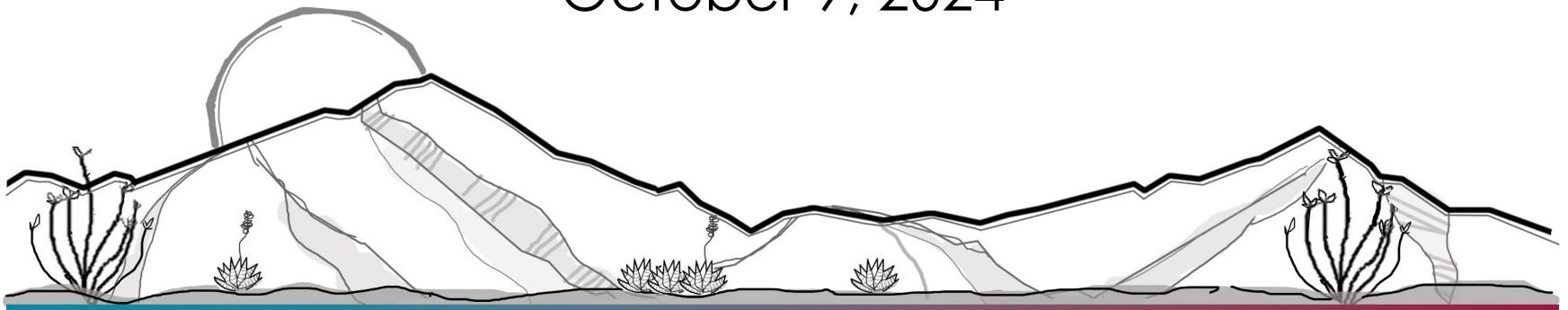


Docket SU24-18

Special Use Authorization for a
Fabrication Business

Planning and Zoning Commission
October 9, 2024



DEVELOPMENT SERVICES



Applicant: Kirk Stearns

Location: 2582 W. Ringtail Road
APN 124-21-001A (20 acres)

