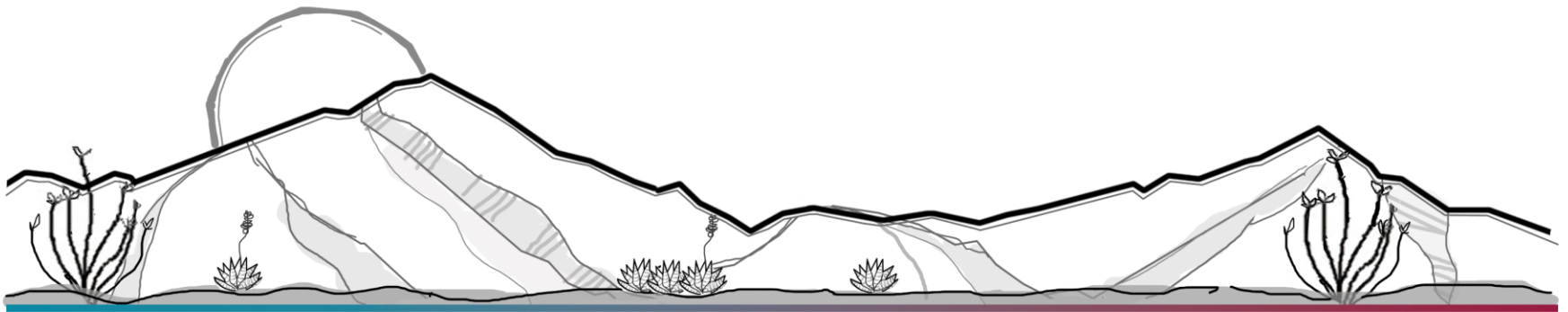


## Docket RZ22-15 (Ten Pond)

**Request for a Rezoning From R-36 to LI**

Planning & Zoning Commission

September 14, 2022



# DEVELOPMENT SERVICES

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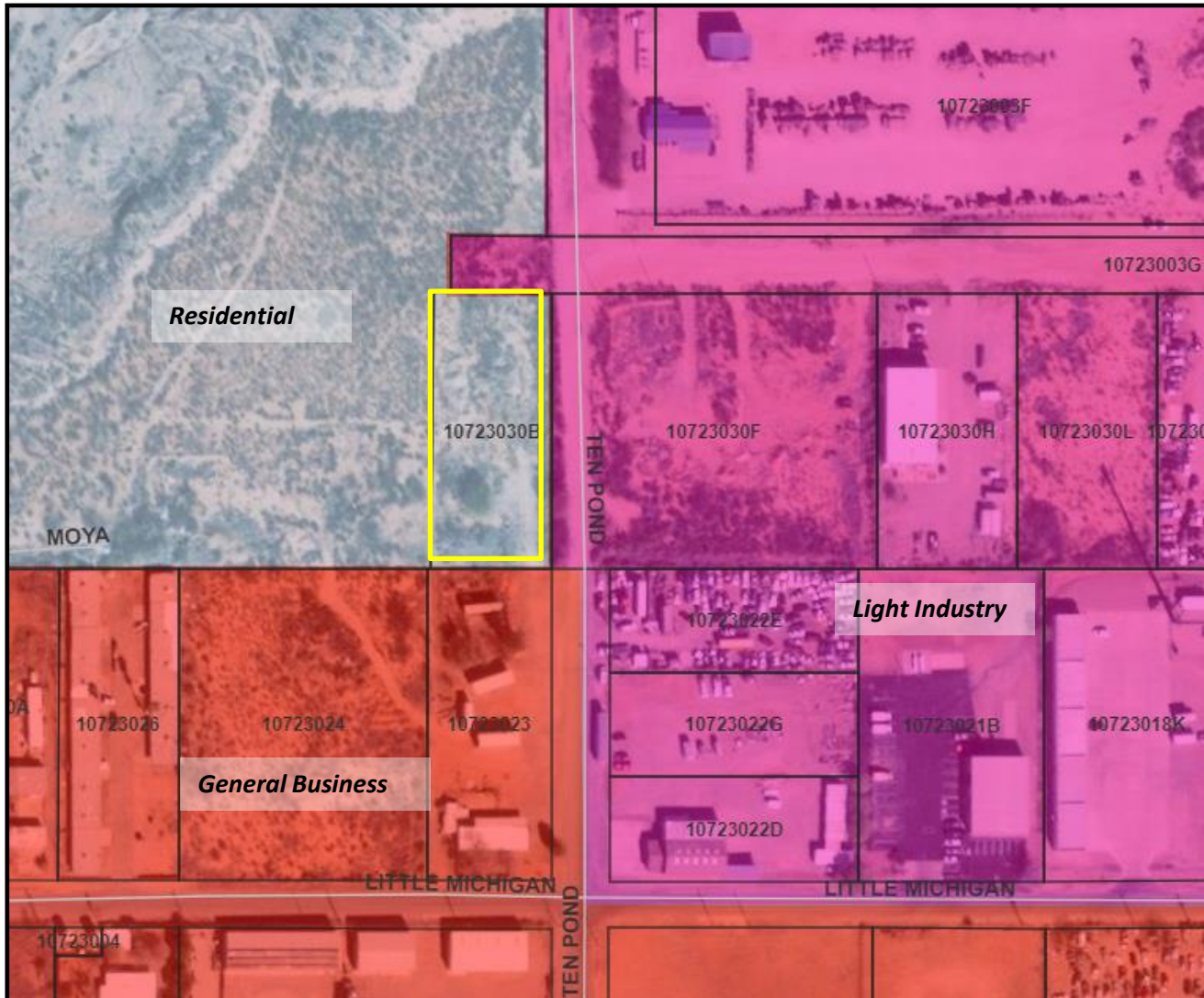
- Applicant: Diamond AR, LLC
- Location: Ten Pond Place, north of Little Michigan, near Sierra Vista
- APN: 107-23-030B
- Parcel Size: .85 acres
- Current Zoning: R-36 (Residential, one dwelling per 36,000 square feet)
- Proposed Zoning: LI (Light Industry)
- Growth Area: A – Urban Growth Areas
- Plan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



## Location



## 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:



## Discussion



## Recommendation: Conditional Approval

1.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.



## Sample Motion

*Mr. Chairman, I move to recommend approval to the Board of Supervisors Rezoning, RZ22-15 (Ten Pond) located on parcel 107-23-030B, with the Conditions of Approval recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.*

