



**Thursday, November 20, 2025  
Plan Commission Meeting at 6:00 PM**

**PLAN COMMISSION MEETING AGENDA**

**1. Meeting Opening**

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- A. Call to Order
- B. Roll Call

**2. Consent Agenda**

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- A. Approval of Minutes

**3. Staff Reports**

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**4. Business Items**

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- A. Public Hearing for Annexation of PIN 11-16-153-001

**5. Discussion**

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- A. The sale of hemp based products and cannabis smoking lounge within the City of Sterling.

**6. Adjourn**

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The City of Sterling in compliance with the Americans with Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of this meeting or facilities, contact the ADA Coordinator at (815) 632-6630 to allow the City of Sterling to make reasonable accommodations for these persons.

On Thursday, June 12, 2025, at 6:44 p.m., Skip McCloud called the regular meeting of the Plan Commission to order. Roll Call. Present: Gordon Harris, Carol Corwell, and Brian Carradus. Absent: Jamie Schwingle and Rene Morris.

Also present were City Planner Dustin Wolff, Building and Zoning Superintendent Amanda Schmidt, Attorney Tim Zollinger, Alderperson Elston, and City Clerk Teri Sathoff.

Gordon Harris made a motion to approve the minutes from May 15, 2025, as presented; seconded by Carol Corwell. Voting – Ayes: Corwell, Harris, McCloud, and Carradus. Nays: None. Motion carried.

City Attorney Zollinger informed the Commission and those present that the Public Hearing that was opened at the May 15, 2025, Plan Commission meeting had been recessed until this meeting to allow for postings and notices.

At 6:46 pm, Chair McCloud reopened the public hearing for the approval of a condominium plat for the development of five structures containing ten townhouses. The property is located on the Northeast corner of Lynn Blvd and 16<sup>th</sup> Avenue and is 1.47 acres. A rezone of this property from SR-4 to MR-10 is being requested.

City staff received one comment via phone call from Stephen Berley, 2208 11<sup>th</sup> Avenue, Sterling. Mr. Berley did not agree with the proposed zoning change. He advised that he would be in attendance, but he was not.

The recommendation was made at the May 15, 2025, meeting contingent on notifications, to approve the rezoning of the proposed condominium plat, with a formal/final vote on it at the June 12, 2025, Plan Commission meeting, with the following conditions:

1. Rezoning of the lands from the SR-4, Single-Family District to the MR-10, Multi-Family District.
2. Compliance of all condominium plat instruments with the requirements of the Illinois Condominium Property Act
3. Provide Condominium Declarations and Bylaws for Staff and Attorney review prior to action by the City Council.
4. Relocate the building footprint in the northeast corner of the plat to comply with a 30-foot setback from the north property line.
5. Provide a construction detail and cross-section for the access drive to illustrate it can accommodate emergency service and maintenance vehicles.
6. Any technical corrections required by the City Engineer and Whiteside County.

The public hearing was closed at 6:51 pm.

At 6:52 pm, Chair McCloud opened the public hearing for the annexation and zoning of Aldi lot 2. The petitioner, Rob Boron, with PMP Holdings, was present to answer questions and provide a background on the proposed development.

Mr. Boron stated that the development will include a building with four or five businesses. One of the occupancies will be Jersey Mike's; one of the others is a national chain that is not being named at this time.

City Planner Dustin Wolff stated the land use plan recommends this area for continued regional business uses.

Brian Carradus asked about planning for the future development of the adjacent properties. Wolff advised that this has been taken into consideration.

The public hearing was closed at 6:51 pm.

Brian Carradus made a motion to recommend approval of the annexation and the zoning designation of RB Regional Business District for PIN 11-14-276-004; Seconded by Gordon Harris. Voting – Ayes: Corwell, Harris, and Carradus. Nays: None. Motion carried.

City Planner Wolff stated that a recommendation to the City Council will need to be made to combine the two lots into one for the development.

