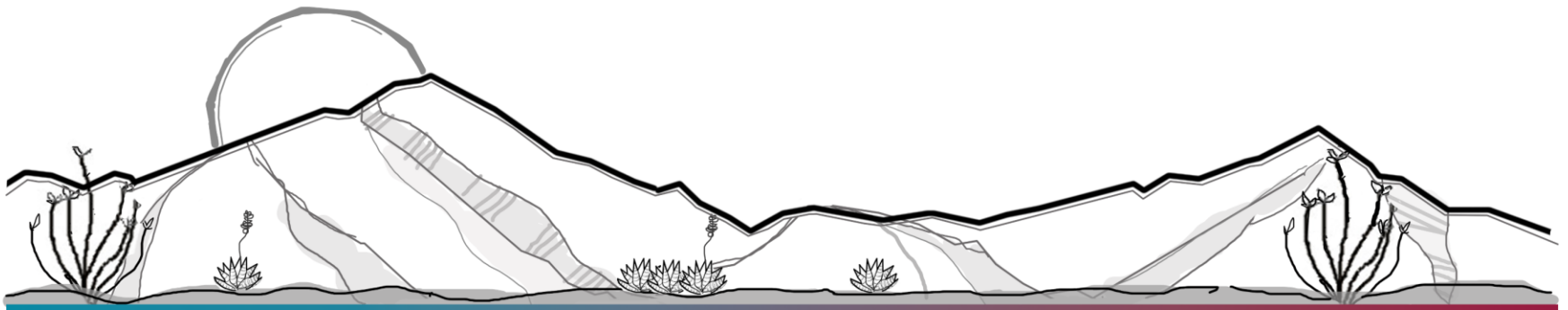


RZ23-18 (Beki Lane)

