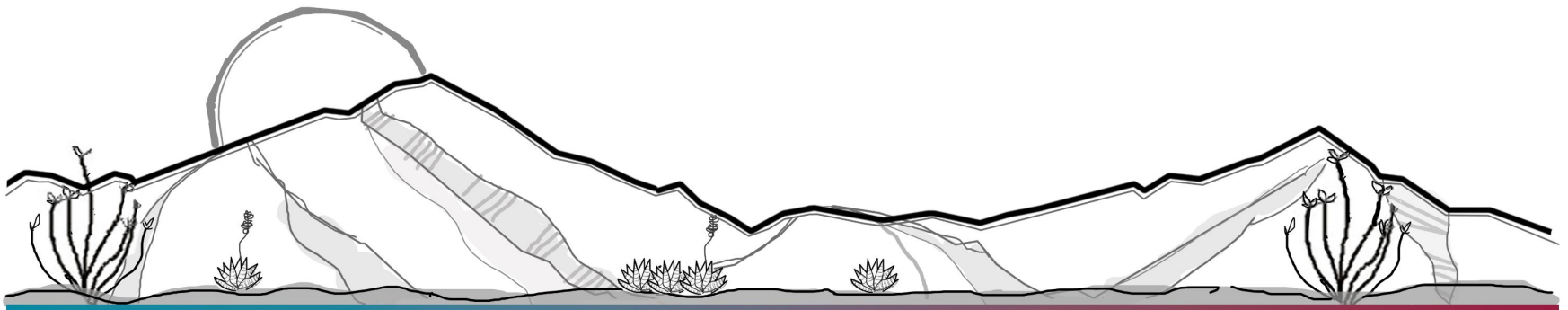


## Dockets CPA25-01 / RZ25-02 RU-4 to GB

Board of Supervisors  
March 25, 2025



# DEVELOPMENT SERVICES

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Applicant: Sunaka LLC c/o Om Parkash

Location: Interstate 10 Business Loop (Bowie)  
(APNs 302-15-001D and 011 and portions  
of APNs 302-15-001H and 013D)

