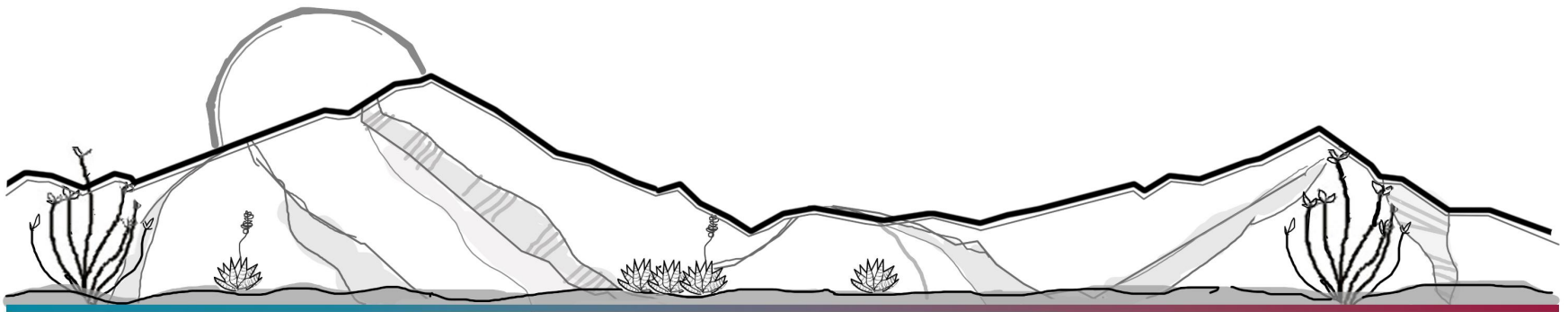


Docket RZ24-09 (Hwy 92/Keeling Rd)

R-36 to GB

Planning and Zoning Commission
July 10, 2024



DEVELOPMENT SERVICES



Applicant: Robert Maloney

Location: Highway 92 and Keeling Road
(APN 105-40-004)