Zoning: RU-4

Plan Designation: Developing

Growth Area: B – Community Growth Areas

Current Use: Residential, Home Business

Proposed Uses: Residential, Fabrication Business
with Outdoor Storage

DEVELOPMENT SERVICES



Property Location and Zoning

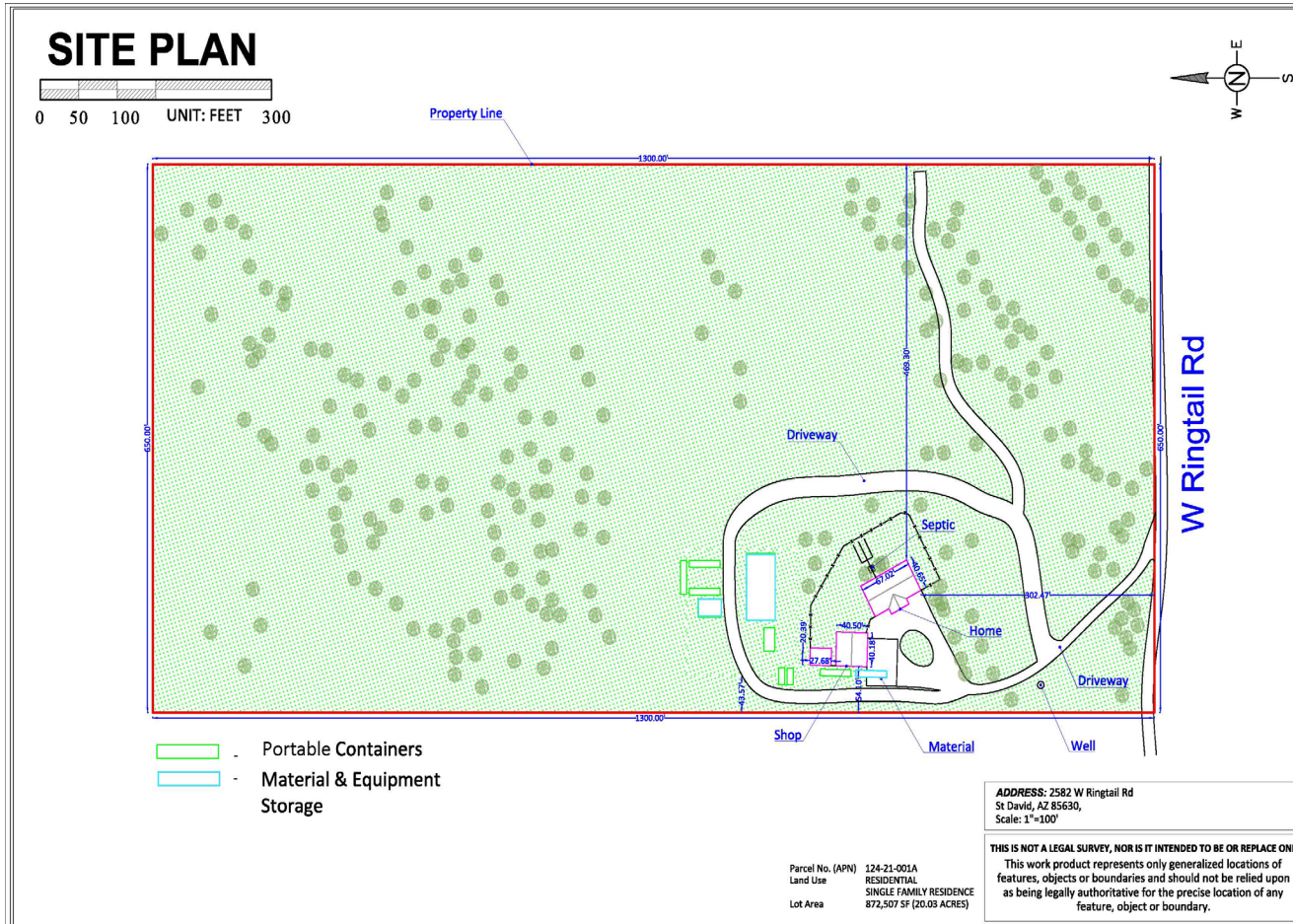


SU24-18 (Ringtail Road Fabrication)
2582 Ringtail Road (APN 124-21-001A)

