

## **Docket SU23-28**

### **Special Use Authorization for a Commercial Plant Nursery**

**Planning and Zoning Commission  
December 13, 2023**



# DEVELOPMENT SERVICES

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## Request

Applicant: Diamond II Bar Group LLC

Current Zoning: R-36

Comprehensive Plan: Developing

Growth Area: B – Community Growth

Current Use: Undeveloped

Proposed Uses: Commercial Plant Nursery



## Property Location





# DEVELOPMENT SERVICES



*Ocotillo Road, viewing south to I-10*

*Ocotillo Road, viewing north*



# DEVELOPMENT SERVICES



*Subject property, viewing north*

*Subject property, viewing south*



# DEVELOPMENT SERVICES



*Property entrance along Ocotillo Road*

*Property frontage*

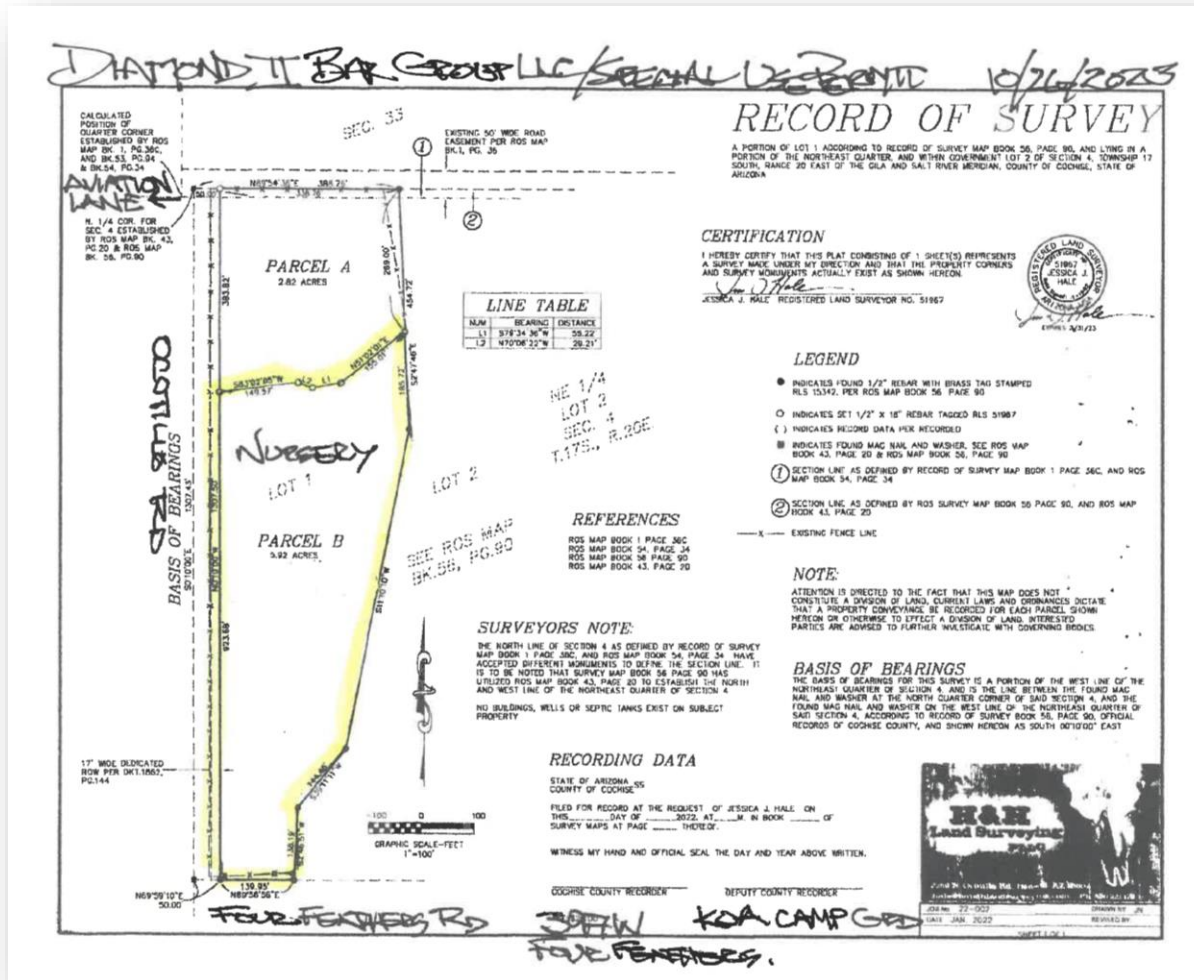


# DEVELOPMENT SERVICES

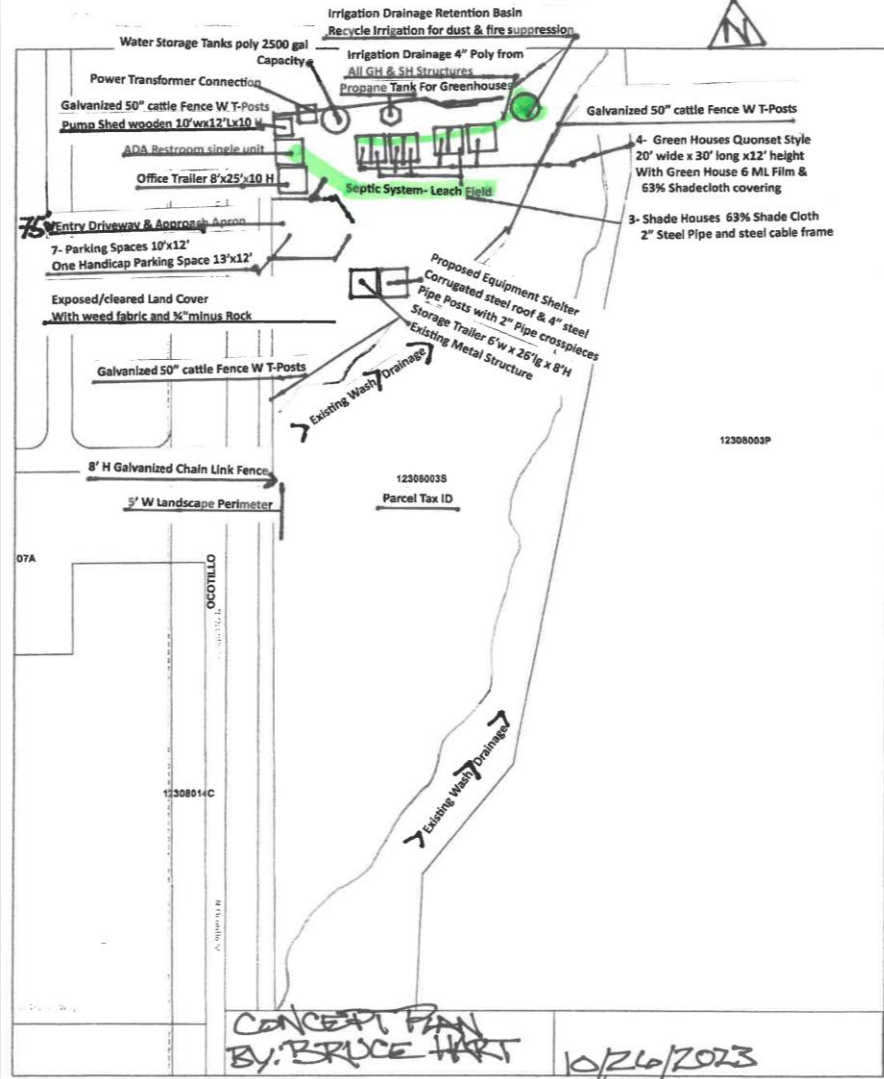


# DEVELOPMENT SERVICES

## Concept Plan



## Concept Plan



## Special Use Authorization Factors

1. Compliance with adopted plans
2. Compliance with zoning district purpose
3. Development along major streets
4. Traffic circulation
5. Adequate services and infrastructure
6. Significant site development standards
7. Public input
8. Hazardous materials
9. Off-site impacts
10. Water conservation

## Factors in Favor

- Complies with eight factors
  - Compliance with adopted plan and zoning district; development along major streets; traffic circulation; adequate services and infrastructure; site development standards; public input; water conservation
- Compatible use along an improved roadway in an area with an existing residential and non-residential development pattern
- No opposition from surrounding property owners

## Factors Not in Favor

- Potential off-site impacts from fugitive dust and stormwater runoff

## Citizen Review / Public Notice

- 23 October
  - Applicant letters
- 15-22 November
  - Notices
  - Posting
  - Legal ad



## Applicant Presentation / Discussion



## Staff Recommendation

Staff recommends conditional approval of Docket SU23-28. If the Commission wishes to grant approval, Staff recommends the following conditions:

1. A combination of fabric and  $\frac{3}{4}$  inch gravel may be used instead of chip sealed surfaces for parking, loading, and storage areas. Dust control measures shall be implemented as needed to reduce fugitive dust.
2. Soils, fertilizers, and pesticides/herbicides shall be utilized and stored in a manner that prevents migration onto surrounding properties due to wind, stormwater runoff, or other causes.

*\*Standard conditions related to acceptance of conditions, permitting timeframes, and modifications to an approved special use apply to and have not been modified by this request.*

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