Carol Corwell made a motion to recommend to the City Council to approve the petition for the Plat, with the following conditions:

1. Approval of the annexation of PIN 1114276004 and zoning of the property to RB, Regional Business District.
2. The Plat be revised to show building setback lines that conform to the RB district.
3. The Plat be revised to show the ROW dedication of the triangular area adjacent to the 25<sup>th</sup> Street ROW. This area must be labeled on the Plat as being dedicated to the City of Sterling.
  - a. Provide a mete and bounds description of the triangular area to be dedicated to the City of Sterling.
4. The Plat be revised to show the ROW dedication of an additional area, approximately 35-foot x 100-foot. This area must be labeled on the Plat as being dedicated to the Illinois Department of Transportation (IDOT).
5. Subject to all technical corrections as required by Whiteside County.

Seconded by Brian Carradus. Voting – Ayes: Corwell, Harris, McCloud, and Carradus. Nays: None. Motion carried.

With no further business to discuss, the meeting was adjourned at 7:14 p.m.

Teri Sathoff

City Clerk



**APPLICATION FORM**  
**PROPOSED AMENDMENT TO ZONING ORDINANCE**  
(Submit to Planning Commission)

Date Application Filed: 10 / 15 / 25

Fee Paid \$ 150 Receipt No: 2026-26993 Check # — cash

RE

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This Section To Be Completed By Applicant

**Part I**  
PLEASE PRINT OR TYPE

Applicant Name: Temple Sholom (Nik Jakobs)

Applicant Mailing Address: 21950 Ridge Road, Sterling, IL 61081

Applicant's Phone Number: 815-632-6621  
Home Work

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**Part II**

Type of Application: Amend the text of the Zoning Ordinance  Rezoning-Change in Map   
 Annexation

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**Part III**  
(Complete this part if you propose to amend Text of Zoning Ordinance)

Type of amendment proposed:

- Amend text within a Section that proposes a new requirement or specification be added
- Amend text within a Section that would delete a present requirement or specification
- Delete an entire Section or Article
- Add a new Section or Article

What specific Section(s) or Article(s) of the Zoning Ordinance would be affected by the proposed amendment?

How will the amended or new Section(s) or Article(s) read: (include additional sheets if necessary)

**Part IV**  
**(Complete this Part if you are proposing to rezone a property).**

Legal description of property to be rezoned:

Lot 1 - Peaceful Properties

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Is the applicant the present owner of the property? Yes  No

If the applicant is not the present owner of the property, what is the present owner's name and complete mailing address?

Owner's Name: \_\_\_\_\_

Owner's Address: \_\_\_\_\_

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**If the applicant is not present owner of the property, the applicant must provide sufficient evidence to demonstrate a proper interest in having the property rezoned.**

Present Zoning of affected property: One and Two Family Residence (County Zoning)

Requested Zoning for the affected property: Single Family Residential

Explain the purpose or intent for rezoning the property including a description of both the present and proposed use(s) of the property.

Annexation and rezoning is being requested in order to build a synagogue, parking lot and extend water main and sanitary sewer.

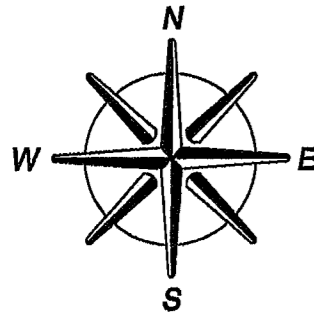
Has a site plan been prepared for the proposed use of the property? Yes  No   
IF YES, PLEASE ATTACH A COPY OF THE SITE PLAN WITH THIS APPLICATION.

**Part V**

I attest and swear, to the best of my knowledge, that the information provided with this application is correct and that I have reviewed the applicable sections of the City of Sterling Zoning Ordinance prior to submitting this application.

By:   
Applicant Signature

Date: 10 / 15 / 2025



0 40' 80'

SCALE: 1"=80'

W 1/2 NW 1/4

WEST LINE OF THE  
NW 1/4 OF SECTION 16

KOSTER DANIEL R  
11-16-102-018

### PROPOSED ANNEXATION

2.500 ACRES

JAKOBS DAVID S  
11-16-153-001

EXISTING  
CORPORATE  
LIMITS

NEW LIFE LUTHERAN  
CHURCH LCMC  
11-16-102-013

N0°30'36"E 453.78'

S0°30'18"W 453.72'

NORTH RIGHT-OF-WAY  
LINE OF LYNN BLVD.

P.O.B.

