

## Community Meeting Project Description

Nob Hill

Meeting Date: June 14, 2021

5:30pm

We represent the owners of the properties at 9840 and 945 Nob Hill. The owners of the property plan to submit a rezoning application to rezone the subject properties to allow for additional uses that are listed below.

On December 17, 2020, a community meeting was held to discuss the proposed rezoning. At that time, the proposed uses included retaining the existing allowable commercial and industrial uses and including the following residential use options:

- Multifamily
- Townhomes
- Two Family
- Duplex
- Single Family Detached
- Senior Housing
- Senior Assisted Living Facility

Since the community meeting, the property owners have decided to amend the rezoning request to remove some of the higher intensity residential uses and to add limited lodging uses. This community meeting is necessary in order to discuss the proposed lodging uses.

The proposed rezoning will include the following list of uses. The uses in **bold/underline** are the new uses proposed. The other uses listed are currently allowed in the existing underlying zoning for each property, these uses are to be retained.

- I-3 Zone District Uses
- Light manufacturing, processing, fabrication
- Wholesale sales, mini warehousing
- Indoor mini storage
- Retail sale of any commodity manufactured, processed, fabricated, or stored on the premises.
- Sale of retail hardware or equipment or supplies.
- Repair, rental, and servicing of any commodity manufactured, processed, fabricated onsite.
- Craft brewery, distillery, winery
- Vet Hospital
- Doggy daycare, kennels, canine training facility
- Storage of operable motor vehicles
- Storage of boats, trailers, recreational vehicles, and other similar recreation equipment.
- Business or professional offices
- Medical or dental offices and clinics
- Laboratories
- Research and development facilities
- Indoor recreation and sports facilities
- Repair or serving of motor vehicles, boats, trailers, or equipment

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- Business or professional offices
- Medical or dental offices and clinics
- Veterinary clinics, including kennels for boarding of animals
- Laboratories
- Research and development facilities
- Repair or serving of motor vehicles, boats, trailers, or equipment
- Greenhouse, plant nursery or garden supply stores
- Rental stores, including motor vehicles and heavy equipment
- Sale or rental of recreational vehicles, boats, and trailers
- Contractor's shops
- Wholesale business, mail order or telephone/internet sales
- Warehousing or self-storage facilities including exterior storage
- Fabrication, processing, or manufacturing of products
- Assembly of products
- Retail sale of any commodity manufactured, processed, fabricated, or stored on the premises
- Micro cell or repeater telecommunication facilities
- Building mounted or freestanding low power telecommunication facilities
- **Duplex/Two Family Residential (28 units maximum)**
- **Single Family Detached Residential (14 units maximum)**
- **Lodging Accommodations limited to 14 detached living units or 28 attached/paired units**

The new residential uses will allow for duplex or two-family homes limited to 28 units maximum, single family detached residential units with a maximum of 14. A mixture of two-family/duplex and single-family units are allowed but the total number of units may not exceed 28, with single family homes making up not more than 14 of the 28 units.

The lodging accommodation use would allow the site to be developed with up to 28 lodging units for rent. The lodging units would be limited in the same way the residential units are limited. The intent is each unit will be a standalone unit like a small cabin or tiny home or two units may be paired together. The rentals would be operated as a whole and may include common areas such as a club house, outdoor picnic areas, etc. for use by the lodgers staying in the units.

Divide View Road is proposed to remain a private road, to be used for emergency access only.

### **Property Owner Representative/Planning Consultant Contact**

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