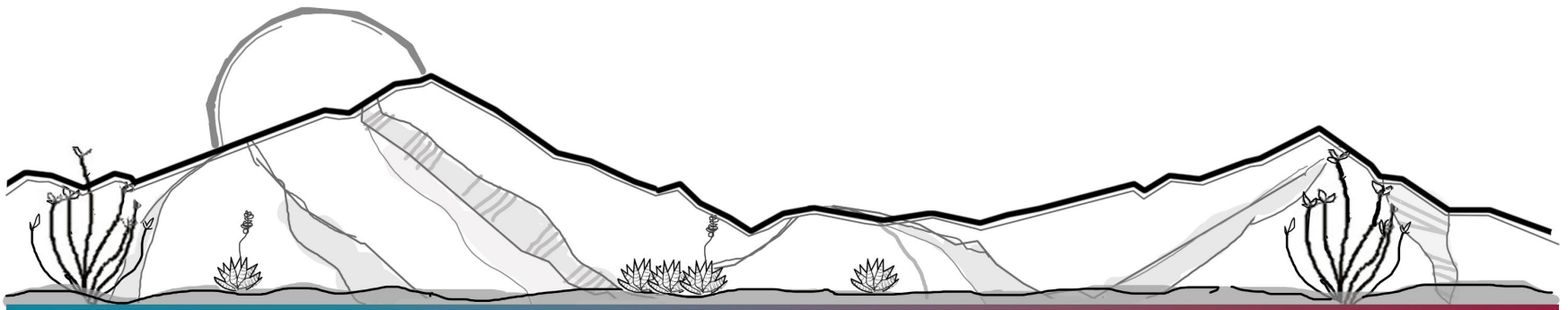


Docket RZ25-10

RU-4 to GB

Board of Supervisors
September 2, 2025



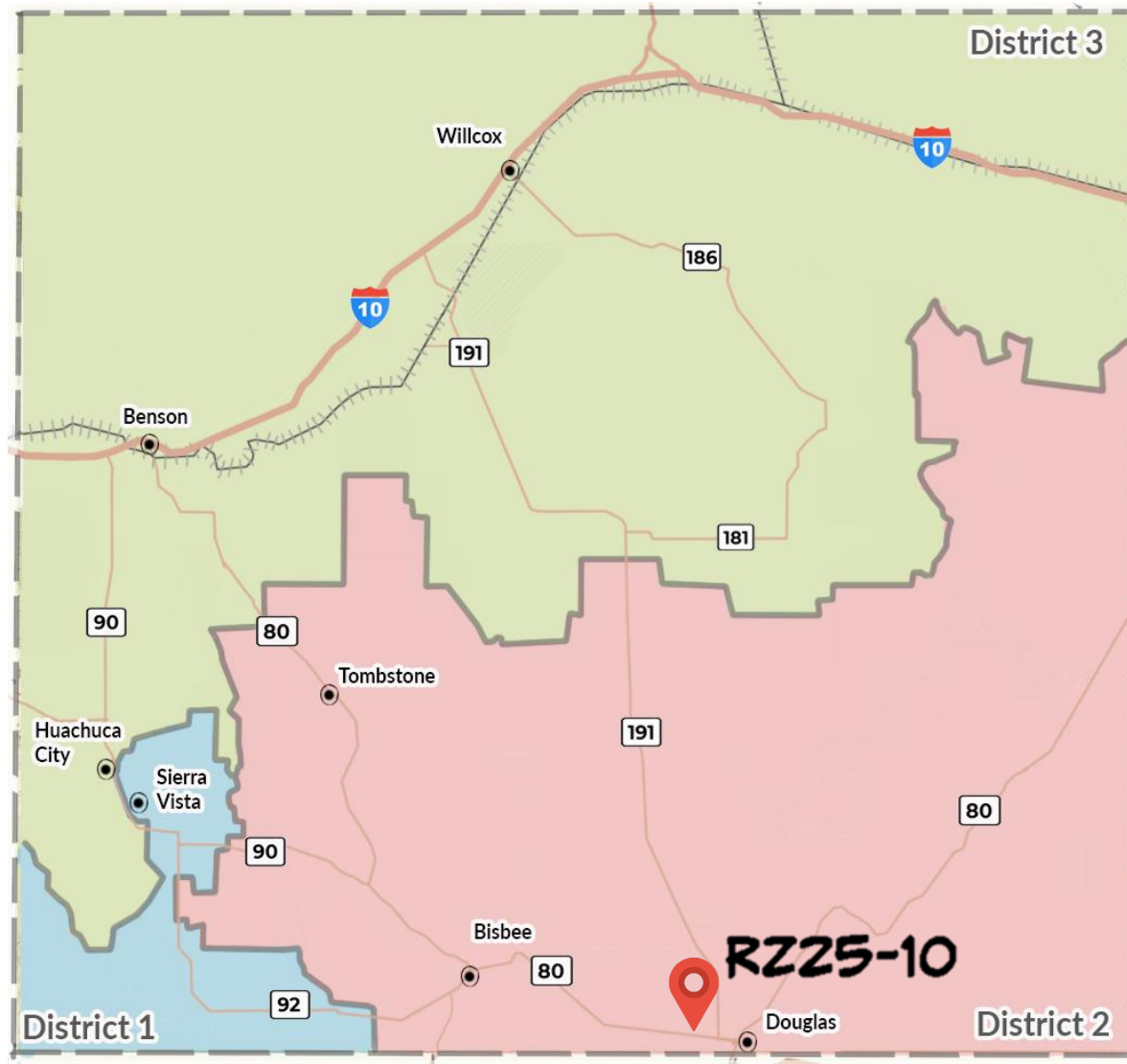
DEVELOPMENT SERVICES



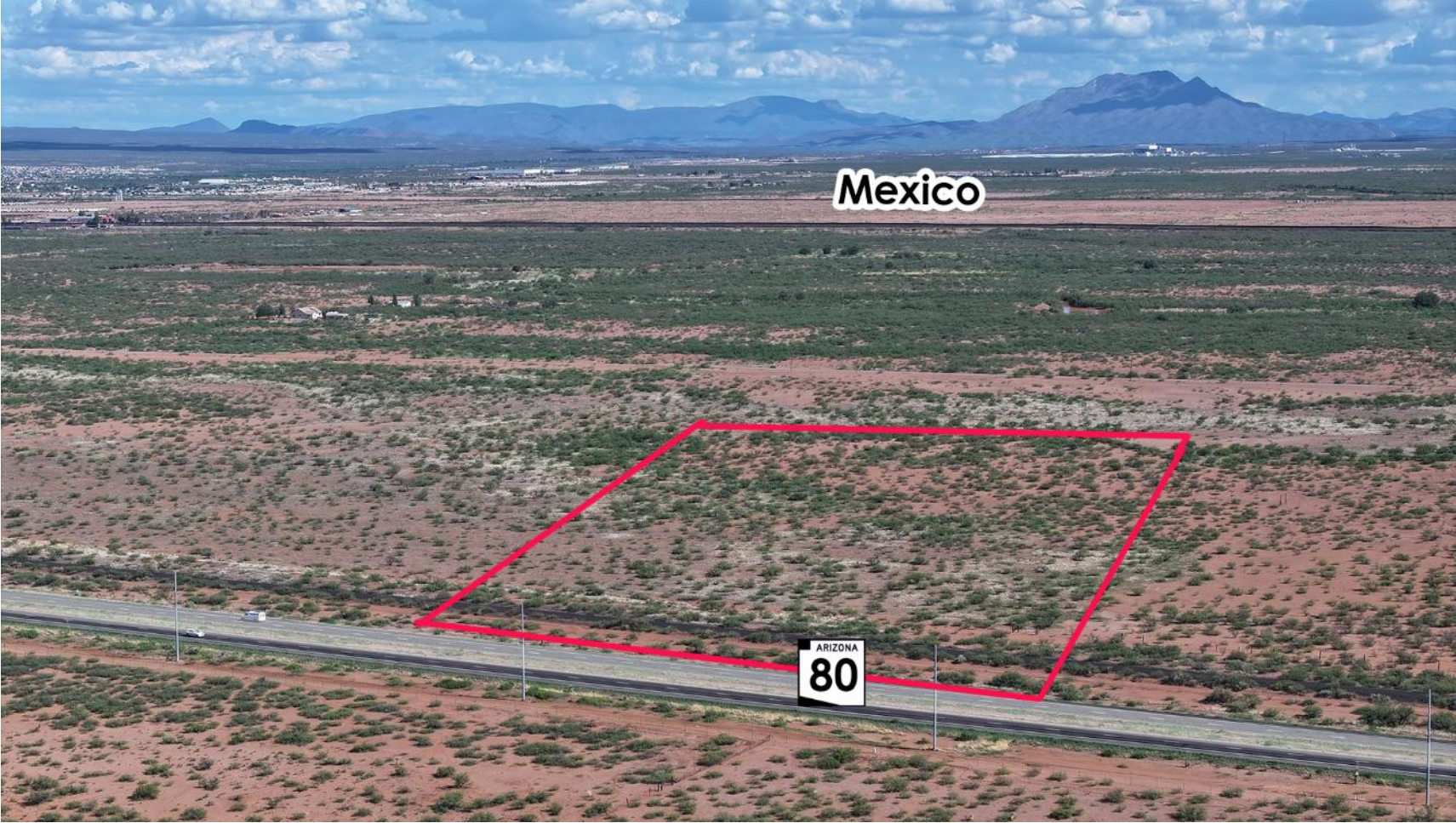
Applicant:	Alfonso Munoz
Location:	Highway 80 (Douglas) (APN 408-11-009)
Zoning Amendment:	RU-4 to GB
Growth Area	B – Community Growth Areas
Plan Designation	Developing
Existing Use:	Undeveloped
Proposed Use:	Commercial