Plan Amendment: Rural to Developing  
Growth Area D to Growth Area C

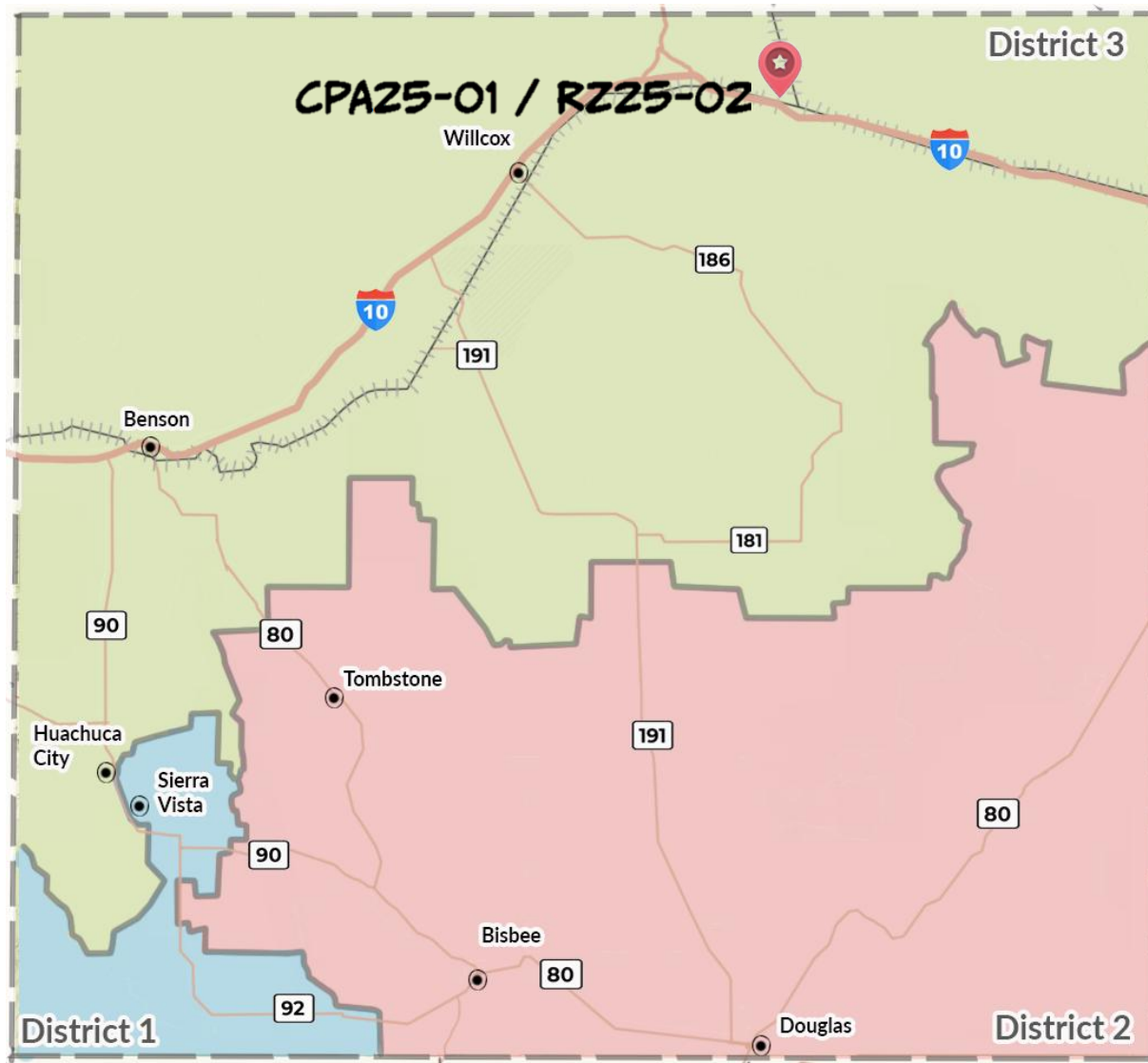
Zoning Amendment: RU-4 to GB

Existing Uses: Convenience Store/RV Park

Proposed Uses: Convenience Store/RV Park/Truck Stop

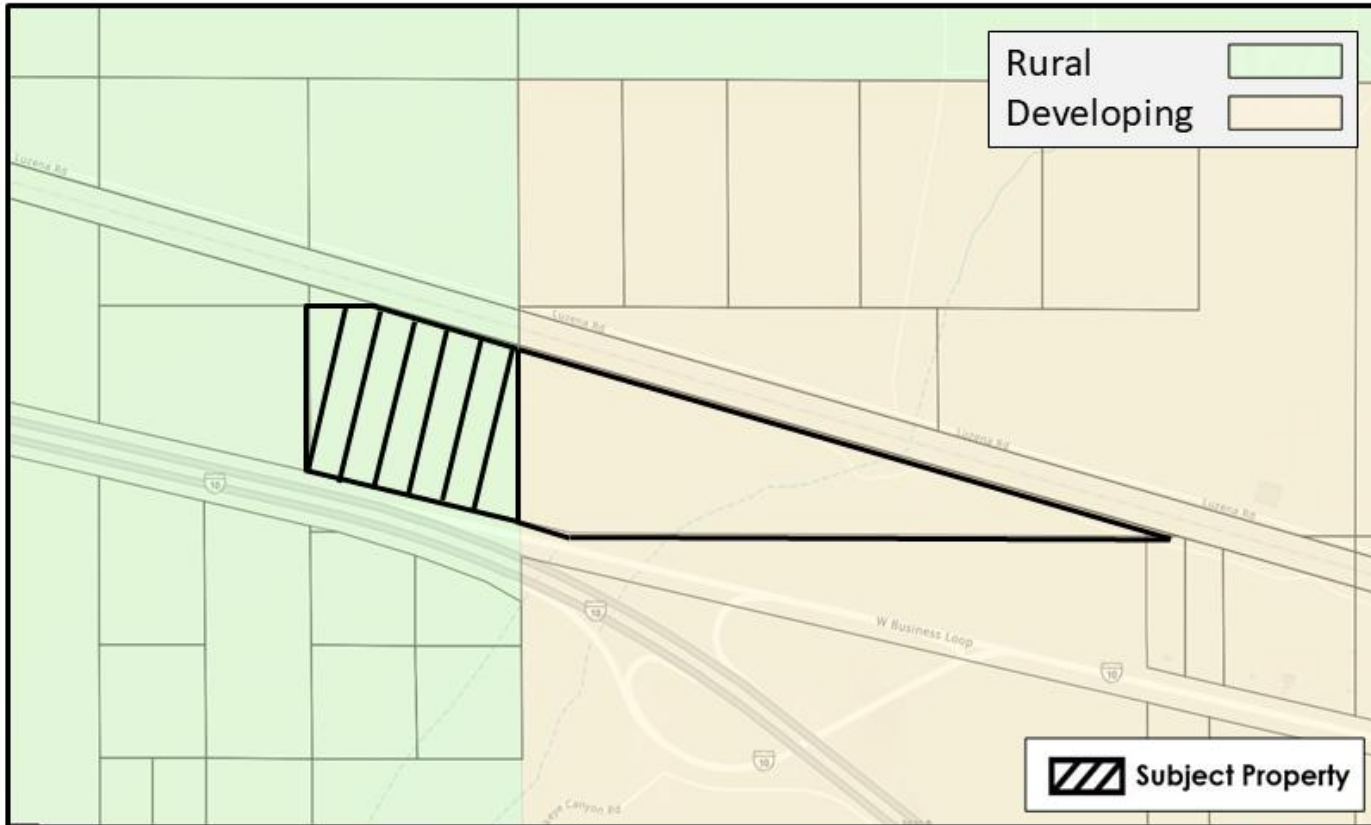


# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES

## Land Use Designation



CPA25-01 (Rural to Developing )