Rezone from R-36 to GB

Planning and Zoning Commission

November 8, 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

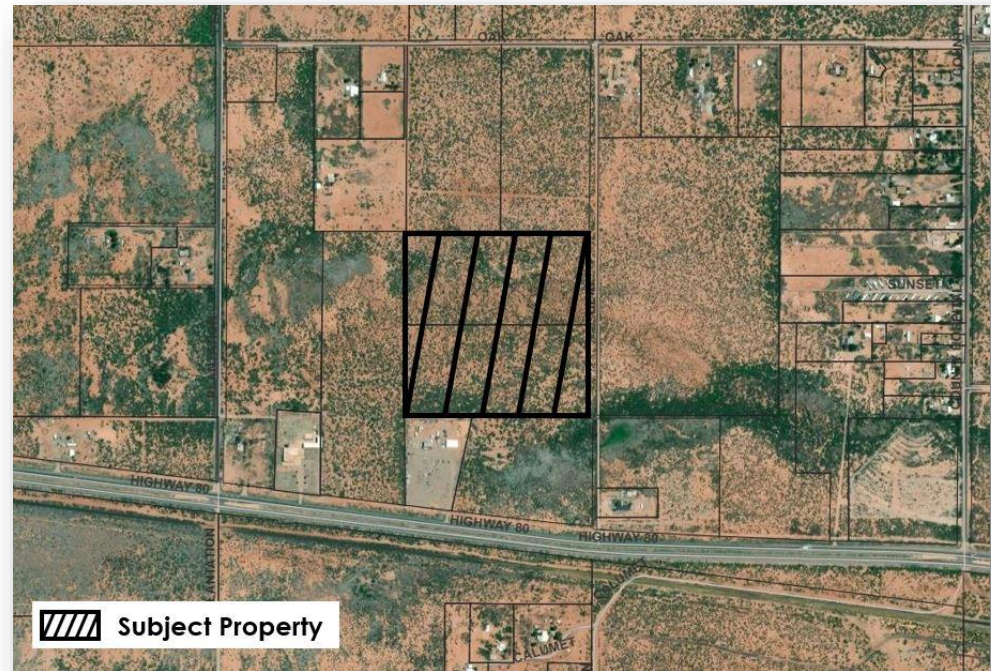


Property Location



Property Details

- Beki Lane and State Route 80
- APN 408-12-004C and 004D
- 38.7 acres



Subject Property



Viewing west

Viewing south



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Beki Lane, viewing north

Beki Lane, viewing south

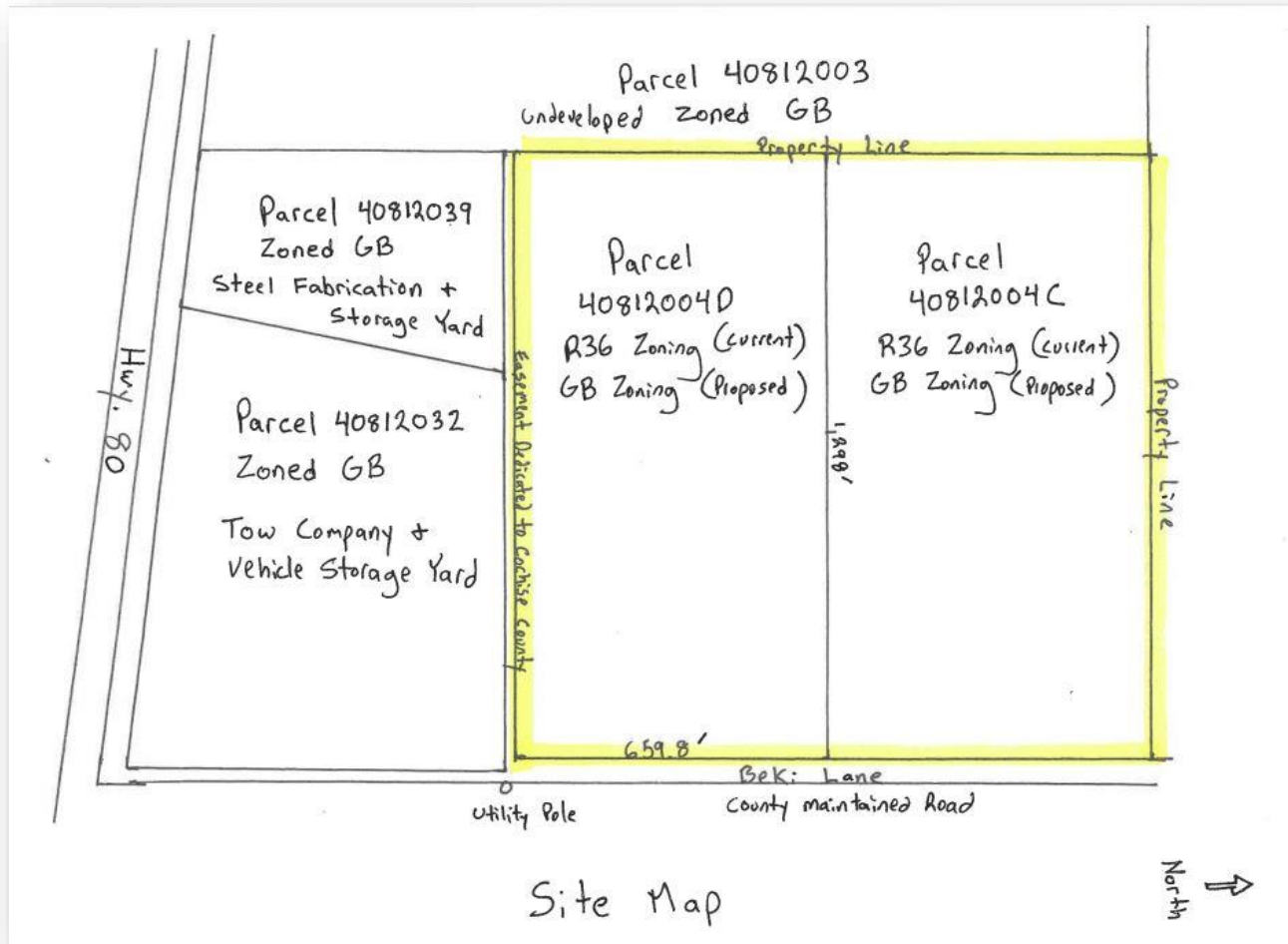


DEVELOPMENT SERVICES



Commercial properties to south

Site Map



Rezoning Factors

1. Provides adequate site plan/concept plan: **Does not Comply**
2. Capable of complying with applicable site development standards: **Complies**
3. Adjacent districts remain capable of development: **Complies**
4. Does not create nonconforming uses: **Complies**
5. Compatible with existing development: **Partially complies**
6. Rezoning to more intense districts: **Complies**
7. Adequate services and infrastructure for intensification of zoning: **Complies**
8. Traffic Circulation Criteria: **Complies**
9. Development along Major Streets: **Not Applicable**
10. Infill Compatibility: **Complies**
11. Unique topographic features: **Not Applicable**
12. Water conservation: **Complies**
13. Public input: **Complies**
14. Hazardous Materials: **Not Applicable**
15. Consistent with Planning Policies: **Complies**

DEVELOPMENT SERVICES

Factors in Favor of Rezoning

- Applicable GB development standards can be met
- Adjacent districts remain capable of development
- Does not create nonconforming land uses
- Generally compatible with existing development pattern
- Adequate services and infrastructure, property access
- Compatible infill
- Citizen Review Process
- Complies with planning policies

Factors Not in Favor of Rezoning

- Adequate land use/concept plan not provided
- Abuts undeveloped, residential zoned properties to north

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.

**3 rezoning factors do not apply to this rezone.*

Discussion



Staff Recommendation

Staff recommends approval with one 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.

Sample Motion

I move to recommend approval to the Board of Supervisors Docket RZ23-18, rezoning parcels 408-12-004C and 408-12-004D from R-36 to GB with Staff's recommended condition and the Factors of Approval constituting Findings of Fact.

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