N89°30'49"E 271.42'

S89°30'49"W 240.04'

EXISTING  
CORPORATE  
LIMITS

LYNN BLVD.

### PLAT OF SURVEY

OF PROPERTY DESCRIBED AS: Part of the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of Section Sixteen (16), Township Twenty-one (21) North, Range Seven (7) East of the Fourth (4TH) Principal Meridian, Whiteside County, Illinois, described as follows:

Commencing at the intersection of the west line of the said Northwest Quarter (NW 1/4) of Section Sixteen (16) and the north right-of-way line of Lynn Blvd.; thence North 89 degrees 30 minutes 49 seconds East, along said north right-of-way, a distance of 271.42 feet to the Point of Beginning; thence North 00 degrees 30 minutes 36 seconds East, a distance of 453.78 feet; thence North 89 degrees 31 minutes 34 seconds East, a distance of 240.00 feet; thence South 00 degrees 30 minutes 18 seconds West, a distance of 453.72 feet; thence South 89 degrees 30 minutes 49 seconds West, a distance of 240.04 feet, to the Point of Beginning, containing 2.500 acres, more or less.

### SURVEYORS STATEMENT

I hereby certify that I have prepared the attached map for annexation purposes only.

In witness whereof, I have hereunto set my hand and seal this 15 day of OCTOBER, A.D., 2025. Dixon, Illinois.

PATRICK T. HUBERT  
ILLINOIS PROFESSIONAL LAND SURVEYOR  
NO. 35-4026

MY LICENSE EXPIRES NOVEMBER 30, 2026.



### LEGEND

- BOUNDARY OF SURVEY
- ▲ MONUMENT FOUND
- ⊙ STONE FOUND
- SET SURVEY NAIL
- 5/8" STEEL PIN SET
- + CHISELED "X"
- ⊠ R.O.W. MARKER
- △ P.K. NAIL
- SECTION LINE
- - - RIGHT OF WAY LINE
- x-x-x FENCE LINE
- - - - - BUILDING SETBACK (BSL)
- - - - - UTILITY EASEMENT (UE)
- (101.26') RECORD DIMENSION
- (90°01'25") RECORD ANGLE
- (N89°12'22"E) RECORD BEARING

PETITIONER: TEMPLE SHALOM

BOUNDARY OF ANNEXATION

EXISTING CORPORATE LIMITS



WILLETT HOFMANN  
& ASSOCIATES INC

ENGINEERING ARCHITECTURE LAND SURVEYING  
Illinois Professional Design Firm No. 184-000918-0015  
© Copyright 2025 Willett Hofmann & Associates, Inc.

DATE:  
10/07/2025

JOB NO.  
2089Z23

SURVEYED BY:  
MRK

BOOK NO:  
347-50

DRAWN BY:  
DJV

DRAWING NAME:  
annex-2089z23.dwg

REVISIONS:

### ANNEXATION PLAT FOR TEMPLE SHOLOM

2023-00622  
02/08/2023 01:55 PM  
PAGES: 9  
KENDRA KOPHAMER BUSH  
RECORDER  
WHITESIDE COUNTY IL  
RECORDING FEE: \$8.00

FINAL PLAT  
OF  
**"PEACEFUL PROPERTIES"**  
AN ADDITION TO STERLING TOWNSHIP  
PART OF THE WEST HALF (W 1/2) OF THE  
NORTHWEST QUARTER (NW 1/4) OF SECTION 16, TOWNSHIP 21 NORTH (T21N)  
RANGE 7 EAST (R7E) OF THE FOURTH PRINCIPAL MERIDIAN (4TH PM),  
WHITESIDE COUNTY, ILLINOIS

2023

WHITESIDE COUNTY  
HEALTH DEPARTMENT

State of Illinois }  
County of Whiteside } SS

This is to certify that this plat for the tract of land described in the foregoing certificate has been reviewed by the Whiteside County Health Department and has been found adequate for the use of individual septic systems. A central sewage treatment system will not be required.