I-10 Business Loop (33 acres out of APN 302-15-001D)

N.T.S



## Growth Area Category



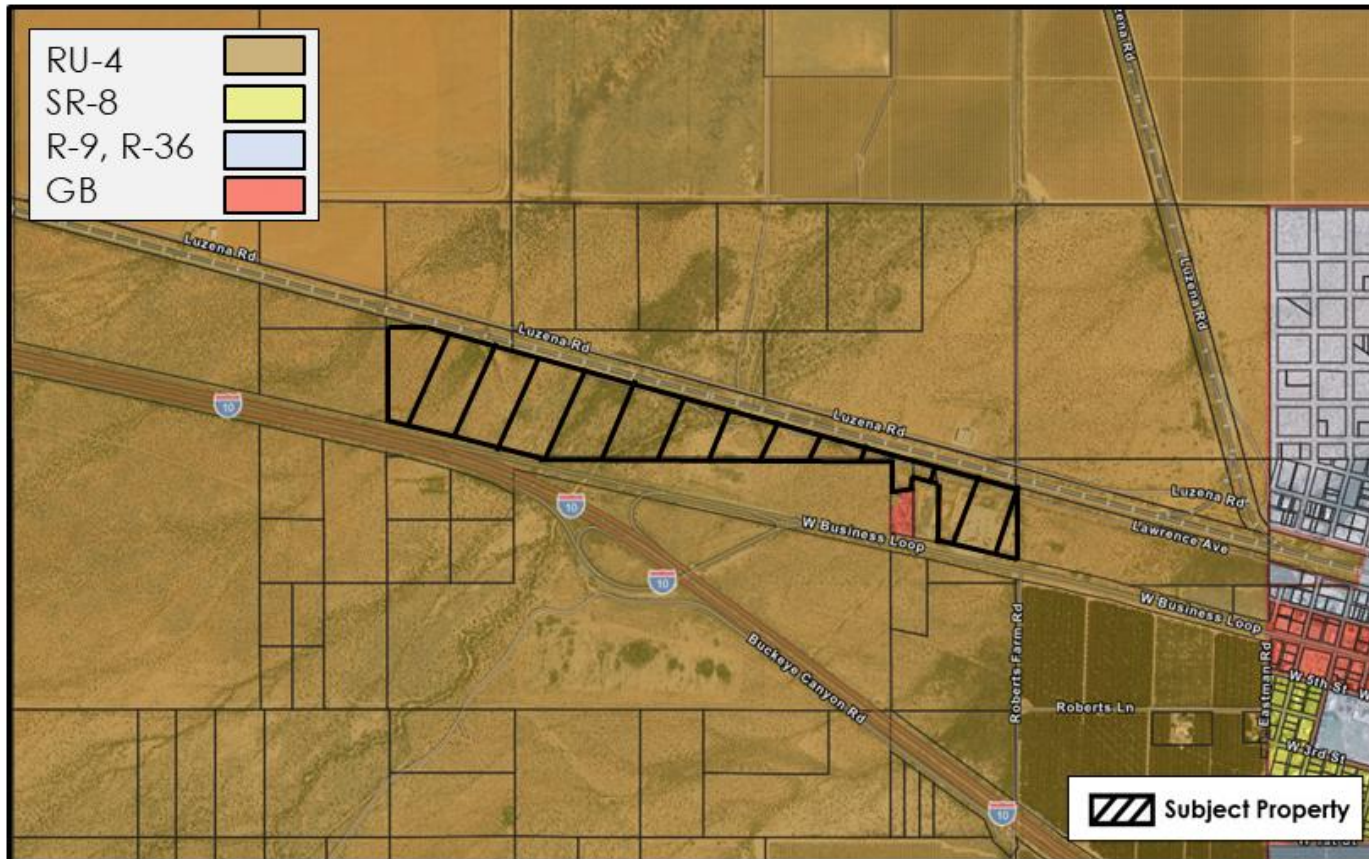
CPA25-01 (Growth Area D to C)

I-10 Business Loop (33 acres out of APN 302-15-001D)