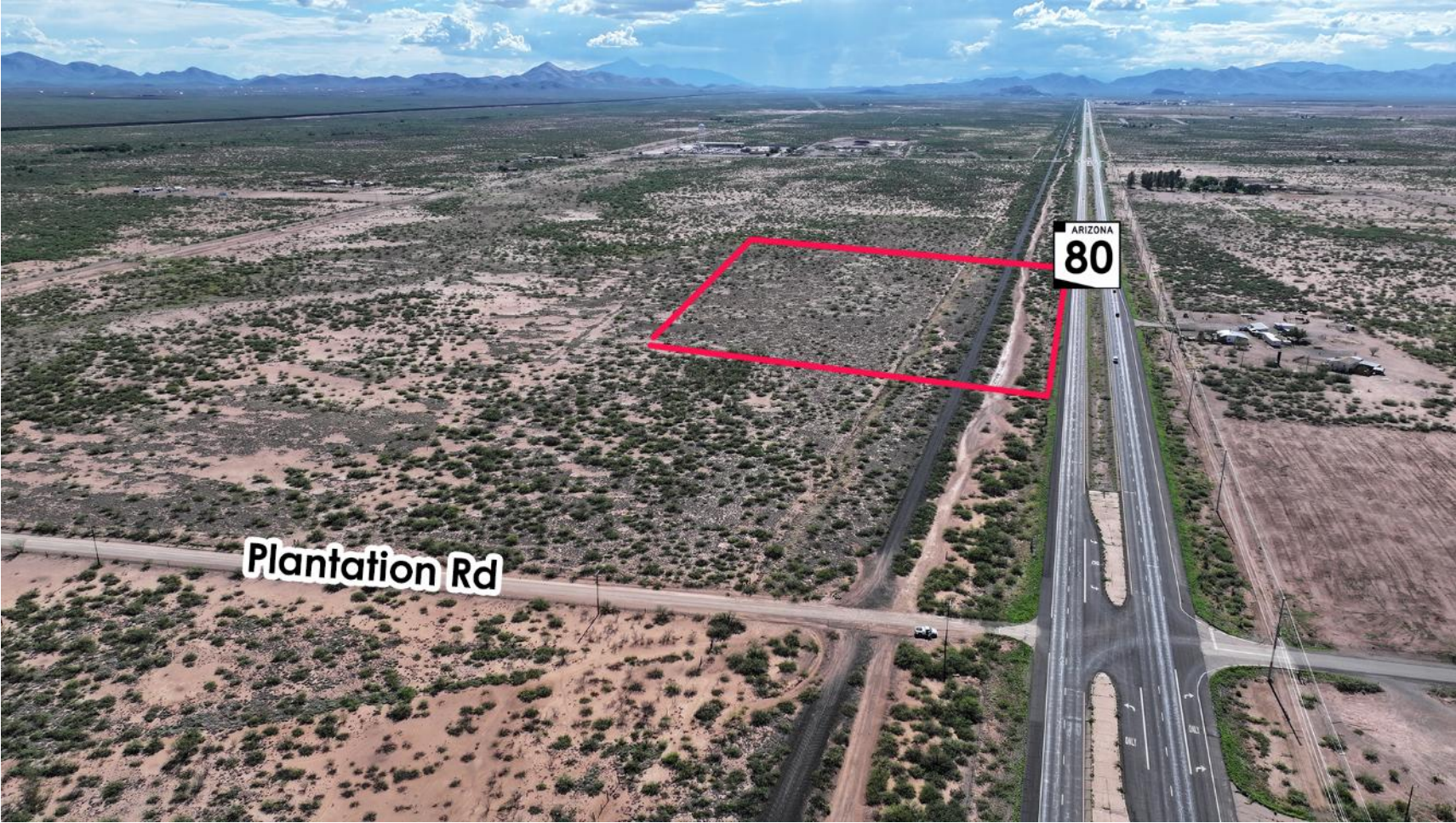
DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



Rezoning Factors

• Adequate site/concept plan:	Does Not Comply
• 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:	Complies
• Development along major streets:	Complies
• Infill compatibility:	Complies
• Unique topographic features:	Complies
• Water conservation:	Complies
• Public input:	Complies
• Hazardous materials:	Not Applicable
• Consistent with planning policies:	Complies

DEVELOPMENT SERVICES



Factors in Favor

Complies with applicable factors

Commercial uses are appropriate along major arterials, highways, and freeways

No adjacent residential uses

No opposition from nearby property owners

Factors Not in Favor

Concept plan not provided

Public Notice

12 December
Applicant Letters

18-23 July
Legal ad
Notices
Posting



Recommendations

Based on the factors in favor, the Planning and Zoning Commission recommended approval of Docket RZ25-10 without special conditions (7-0) during its regular meeting on August 13, 2025.

Staff also recommends approval of Docket RZ25-10 without special conditions.

Docket RZ25-10

RU-4 to GB

Board of Supervisors
September 2, 2025

