

Development Rights Loss/Gained from C-Commercial to MU-Residential Center Mixed Use

To Whom It May Concern:

I attended your meeting on 12/10/08 regarding your proposed rezoning of Bailey to MU. Since my property is currently zoned C, I would be experiencing a tremendous loss of development rights.

The only reasonable way to rectify this "taking of development rights" would be to include all the uses in C not included in the MU district (see list below). Please advise me as to the next steps in this process. You indicated that you were going to revisit this issue and resubmit a proposal. I have not received anything as of this date. (contact information below)

Commercial Current (C)
(from C to MU use losses)

- Amusement Center
- Cluster Development Overlay
- Day Care Commercial
- Dwelling Unit secondary to commercial business
- Group Home- Special
- Home Occupation
- Homeless Shelter
- Hospital
- Hotel or Motel
- Kennel
- Light Manufacturing (Industrial)
- Mortuary
- Nursery
- Outdoor Event
- Park and Ride
- Personal Services
- Petting Zoo
- Private Club
- Racetrack
- Recreational Facility
- Recycling Facility
- Refurbishing
- Salvage yard
- Sexually Oriented Business
- Taxi Cab Service
- Telecommunications Facility
- Vehicle Body Repair
- Vehicle Center
- Vehicle Sales
- Vehicle Storage Yard
- Veterinarian
- Warehouse

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New Rural Center- (MU) Proposed
(from C to MU use gains)

- + Apartments and/or Condominiums-conditional
- + Community Center -conditional
- + Studio
- + Dwelling Units???
- + Educational Facility, Primary -conditional
- + Educational Facility, Secondary (or Primary +)
+ conditional (above)
- + Educational Facility, Post Secondary -conditional
- + Gas Station
- + Group Home-Residential conditional
- + Health Clinic