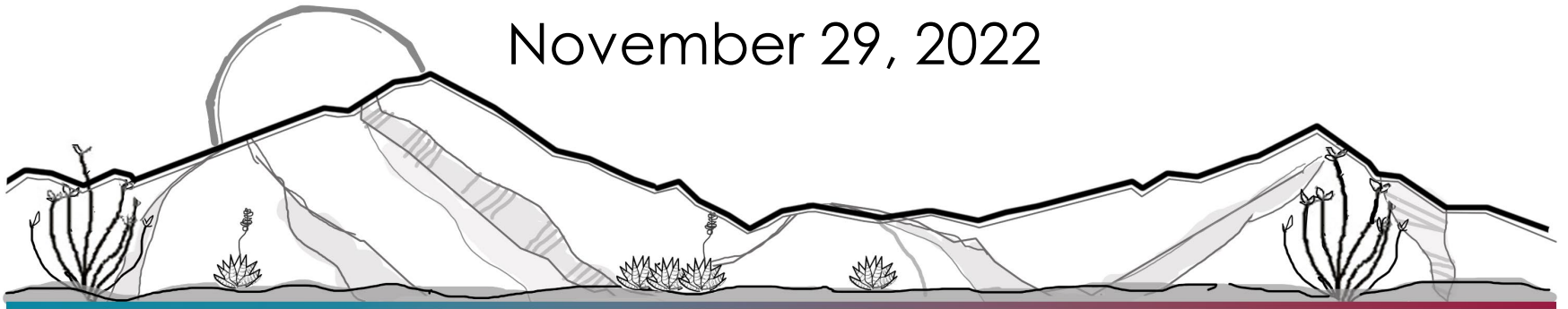


## Docket RZ22-20 and CPA22-03 (SR 80)

Request for a Comprehensive Plan Amendment From  
C-Neighborhood Conservation to C- Developing  
Request for a Rezoning From R-18 to GB

Board of Supervisors

November 29, 2022



# DEVELOPMENT SERVICES

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- Applicant: Mr. Andrew Goodman
- Location: State Route 80, west of Sybil Road
- APN: 120-18-009B and Portion of A
- Area Size: 7.5 Acres
- Current Zoning: R-18 (Residential, one dwelling per 18,000 square feet) and GB (General Business)
- Proposed Zoning: GB (General Business)
- Growth Area: C – Rural Community Areas
- Proposed Growth Area: Same
- Plan Designation: Neighborhood Conservation
- Proposed Plan Designation: Developing
- Area Plan: Saint David Area Plan
- Existing Uses: Vacant
- Proposed Uses: Gas Station, though all commercial uses would be allowed.



