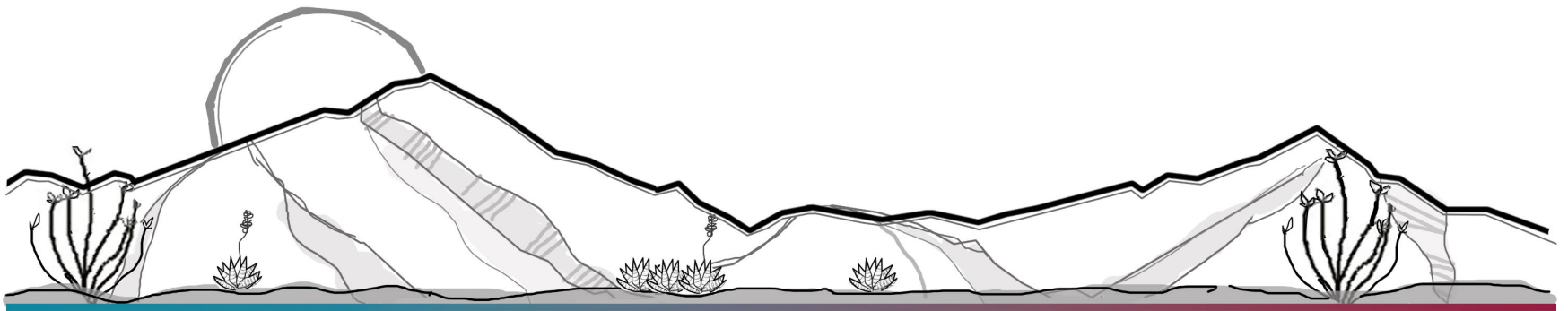


Docket RZ22-15 (Ten Pond)

Request for a Rezoning From R-36 to LI

Board of Supervisors
September 27, 2022



DEVELOPMENT SERVICES



- Applicant: Diamond AR, LLC
- Location: Ten Pond Place, north of Little Michigan, near Sierra Vista
- APN: 107-23-030B
- Parcel Size: .85 acres
- Current Zoning: R-36 (Residential, one dwelling per 36,000 square feet)
- Proposed Zoning: LI (Light Industry)
- Growth Area: A – Urban Growth Areas
- Plan Designation: Developing
- Area Plan: None
- Existing Uses: Vacant
- Proposed Uses: Product Distribution

The Planning and Zoning Commission recommended approval of the request to the Board at their meeting of September 14, 2022

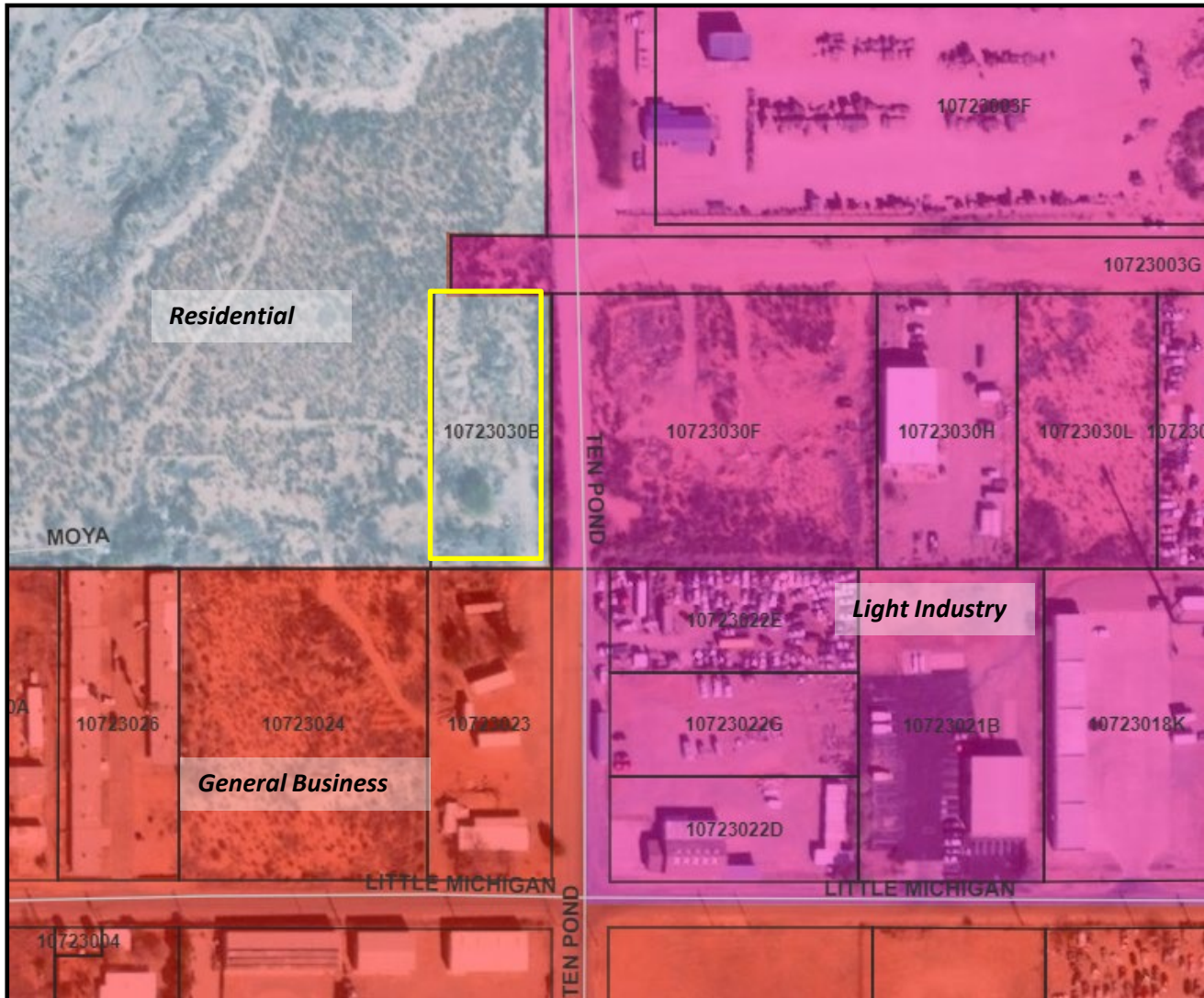


Location



DEVELOPMENT SERVICES

Zoning



Factors in Favor and Against Approving the Rezoning:

Factors in Favor of Approval

1. *The request complies with thirteen of the applicable rezoning factors used by staff to analyze this request;*
2. *One letter of support was received;*
3. *The request would be in keeping with the character of the existing development in the area;*
4. *The request would provide additional area for business expansions;*
5. *The request is a logical expansion of the existing commercial and industrial land use districts;*
6. *The Comprehensive Plan supports rezonings to LI.*

Factors Against Approval

1. *None identified.*



DEVELOPMENT SERVICES

Photographs:



Planning and Zoning Commission Recommendation: Conditional Approval

The Applicant will need to show legal access to the property. Once that is the Applicant will be required to extend Ten Pond Place with a hard surface to the end of the parcel to include a commercial driveway access as this has a growth category A.

