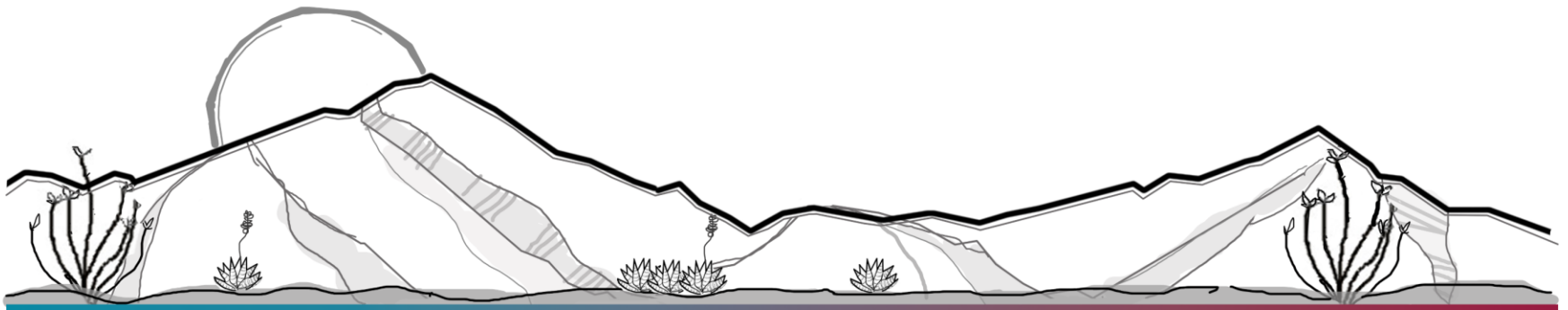


RZ23-18 (Beki Lane)

Rezone from R-36 to GB

Board of Supervisors

November 28, 2023



DEVELOPMENT SERVICES

Request

Applicant: Jacob Linde
Current Zoning: R-36
Proposed Zoning: GB
Growth Area: B – Community Growth Area
Plan Designation: Developing
Existing Uses: Undeveloped
Proposed Uses: Commercial



Property Location

APN:

408-12-004C and
408-12-004D

Parcel Size:
38.7 acres



DEVELOPMENT SERVICES



Location: Beki Lane (APNs 408-12-004C & 004D)

Docket RZ23-18

N.T.S



DEVELOPMENT SERVICES



Location: Beki Lane (APNs 408-12-004C & 004D)
Docket RZ23-18

N.T.S



DEVELOPMENT SERVICES



Viewing west

Viewing south



DEVELOPMENT SERVICES



Beki Lane, viewing north

Beki Lane, viewing south



DEVELOPMENT SERVICES



Commercial properties to south

Factors in Favor of Approval

1. Complies with ten applicable rezoning factors used to analyze zoning amendments.
2. Allows uses generally compatible with existing development pattern.

Factors Against Approval

1. Land use/concept plan is not provided. Future land uses are speculative.
2. GB land uses may be incompatible with adjacent residential zoned properties to north.

Discussion



Recommendations

- Based on factors in favor of approval, the Planning and Zoning Commission forwarded a recommendation of approval to the Board of Supervisors (5-0) at their November 8, 2023, meeting with the following condition:
 - At the time of development, a 20' foot landscape buffer is required along the north property line of APN 408-12-004C, as currently configured, if a residential use is established on an abutting property to the north.
- Based on factors in favor of approval, Staff forwards a recommendation of approval to the Board of Supervisors to rezone parcels 408-12-004C and 408-12-004D from R-36 to GB with the above condition.

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