N.T.S



## Zoning and Location Map

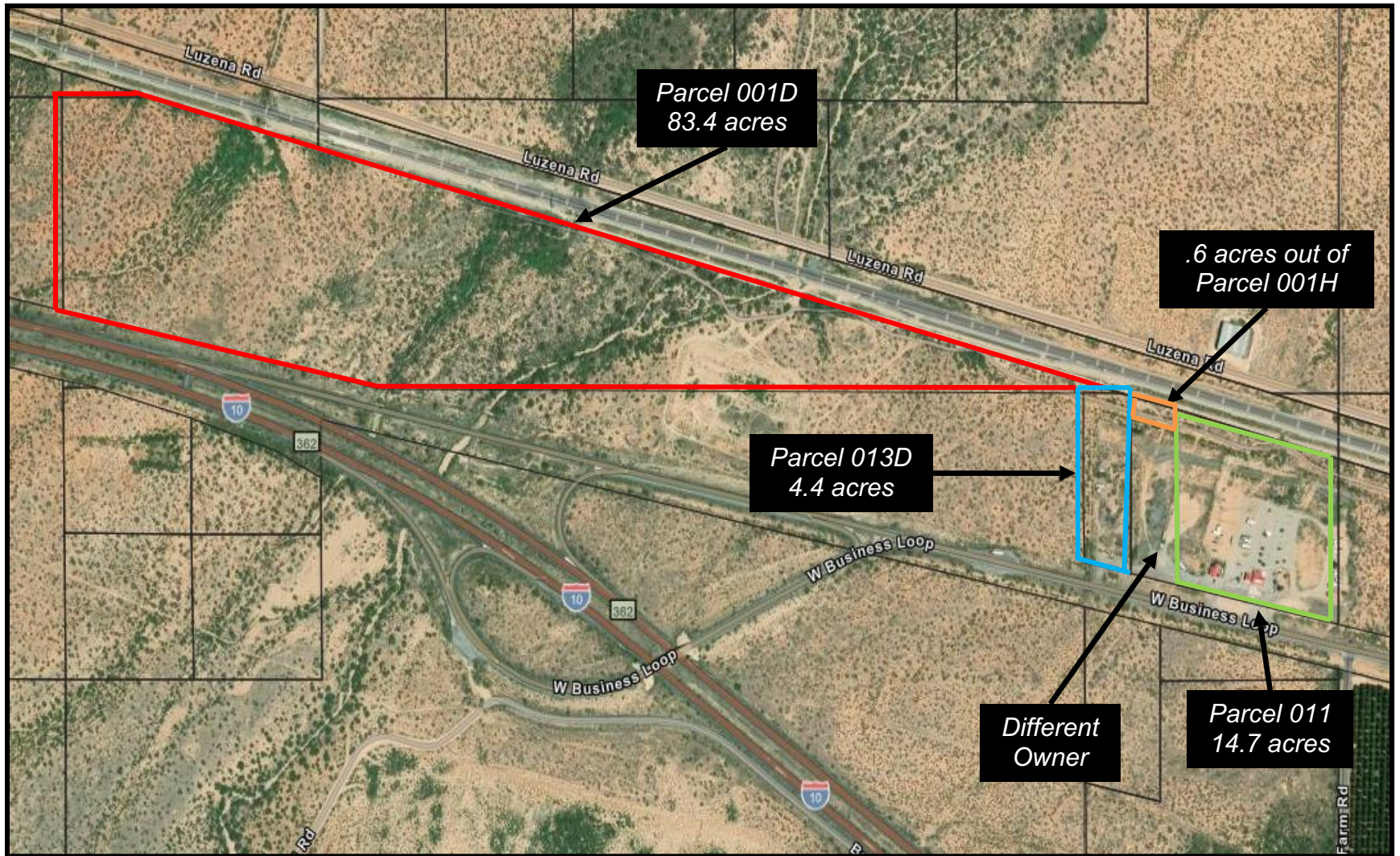


CPA25-01/RZ25-02 (RU-4 to GB)

