendment Requested:</u> RR-2 (Rural Residential, 2 to 4 acres) District TO GC (General Commercial) District</p>	<p><u>Town/Section:</u> COTTAGE GROVE, Section 33</p>
	<p><u>Size:</u> 3.2 Acres</p>	<p><u>Survey Required:</u> No</p>
	<p><u>Reason for the request:</u> ZONING COMPLIANCE FOR AN EXISTING PET BOARDING FACILITY AND CREMATORIUM</p>	<p><u>Applicant:</u> WALTER R JOBE</p> <p><u>Address:</u> 2416 COUNTY HIGHWAY MN</p>



DESCRIPTION: The applicant is applying for a rezone and CUP for a pet boarding facility and pet crematorium, and a caretaker residence. The property needs to be rezoned from RR-2 (Rural Residential) to GC (General Commercial) to accommodate the desired conditional uses. The application is for an existing use. The property is in the process of being sold to Underdogs, LLC and the current CUP will expire with the sale of the property. Underdogs, LLC intends to continue to use the property as a pet boarding facility in the same manner in which it is currently used. A separate staff report provides details about CUP#2475.

The property is located in Section 33 of the town of Cottage Grove and totals approximately 3.2 acres. The existing use of the property is a pet boarding facility, pet crematorium and caretaker residence. It has no significant environmental features. The subject property is south of STH 12&18. The surrounding area is a combination of agriculture, rural residential and commercial land uses.



TOWN PLAN: The subject property is in the *Commercial Development* future land use area of the town of Cottage Grove Comprehensive Plan. This proposal is consistent with the plan.

RESOURCE PROTECTION: There are no environmentally sensitive features on the property.

STAFF: Staff recommends approval of the rezone with the conditions described in the town action report.

TOWN ACTION ON REZONING TO GC – GENERAL COMMERCIAL: The Town Plan Commission and Town Board unanimously approved the rezoning subject to conditions. The town condition is requiring a deed restriction limiting the uses in the GC district to only the following:

Veterinary clinic, domestic pet boarding, pet crematorium, and a single family caretaker residence. See *Town Action Report – Rezone*.