*Ryan Nolan*  
Date  
Whiteside County Health Department

COUNTY ENGINEER  
CERTIFICATE OF APPROVAL

State of Illinois }  
County of Whiteside } SS

I, Russell Renner, PE, County Engineer of Whiteside County, do hereby certify that all streets shown herein, if any, have been graded, drained and surfaced and all drainage structures have been built, as required, or have been provided for, to my approval, and that access to this property is available from the adjacent roads by permit approval by the City of Sterling, Illinois.

Also, the requirements, if any, of the Whiteside County Detention Ordinance have been satisfied by information provided to me separately or by information stated on this plat.

Signed this 25th day of February, 2023 C.E.

*Russell Renner*  
Russell Renner, PE  
Whiteside County Engineer

CITY ACCEPTANCE RESOLUTION

STATE OF ILLINOIS }  
COUNTY OF WHITESIDE } SS

WHEREAS, the Owner(s) of the lands shown herein, have caused the same to be subdivided and platted as shown herein and

WHEREAS, the said lands lie within the Corporate Limits or within one and one-half (1-1/2) miles of the City of Sterling, Illinois, and

WHEREAS, the said owner(s) have complied with the applicable Ordinance of the City of Sterling, relating to the layout and pertinent dimensions of Subdivisions.

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Sterling, that the Plat herein be accepted and approved, subject to all improvements, if any, being constructed in accordance with the provisions and applicable subdivision ordinances of the City.

PASSED this 9th day of February, 2023, C.E.

*Chris L. Smith*  
MAYOR - City of Sterling

PLAT OFFICER'S CERTIFICATE

State of Illinois }  
County of Whiteside } SS

Approved this 8th day of February, 2023 C.E.

*Suzan Shick*  
Suzan Shick  
Whiteside County Plat Officer

COUNTY CLERK'S  
TAX CERTIFICATE

State of Illinois }  
County of Whiteside } SS

This is to certify that I find no delinquent or unpaid current taxes or special assessments against the tract of land described in the foregoing certificate.

Dated this 8th day of February, 2023 C.E.

*Dore Nelson*  
Dore Nelson  
Whiteside County Clerk

COUNTY RECORDER'S  
CERTIFICATE

State of Illinois }  
County of Whiteside } SS

Filed for record this 8th day of February, 2023 C.E.

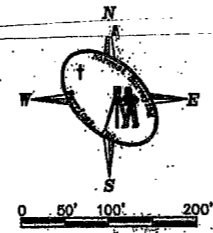
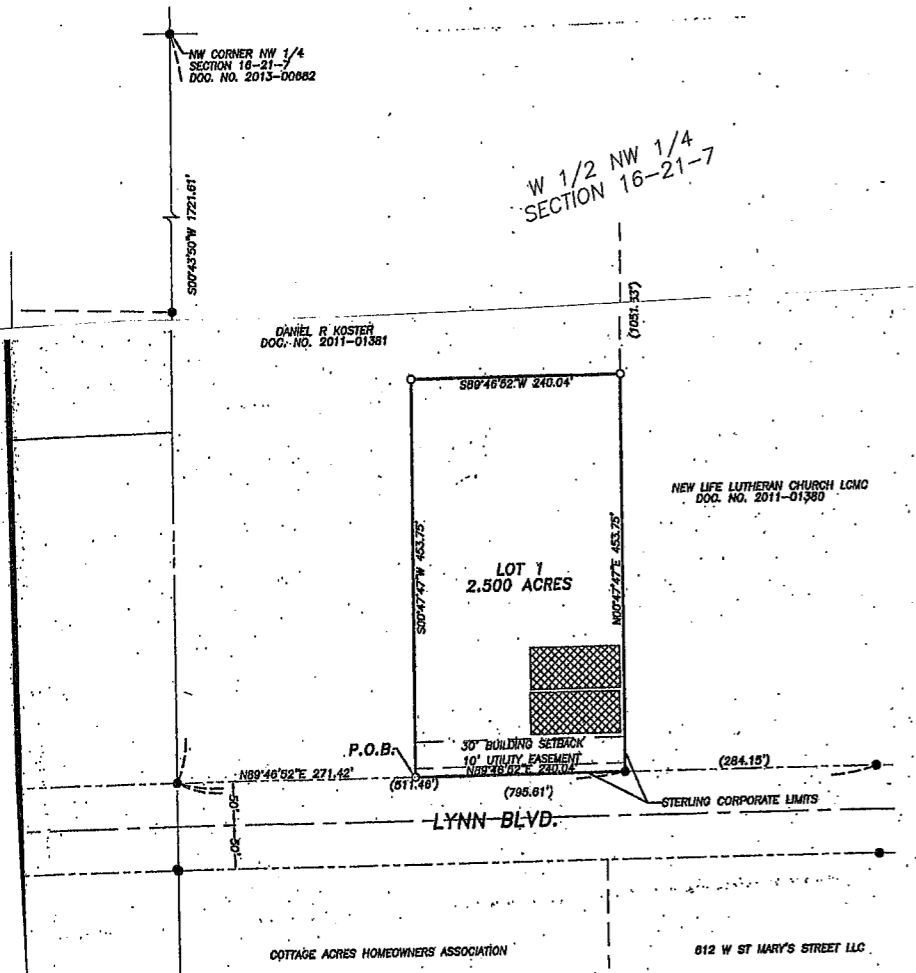
at 1:55 o'clock P.M., on Document No. 2023-00622

