

Docket SU24-16

Special Use Authorization for a Cabinet Shop

Planning and Zoning Commission
September 11, 2024



DEVELOPMENT SERVICES



Applicant: Todd and Vanessa Mattox

Location: 3183 W. Williams Road
APN 124-14-036B (4.3 acres)

Zoning: RU-4

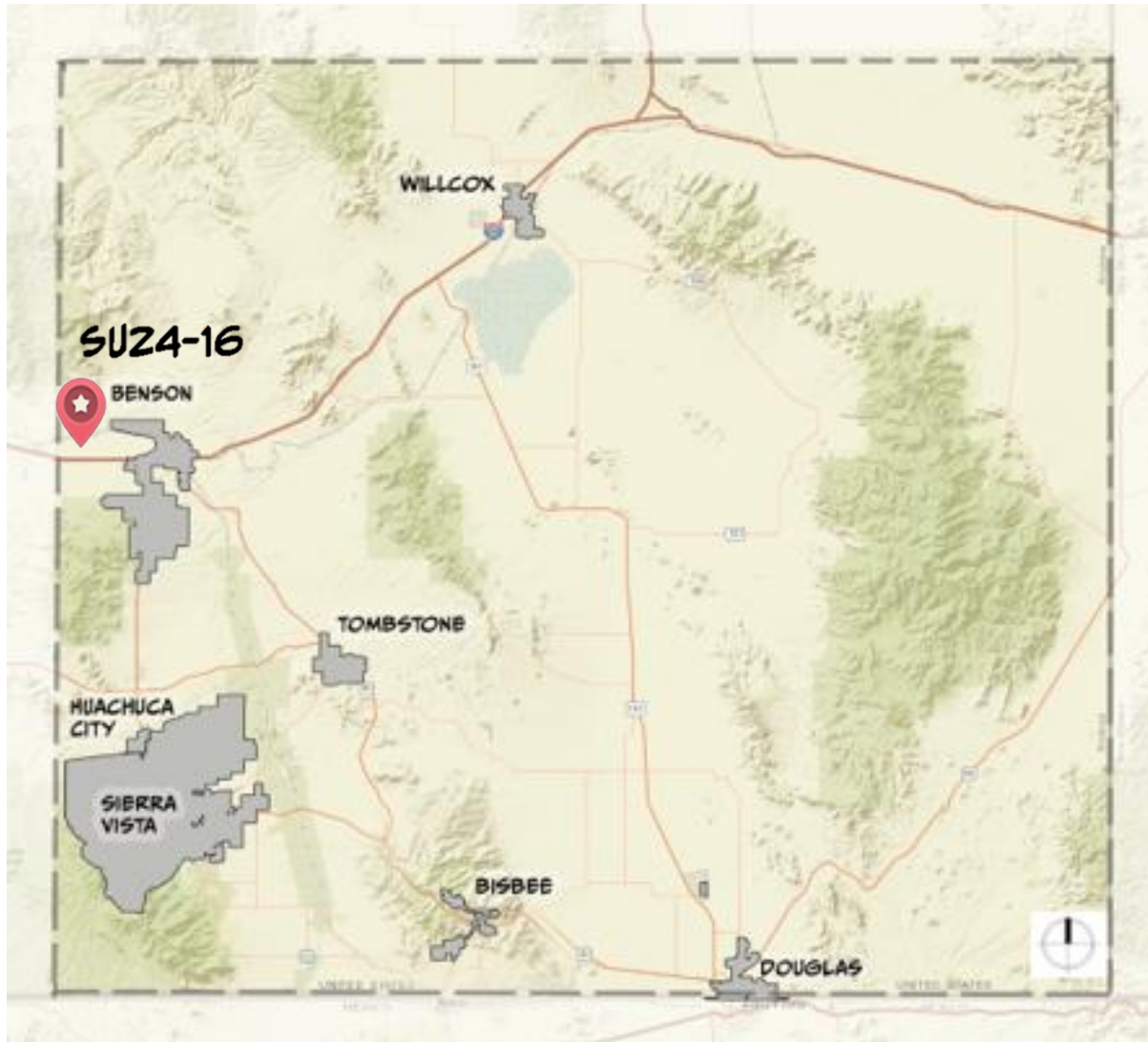
Plan Designation: Rural

Growth Area: D – Rural Areas

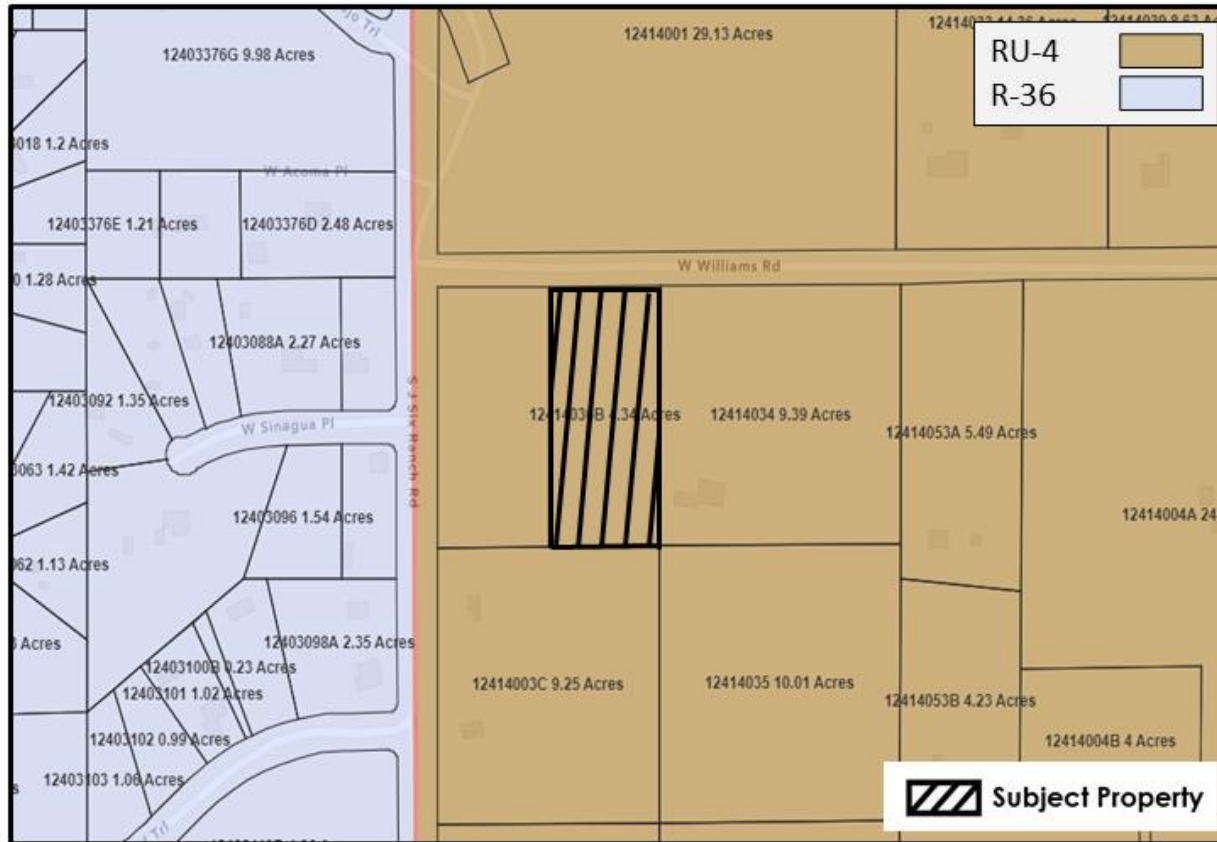
Current Use: Residential

Proposed Uses: Residential, Cabinet Shop

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Property Location and Zoning



SU24-16 (Custom Cabinets)

3183 W. Williams Rd (APN 124-14-036B)

N.T.S



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Special Use Authorization Factors

<input type="checkbox"/> Compliance with adopted plans	Complies
<input type="checkbox"/> Compliance with zoning district purpose	Complies
<input type="checkbox"/> Development along major streets	Not Applicable
<input type="checkbox"/> Traffic circulation	Complies
<input type="checkbox"/> Adequate services and infrastructure	Complies
<input type="checkbox"/> Significant site development standards	Complies
<input type="checkbox"/> Public input	Complies
<input type="checkbox"/> Hazardous materials	Not Applicable
<input type="checkbox"/> Off-site impacts	Complies
<input type="checkbox"/> Water conservation	Complies

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Factors in Favor of Approval

Complies with 8 of 8 applicable factors

Factors Not in Favor

Business activities resulted in neighbor complaint and subsequent code compliance action

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Citizen Review / Public Notice

2 July

Applicant letters

21-23 August

Notices

Posting

Legal ad



Applicant Presentation / Discussion



Staff Recommendation

Based on the factors in favor of approval, staff recommends approval of Docket SU24-16 to allow a cabinet shop with the following conditions:

- Business activities shall occur inside a building to reduce noise, and activities are limited to 7pm to 7am seven days per week. Materials storage shall also occur within a building or structure.
- Applicant shall ensure cabinet work does not expose nearby residents to offensive or noxious odors.
- A hard-surfaced driveway apron is required along Williams Road.

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

Sample Motion

Madam Chair, I move to approve Docket SU24-16 to allow a cabinet shop with conditions recommended by staff, the factors in favor of approval constituting the findings of fact.

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