Current Zoning: R-36

Proposed Zoning: GB

Growth Area: B – Community Growth Areas

Plan Designation: Developing

Existing Use: Undeveloped

Proposed Use: Undetermined

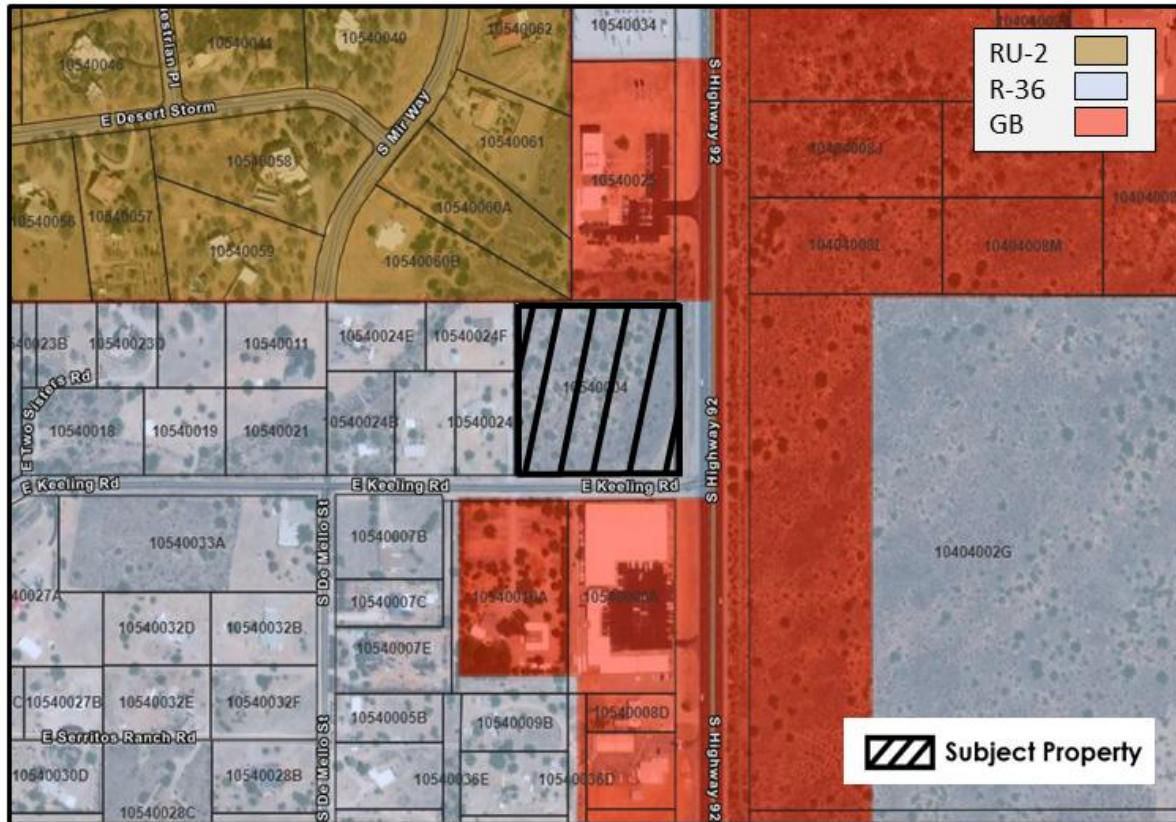


DEVELOPMENT SERVICES



DEVELOPMENT SERVICES

Property Location and Zoning



RZ24-09 (R-36 to GB)

Hwy 92/Keeling Rd (APN 105-40-004)