*Kendra Kophamer Bush*  
Kendra Kophamer Bush  
Whiteside County Recorder

LEGEND

- BOUNDARY OF SURVEY
- LOT/PARCEL LINE
- MONUMENT FOUND
- STONE FOUND
- SET 6" PIN W/GRP
- CHISELED "X"
- SECTION LINE
- FENCE LINE
- RIGHT OF WAY LINE
- TENSE LINE
- BUILDING SETBACK
- UTILITY EASEMENT
- DEED/PLAT DIMENSION
- ( ) NOTE: BEARINGS ARE ASSUMED

NORWEST SURVEYING SERVICES, INC.			
PROFESSIONAL LAND SURVEYORS & LAND PLANNERS			
301 EAST 14200TH AVENUE MORRISON, ILLINOIS 61203 PHONE (815) 772-1170			
SEARCHED BY	FILED COPY COMPLETED	INDEXED	INDEXED
JHW, CFV	11-18-22	2022249	MEH
BOOK NO.	PLAT NO.	OWNER FILE	OWNER FILE
	2022249	2022057	1-27-23
RECORDED DATE	RECORDED BY	BOOK	DATE
			1-27-23
FINAL PLAT			
"PEACEFUL PROPERTIES"			



SCALE: 1"=100'  
TOTAL AREA  
2.500 ACRES  
MORE OR LESS  
PT. PLAN 11-16-102-012  
DOC. NO. 2011-01381  
LYNN BLVD.  
STERLING, IL 61081

10,000 SQ. FT. AREA  
RESERVED FOR  
SEWAGE ABSORPTION

**Surveyor's Notes**  
The placement of fill and/or the use of heavy equipment on or over the area reserved for sewage absorption is prohibited.

SURVEYOR'S CERTIFICATE

State of Illinois }  
County of Whiteside } SS

I, William E. Holt, hereby certify that I am a Professional Land Surveyor in the State of Illinois, and that at the request of the owner(s) of the land described herein, I have surveyed, subdivided, and platted the land shown hereon to be hereafter known as "PEACEFUL PROPERTIES", and addition to Sterling Township, being a subdivision located on a part of the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of Section 16 in Township 21 North (T21N), Range 7 East (R7E) of the Fourth Principal Meridian (4th PM), Whiteside County, Illinois, bounded and described as follows, to wit:

Commencing at the monumented Northwest corner of said Northwest Quarter (NW 1/4) of Section 16; thence South 00 Degrees 43 Minutes 59 Seconds West along the West line thereof, a distance of 1721.81 feet to the North end of Lynn Boulevard in the City of Sterling, Illinois; thence North 89 Degrees 46 Minutes 52 Seconds East, along said North line, a distance of 223.42 feet, to the Point of Beginning of the horizontal described parcel; thence continuing North 89 Degrees 46 Minutes 52 Seconds East, along said North line, a distance of 240.04 feet to the Southeast corner of the property described on the deed recorded as Document No. 2011-01380 in the Office of the Whiteside County Recorder; thence North 00 Degrees 47 Minutes 47 Seconds East, along the West line thereof, a distance of 453.75 feet; thence South 89 Degrees 46 Minutes 52 Seconds West, a distance of 240.04 feet; thence South 00 Degrees 47 Minutes 47 Seconds West, a distance of 453.75 feet to the Point of Beginning.