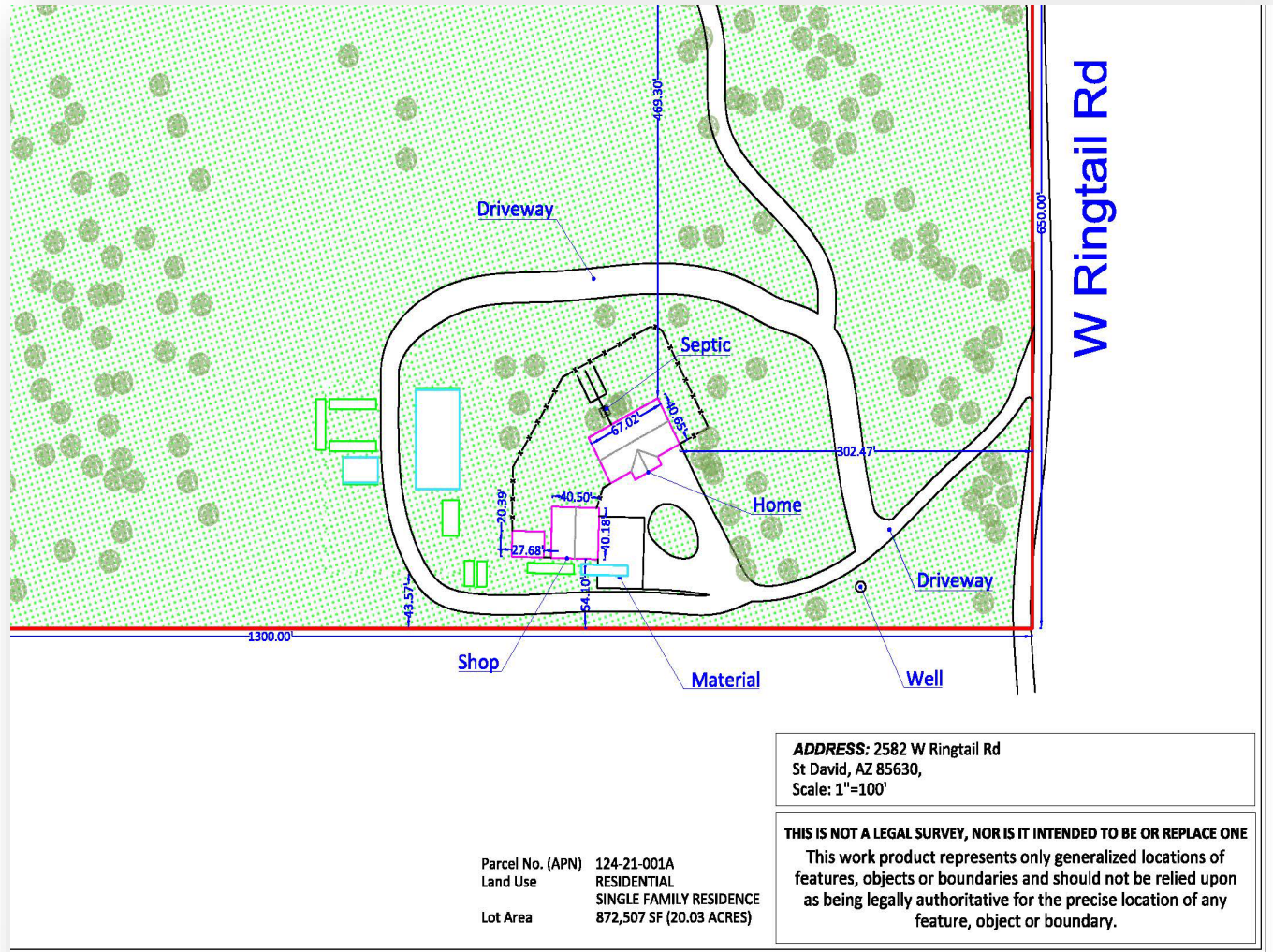
N.T.S



Site Plan



Site Plan



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



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Special Use Authorization Factors

- | | |
|--|-----------------------|
| 1. Compliance with adopted plans | Complies |
| 2. Compliance with zoning district purpose | Complies |
| 3. Development along major streets | Not Applicable |
| 4. Traffic circulation | Complies |
| 5. Adequate services and infrastructure | Complies |
| 6. Significant site development standards | Complies |
| 7. Public input | Complies |
| 8. Hazardous materials | Not Applicable |
| 9. Off-site impacts | Complies |
| 10. Water conservation | Complies |

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Factors in Favor of Approval