N.T.S



DEVELOPMENT SERVICES



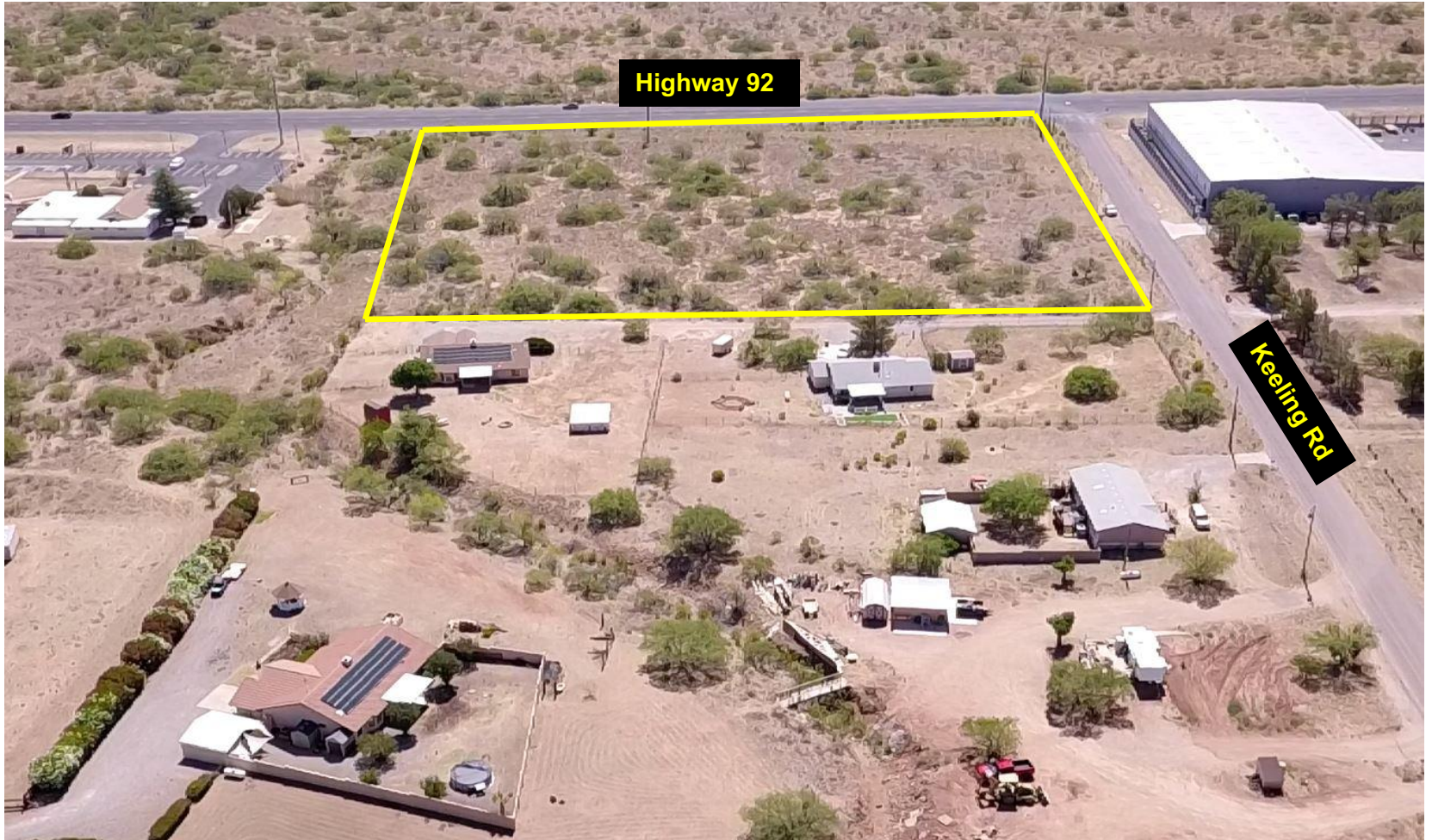
DEVELOPMENT SERVICES



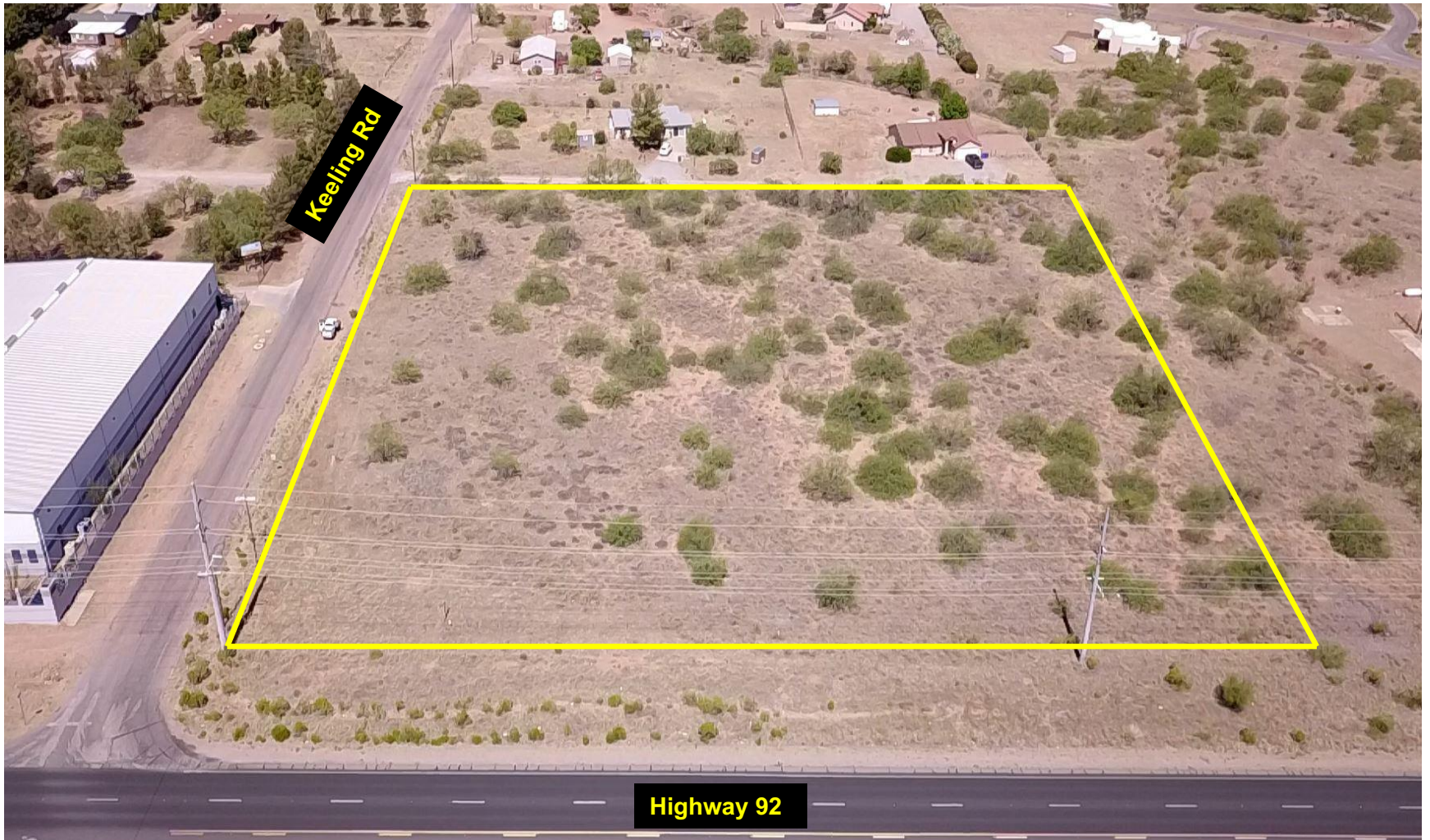
DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