Containing 2.500 acres, more or less.

I Also Certify, that the land contained within this subdivision, is within 1-1/2 miles of the corporate limits of the City of Sterling, Illinois.

I Also Certify, that the land contained within this subdivision is within Flood Zone X, according to F.E.M.A. F.I.R.M. Panel 171602027E which bears an effective date of February 16, 2011.

I Further Certify, that to the best of my knowledge and belief, the foregoing plat is in compliance with Chapter 785 ILCS 205/1-2 of the Illinois Compiled Statutes that all monuments and markers exist as shown hereon and that all dimensional and graphic details are correct as shown hereon. Dimensions are in feet and decimals of a foot. Bearings or angles are in degrees, minutes and seconds and are referenced to an assumed datum.

In Witness Whereof, I have hereunto set my hand and seal this 2nd day of February, 2023 C.E.

*William E. Holt*  
William E. Holt  
Illinois Professional Land Surveyor  
No. 352284  
Licensed, Renewed November 30, 2024 C.E.



OWNER'S CERTIFICATE

State of Illinois }  
County of Whiteside } SS

Pursuant to Chapter 785 ILCS 205/1 & 2 of the Illinois Compiled Statutes, I, Daniel R. Koster Owner of the land platted herein, located entirely within the boundaries of Sterling Community School Unit District No. 5, and to be hereafter known as "PEACEFUL PROPERTIES" and addition to Sterling Township, do hereby certify that I have caused this subdivision to be surveyed, subdivided and platted by William E. Holt of Morrison, Illinois, an Illinois Professional Land Surveyor and do hereby acknowledge and adopt the same under the title and this herein indicated.

Dated this 8th day of February, 2023 C.E.

Daniel R. Koster  
20565 W. Science Ridge Road  
Sterling, Illinois 61081

ENGINEER & OWNER'S CERTIFICATE

State of Illinois }  
County of Whiteside } SS

Pursuant to Chapter 785 ILCS 205/2 of the Illinois Compiled Statutes, we, Daniel R. Koster, Owner of the land platted herein and Kevin E. Myers an Illinois Registered Professional Engineer, do hereby certify that, to the best of our knowledge and belief, the drainage of surface waters will not be changed by the construction of this subdivision or any part thereof, on that if such surface water drainage will be changed, reasonable provision has been made for the collection and diversion of such surface waters into public areas or drains which the Subdivider has the right to use, and that such surface waters have been planned for in accordance with generally accepted engineering practices and so as to reduce the likelihood of damage to the adjoining property, because of construction of this subdivision.

Dated this 8th day of February, 2023 C.E.

Daniel R. Koster  
20565 W. Science Ridge Road  
Sterling, Illinois 61081

Kevin E. Myers  
2 North County Club Rd.  
Decatur, IL 62521



ACKNOWLEDGMENT

State of Illinois }  
County of Whiteside } SS

I, *Kathleen E. Potter*, Notary Public in and for the State and County aforesaid, do hereby certify that Daniel R. Koster, personally known to me to be the same person whose name is subscribed to the foregoing certificate and plat, appeared before me this day in person and signed and delivered the said certificate and plat for the use and purposes therein set forth as his or their free and voluntary act.

Given under my hand and notarial seal this 2nd day of February, 2023 C.E.

*Kathleen E. Potter*  
Notary Public



EASEMENT PROVISIONS

An easement, as depicted on the attached plat, for serving the subdivision and other property with electric, communications, sewer, water and gas service, is hereby reserved for and granted to:

Commonwealth Edison Company  
and  
S.B.C. Ameritech Telephone Company

and the local franchised public and private utilities serving this property, as Grantees, their respective successors and assigns, jointly and severally. To install, operate, maintain and remove, from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and sounds and signals in, over, under, across, along and upon the surface of the property shown within the dotted lines on the plat and marked "Easement"; the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as a "Common area or areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim to remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over, against, facilities or in, upon or over the property within the dotted lines marked "Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 785 ILCS 609/2(a), as amended from time to time. The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or in part to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as, "outlots", "common elements", "open spaces", "common grounds", "parking areas" and "common area". The term "Common area or areas" and "Common Elements" includes real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool or retention pond, or mechanical equipment.