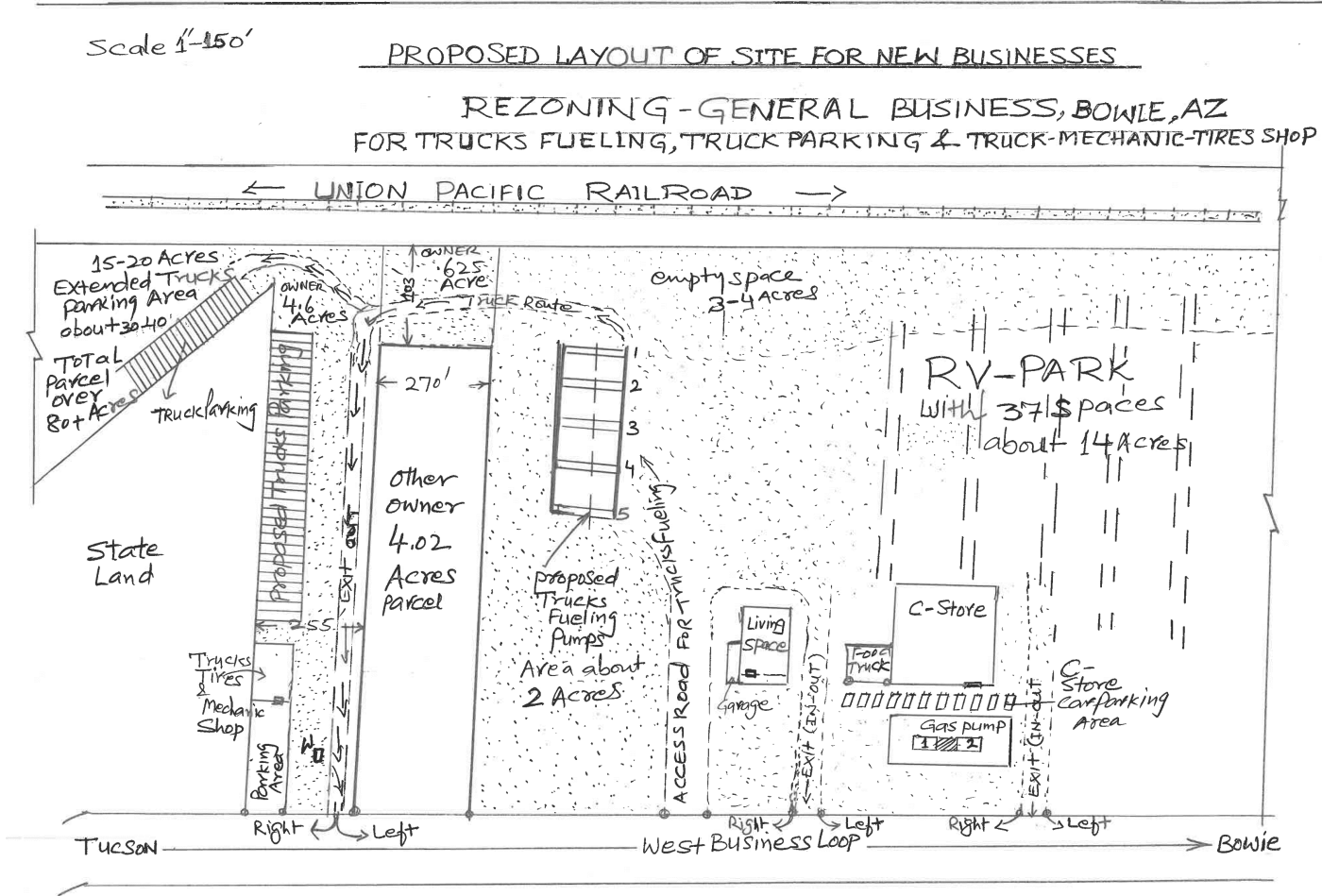
I-10 Business Loop Exit 362 (APNs 302-15-001D, 001H, 011, 013D)