Rezoning Factors

<input type="checkbox"/> Adequate site/concept plan:	Does Not Comply
<input type="checkbox"/> Comply with site development standards:	Complies
<input type="checkbox"/> Adjacent districts capable of development:	Complies
<input type="checkbox"/> Does not create nonconforming uses:	Complies
<input type="checkbox"/> Compatible with existing development:	Complies
<input type="checkbox"/> Rezone to more intense zoning district:	Complies
<input type="checkbox"/> Adequate services and infrastructure:	Complies
<input type="checkbox"/> Traffic circulation:	Complies
<input type="checkbox"/> Development along major streets:	Complies
<input type="checkbox"/> Infill compatibility:	Complies
<input type="checkbox"/> Unique topographic features:	Complies
<input type="checkbox"/> Water conservation:	Complies
<input type="checkbox"/> Public input:	Complies
<input type="checkbox"/> Hazardous materials:	Not Applicable
<input type="checkbox"/> Consistent with planning policies:	Complies

Factors in Favor of Approval

1. Complies with 13 of 14 applicable factors
2. Proposed zoning allows uses compatible with existing business-oriented development pattern along Highway 92

Factors Not in Favor

Land use/concept plan is not provided

Opposition from nearby property owners

Public Notice

20 March

Applicant letter

19 June

Legal ad

Notices

Posting



Applicant Presentation / Discussion



Staff Recommendation

Based on the factors in favor of approval, Staff recommends forwarding Docket RZ24-09 to the Board of Supervisors with a recommendation of approval with the following condition:

A 20' landscape buffer is required along the west property line at the time of development.

Sample Motion

Madam Chair, I move to recommend to the Board of Supervisors approval of Docket RZ24-09 with staff's recommended condition, rezoning parcel 105-40-004 from R-36 (Residential District, one dwelling per 36,00 square feet) to GB (General Business District), the factors of approval constituting the findings of fact.

Docket RZ24-09 (Hwy 92/Keeling Rd)

R-36 to GB

Planning and Zoning Commission
July 10, 2024