Relocation of facilities will be done by Grantee at cost of Grantor/Lot Owner, upon written request.

# memorandum



To: Sterling Plan Commission  
Amanda Schmidt, Building & Zoning Superintendent

From: Dustin Wolff, AICP, City Planner  
Mike Lewis, AICP, City Planner

Cc: Scott Shumard, City Manager  
Tim Zollinger, City Attorney

Date: November 12, 2025

RE: Temple Shalom Annexation & Rezoning

LOCATION: PIN # 11-16-153-001 along W Lynn Blvd.

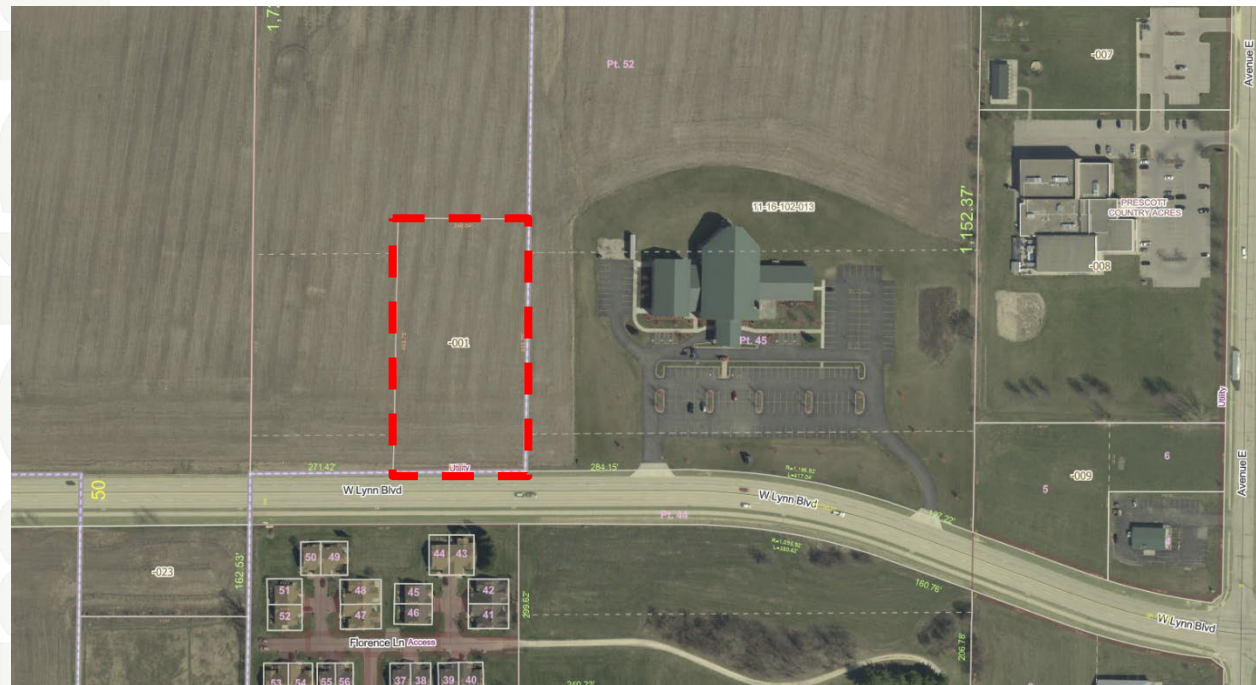


Figure 1: Proposed annexation parcel and area lands.