# DEVELOPMENT SERVICES



## Concept Plan

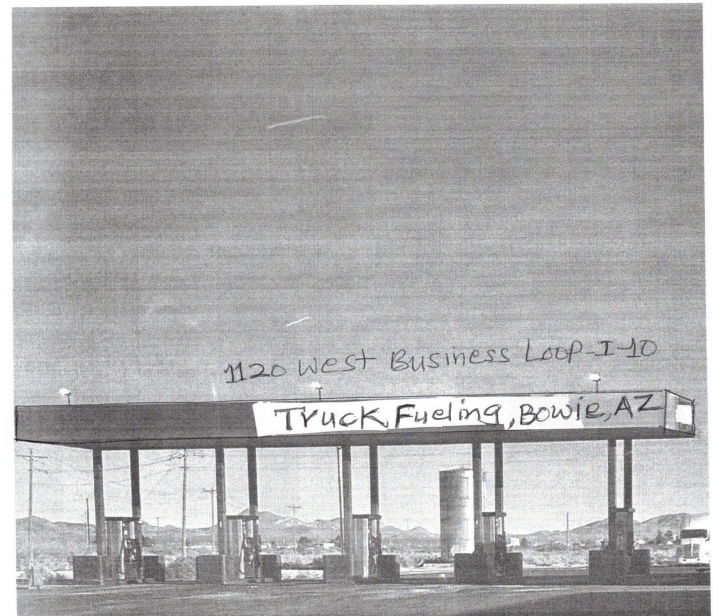


## Concept Plan

Truck repairs & Tire Center, Bowie, AZ

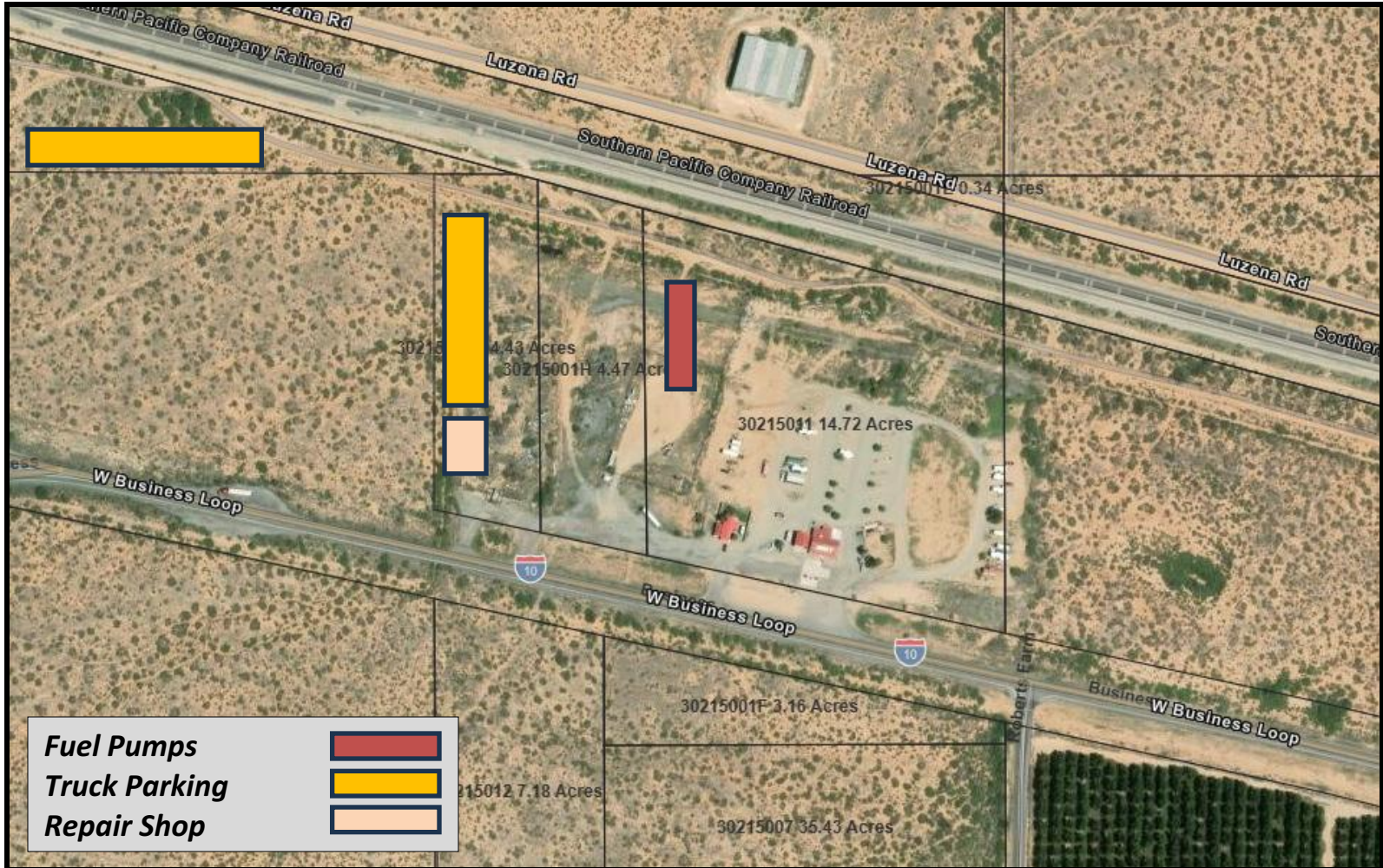


Tentative-Design elevation sketch of site



Tentative-Design sketch of site  
(Elevation)