- Complies with 8 of 8 applicable factors

Factors Not in Favor

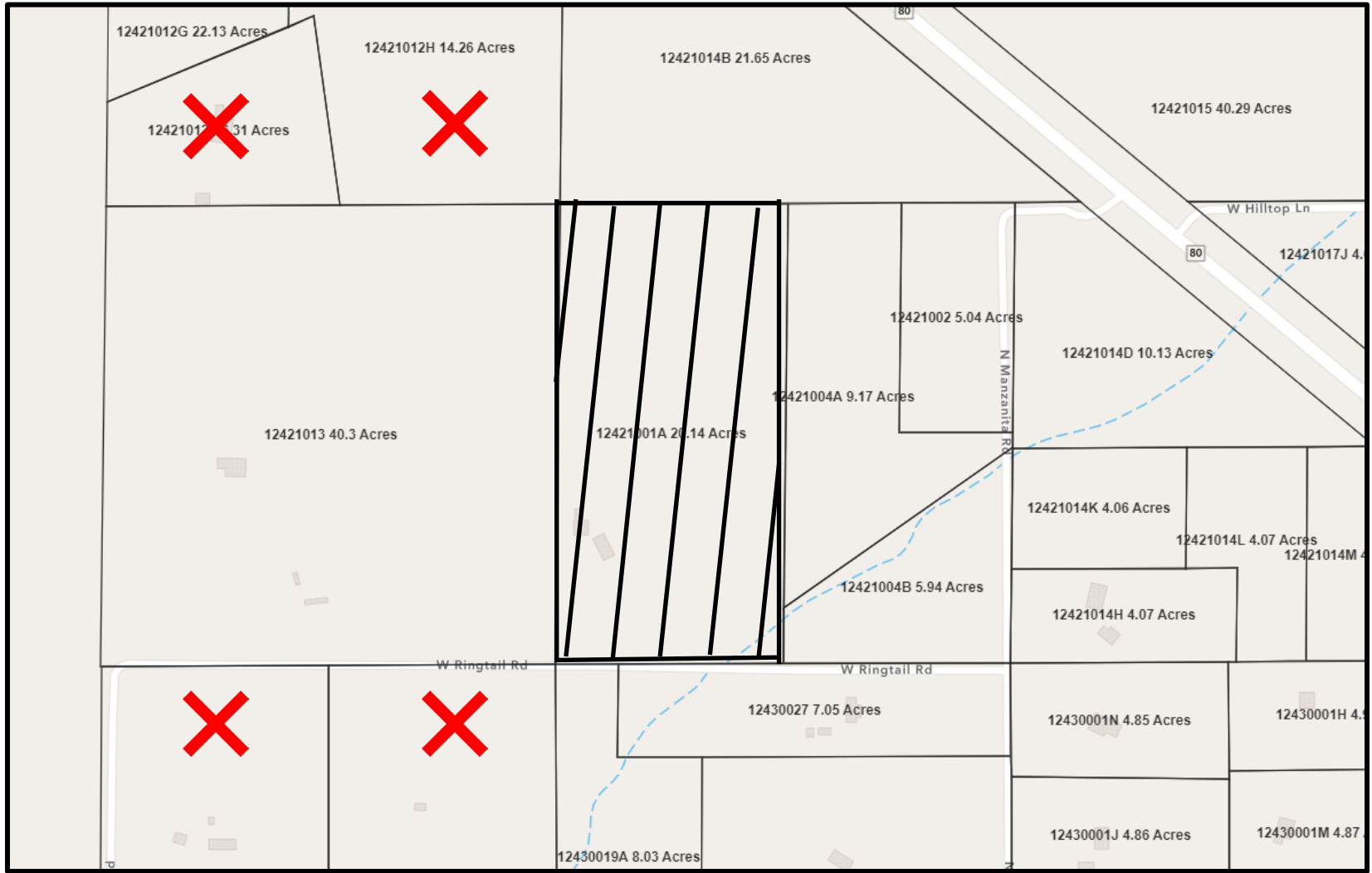
- Business activities resulted in neighbor complaint and subsequent code compliance action

Citizen Review / Public Notice

- 6 and 20 August
 - Applicant letters
- 21-23 August
 - Notices
 - Posting
 - Legal ad



DEVELOPMENT SERVICES



Applicant Presentation / Discussion



Staff Recommendation

Based on the factors in favor of approval, staff recommends approval of Docket SU24-18 to allow a fabrication business with the following conditions:

1. Business hours are limited to Monday through Friday between 7am and 5pm.
2. Outdoor storage areas shall be screened using a wall or fence, vegetation, and/or natural features.
3. Fabrication and maintenance activities shall occur within a building to limit noise or offensive odors.
4. Business vehicles shall use the secondary entrance on Manzanita Road to access the property.
5. The applicant shall apply two-inch gravel to driveway, storage, and parking areas where needed to reduce dust.

**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 SU24-18 to allow a fabrication business with conditions recommended by staff, the factors in favor of approval constituting the findings of fact.

Docket SU24-18

Special Use Authorization for a
Fabrication Business

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