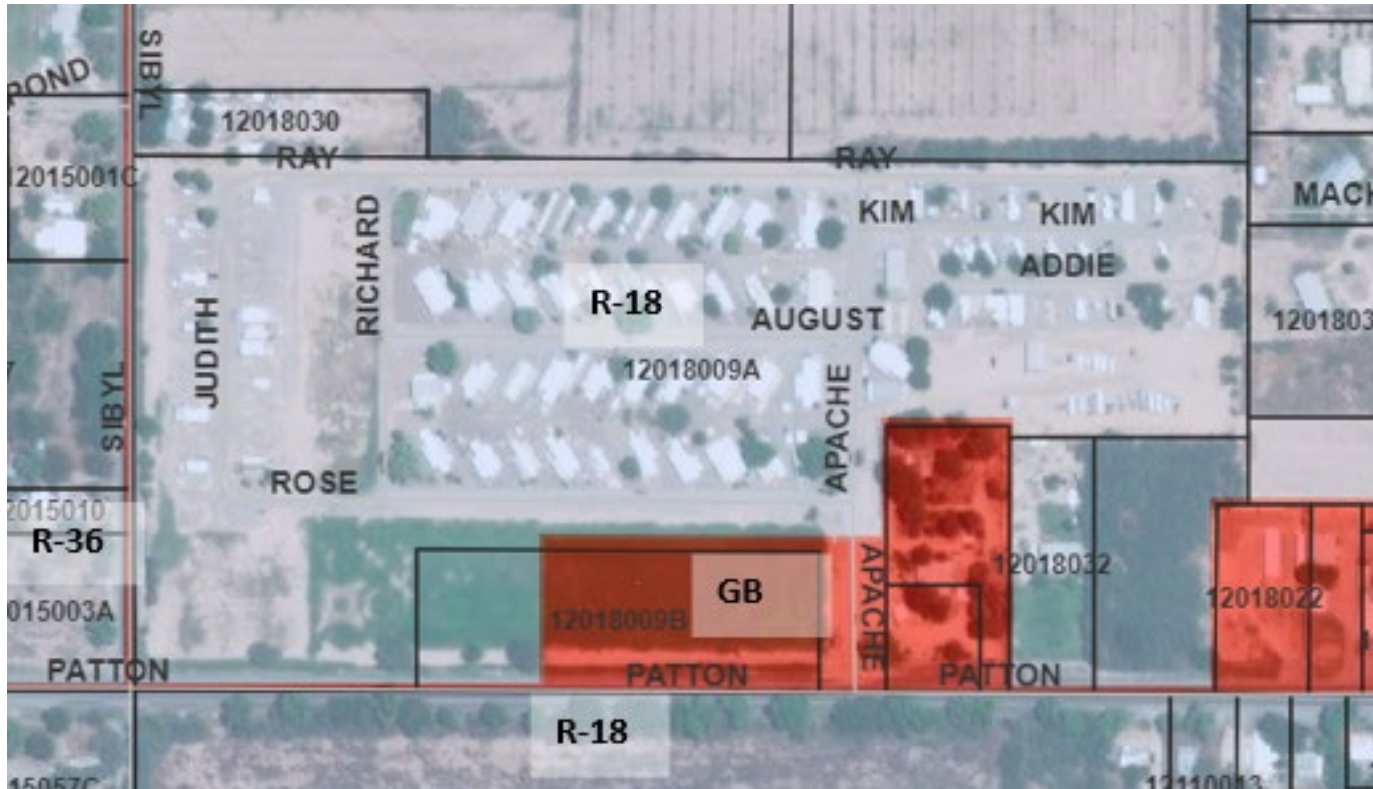
## Location



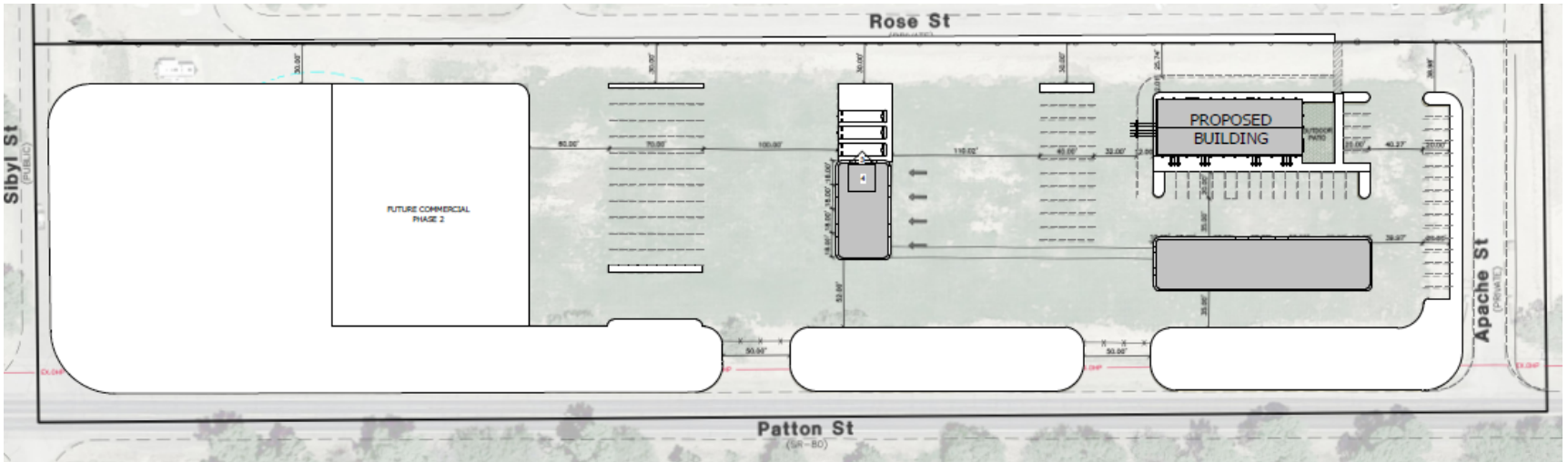
## Comprehensive Plan



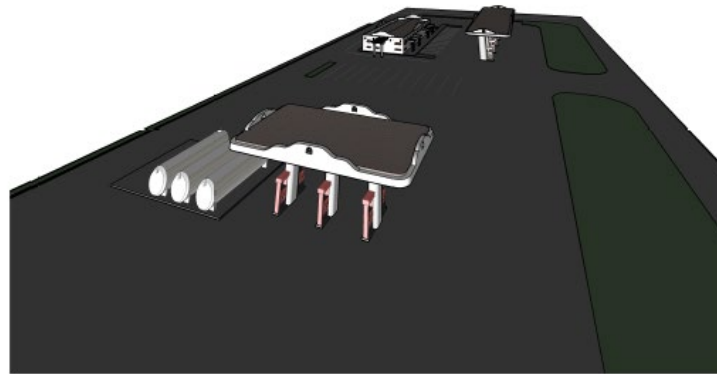
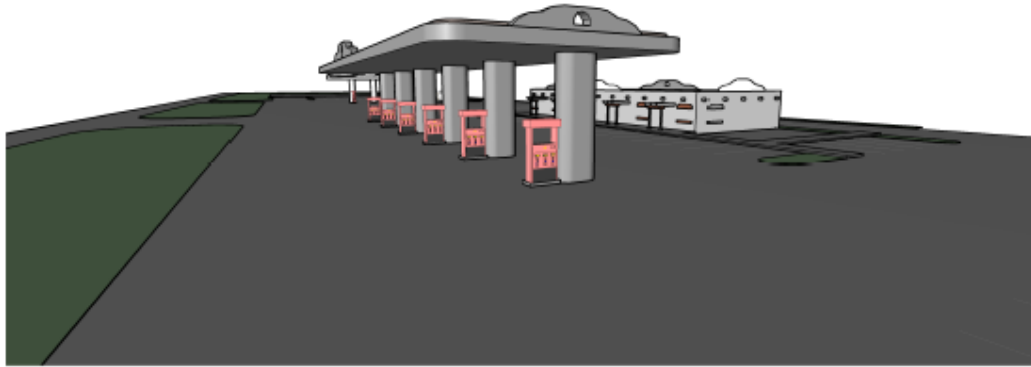
## Zoning



## Concept Plan



## Concept Plans



## Factors in Favor and Against Approving the Rezoning:

### •Factors in Favor of Approval

- 1.The request complies with fourteen of the applicable rezoning factors used by Staff to analyze this request;
- 2.The request would be in keeping with the character of the existing development in the area.
- 3.The request would provide additional area for commercial development in the Saint David area.
- 4.The request is a logical extension of the existing commercial zoning.
- 5.Three letters in support were received.

### •Factors Against Approval

- 1.One letter in opposition was received.
- 2.The request does not comply with one factor.



# DEVELOPMENT SERVICES

## Photographs:



## **Planning and Zoning Commission Recommendation: Conditional Approval**

The Applicant is required to submit a traffic study in conjunction with any commercial permits. All parcels shall be merged prior to submittal of any permits.