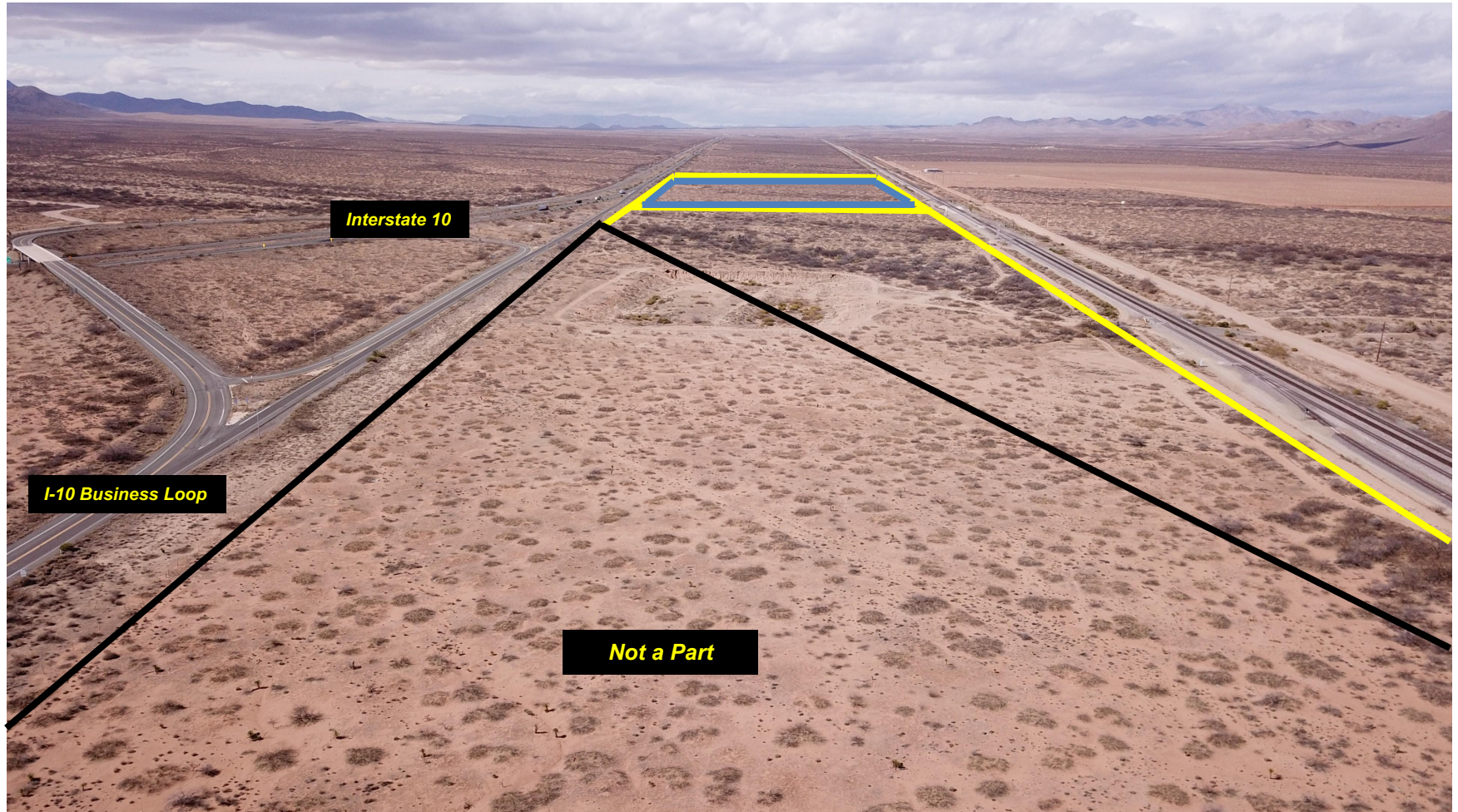
## Concept Plan



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



## Plan Amendment (Land Use Designations)

- Rural
  - Sparsely populated; large lot sizes; large expanses of private and public land; agriculture
- Developing
  - Non-rural growth; mixed residential, business, industrial, agricultural uses; transitional development pattern that requires periodic re-evaluation

## Plan Amendment (Growth Area Categories)

- Category D (Rural Areas)
  - Outlying areas with low growth rates; unimproved roads; low density residential development on large lots; large tracts of undeveloped private and public lands
- Category C (Rural Community Areas)
  - Slowing growing; small clusters of residential and non-residential development; variety of lot sizes; unimproved roads; prevalent agricultural activities

## Plan Amendment Criteria

- Pattern of growth no longer reflects type of growth expected under current designation: **Complies**
- Substantial changes have made development that conforms with existing designation undesirable: **Not Applicable**
- Extension of facilities and services have changed the type of development appropriate to the area: **Not Applicable**
- Substantial property owner support: **Does Not Comply**
- 'Developing' designations should be changed if a distinguishable development pattern has emerged: **Not Applicable**
- New designations should provide a harmonious transition between existing designations: **Complies**

## Plan Amendment – Factors in Favor

- Most of parcel 302-15-001D is designated *Developing and Growth Area C* by the Comprehensive Plan
- Pattern of growth no longer reflects type of growth expected in the current designation
- New designation is harmonious with existing designations
- Three factors do not apply
- No opposition from nearby property owners