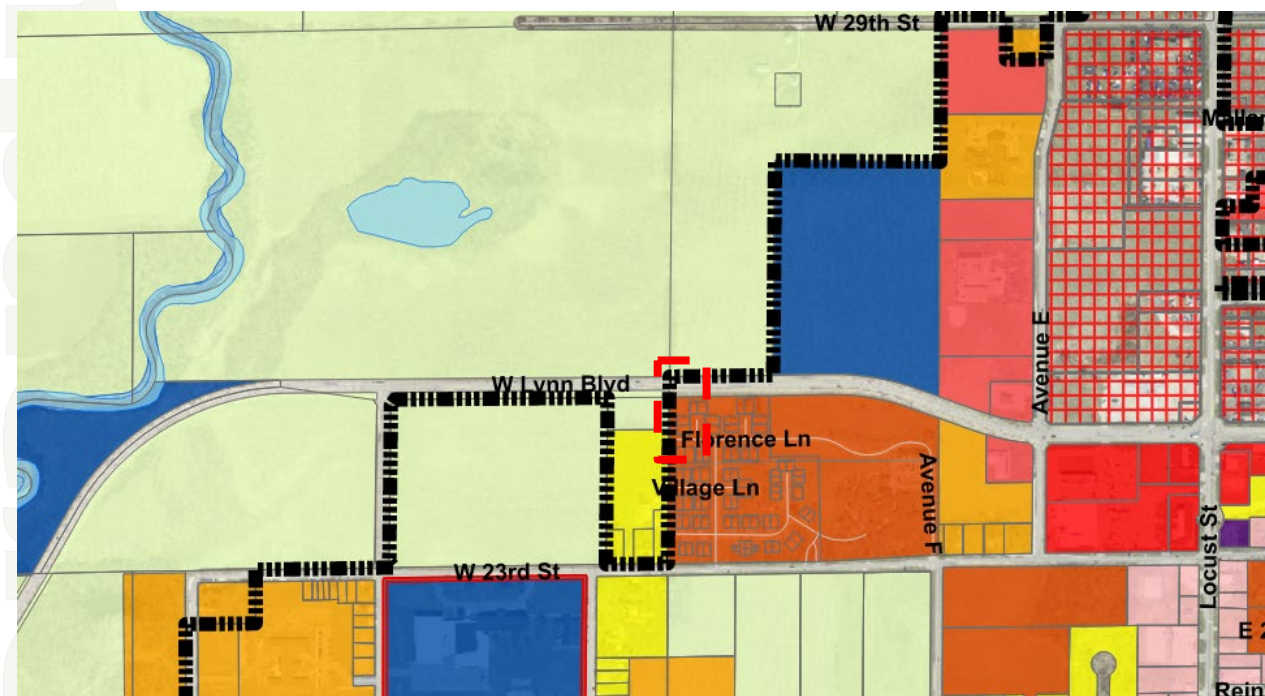
## BACKGROUND:

By annexing land, cities can regulate zoning, land use, and development standards, ensuring consistency with their urban planning goals and preventing uncoordinated growth in nearby unincorporated areas. Cities can extend utilities like water, sewer, and transportation systems to annexed areas, optimizing infrastructure use and reducing costs compared to fragmented systems in unincorporated regions.



The Future Land Use Map recommends the area for Agricultural use and will need to be amended to Institutional. See **Figure 3**. As the location for institutional uses—schools, hospitals, places of worship, utilities, etc.—differ by need, mapping the Institutional category in advance is challenging. Institutional uses are public or quasi-public facilities that serve the broader population rather than generating private profit. Places of worship anchor neighborhoods and are typically located along key corridors.

Goal UCF-3 states “Sterling will have an active and engaged community that champions community projects and organizations.” The proposed annexation and zoning to the SR-4 District are consistent with the goals and recommendations for the adopted 2040 Comprehensive Plan.



*Figure 3: The adopted Future Land Use shows the lands to be annex—outlined in RED—as Agriculture and will be amended to Institutional consistent with the lands to east.*

**RECOMMENDATION:** Based on an evaluation of the key “findings of fact”, staff recommends that the Plan Commission recommend approval this annexation and rezoning petition to the City Council for the following reasons:

1. The proposed annexation and zoning of the property to SR-4 Single-Family Residential-4 District conforms to the goals and recommendations expressed in adopted Comprehensive Strategic Plan.
2. The proposed amendment to the Official Zoning Map maintains the desired consistency of land uses, land use intensities, and land use impacts as related to the area of the subject property
3. The proposed zoning map amendment is compatible with the trends for development in the area.
4. The proposed rezoning is compatible with the City’s intent to maintain the area for single-family residential uses and related institutional uses.
5. The land use category for the annexed parcel is amended to be Institutional, consistent with the lands to the east.