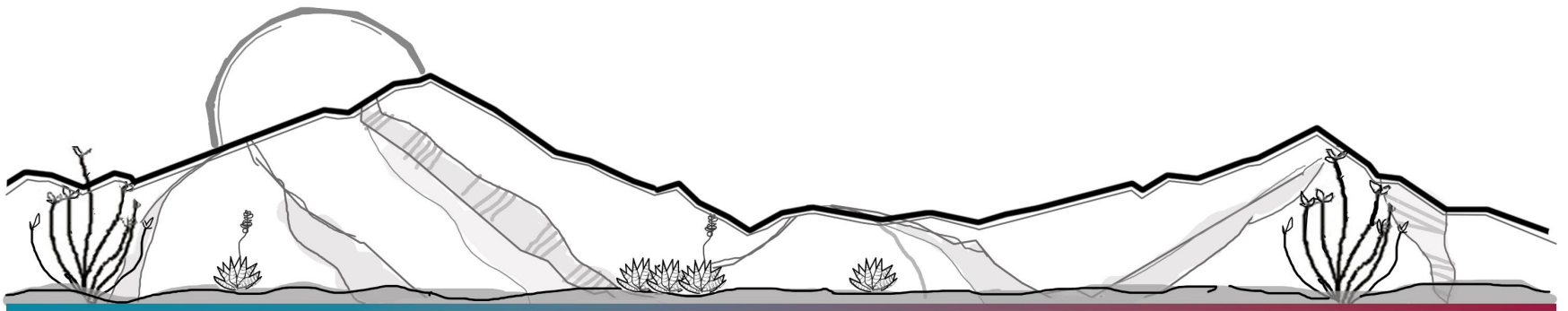


Docket RZ22-20 and CPA22-03 (SR 80)

Request for a Rezoning From R-18 to GB

Planning & Zoning Commission

November 9, 2022



DEVELOPMENT SERVICES

- Applicant: Mr. Andrew Goodman
- Location: State Route 80, west of Sybil Road
- APN: 120-18-009A and B
- 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

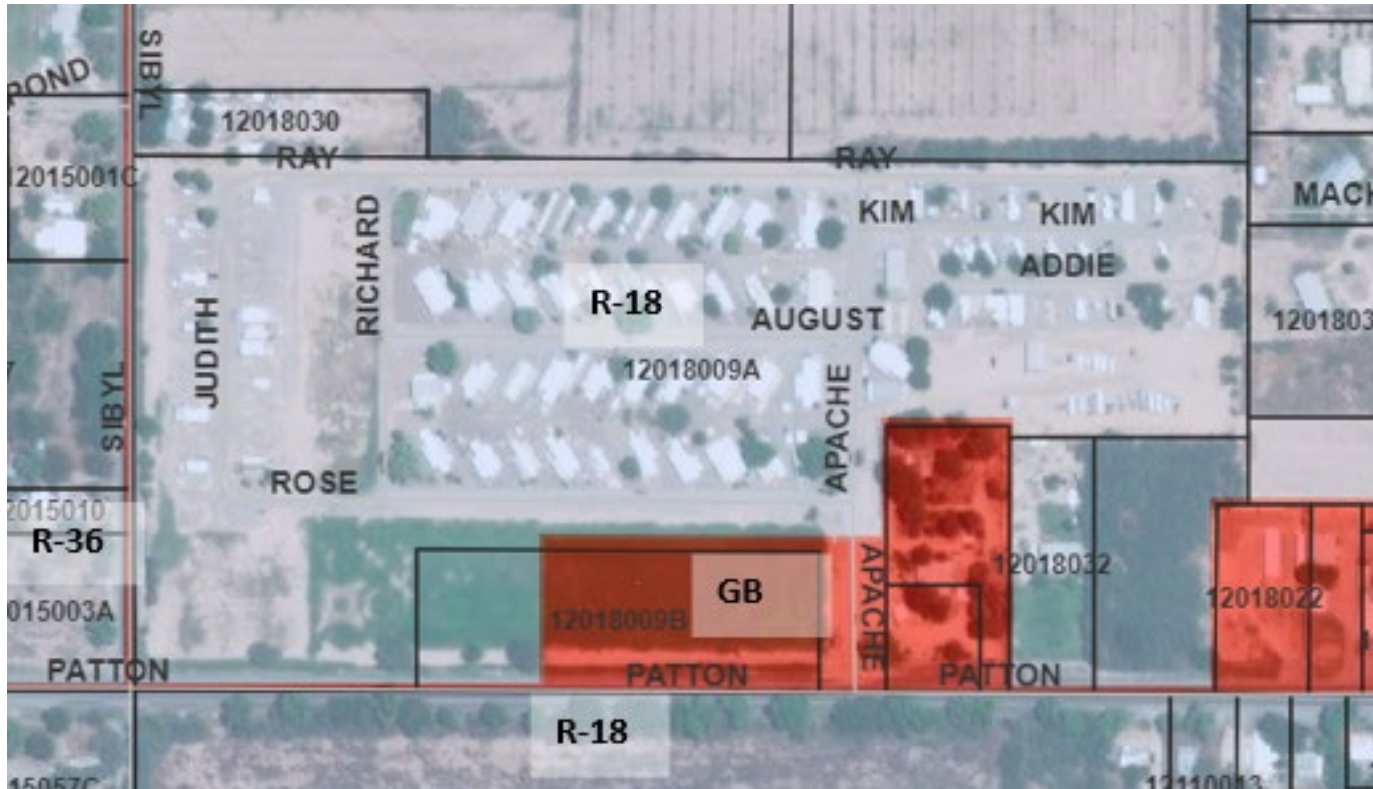


DEVELOPMENT SERVICES

Comprehensive Plan



Zoning



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:



Discussion



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.



Sample Motion

Mr. Chairman, I move to recommend approval to the Board of Supervisors Comprehensive Plan Amendment CPA22-03 (SR80) located on parcel 120-18-009B and a portion of 009A, with the Conditions of Approval recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.

Mr. Chairman, I move to recommend approval to the Board of Supervisors Rezoning, RZ22-20 (SR80) located on parcel 120-18-009B and a portion of 009A, with the Conditions of Approval recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.