## Plan Amendment – Factors Against

- Does not have substantial support from nearby property owners

## Rezoning Factors

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

## Rezoning – Factors in Favor

Complies or partially complies with all applicable factors

Intense business uses are appropriate along major roadways

Limited off-site impacts on residential development

Legitimizes existing nonconforming uses

No opposition from nearby property owners

## Rezoning – Factors Not in Favor

Concept plan does not include all of tax parcel 302-15-001D

# DEVELOPMENT SERVICES

## Public Notice

30 January

Applicant Letters



14-19 February

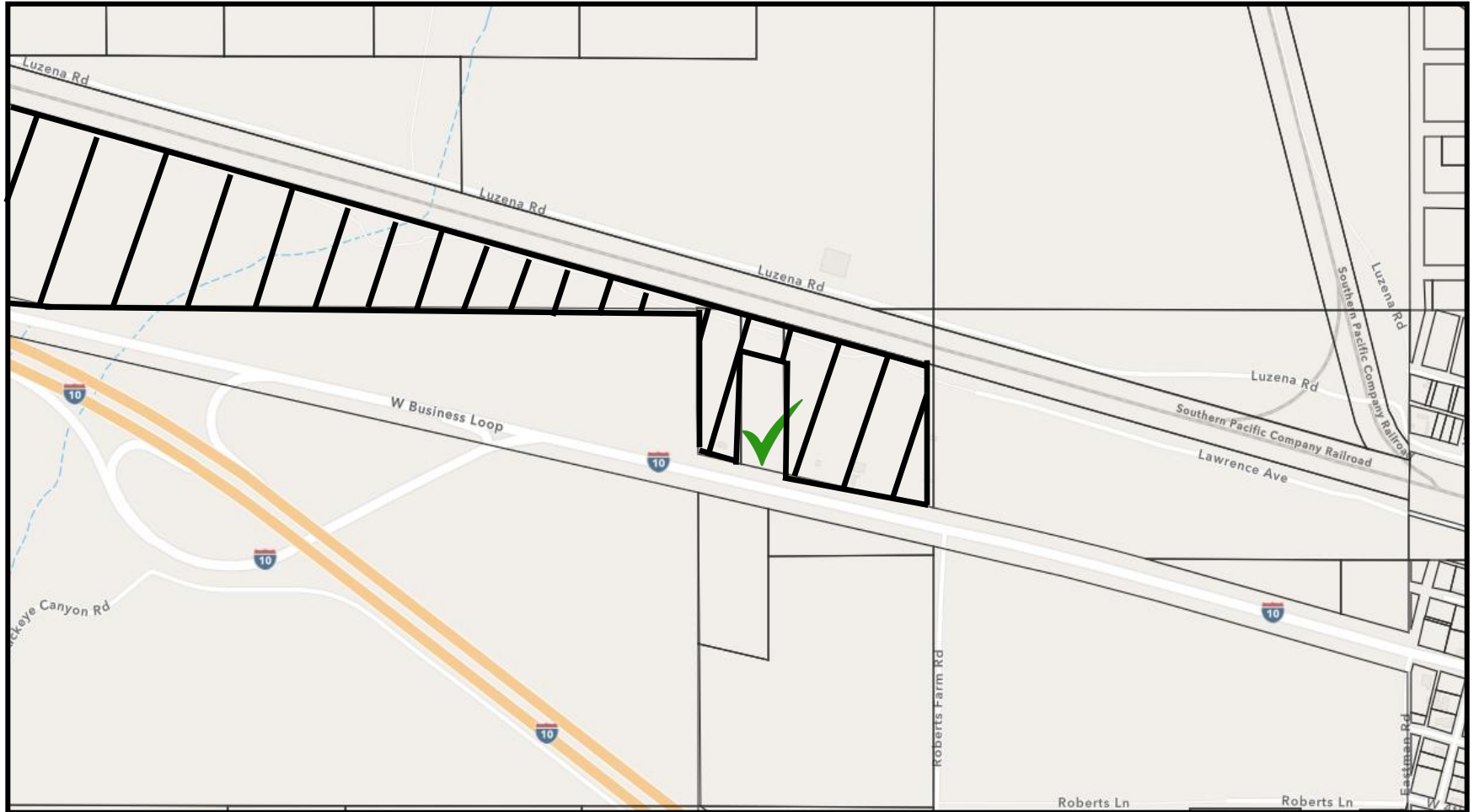
Legal ad

Notices

Posting



# DEVELOPMENT SERVICES



## Recommendations

Based on the factors in favor of approval, the Planning and Zoning Commission recommended approval of Dockets CPA25-01 and RZ25-02 without conditions (9-0) during its meeting on March 12, 2025.

Staff also recommends approval of Dockets CPA25-01 and RZ25-02, amending Comprehensive Plan designations of 33 acres out of tax parcel 302-15-001D from *Rural* to *Developing* and from *Growth Area D – Rural Areas* to *Growth Area C – Rural Community Areas* and rezoning tax parcels 302-15-001D and 302-15-011, .6 acres out of tax parcel 302-15-001H, and 2.7 acres out of tax parcel 302-15-013D from RU-4 to GB, the factors in favor of approval constituting findings of fact.

## Dockets CPA25-01 / RZ25-02 RU-4 to GB

Board of Supervisors  
March 25, 2025

