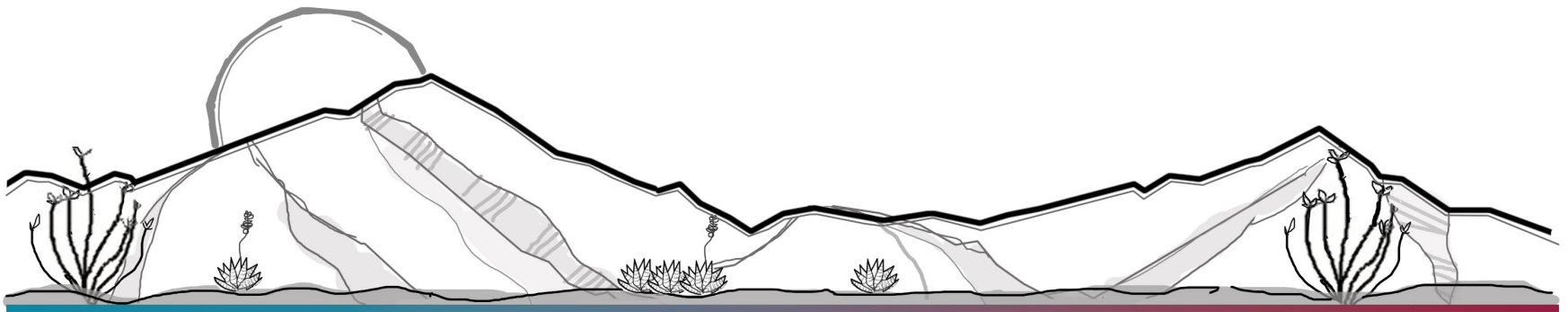


## Dockets CPA25-01 / RZ25-02 RU-4 to GB

Planning and Zoning Commission  
March 12, 2025



# DEVELOPMENT SERVICES

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Applicant: Sunaka LLC c/o Om Parkash

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

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

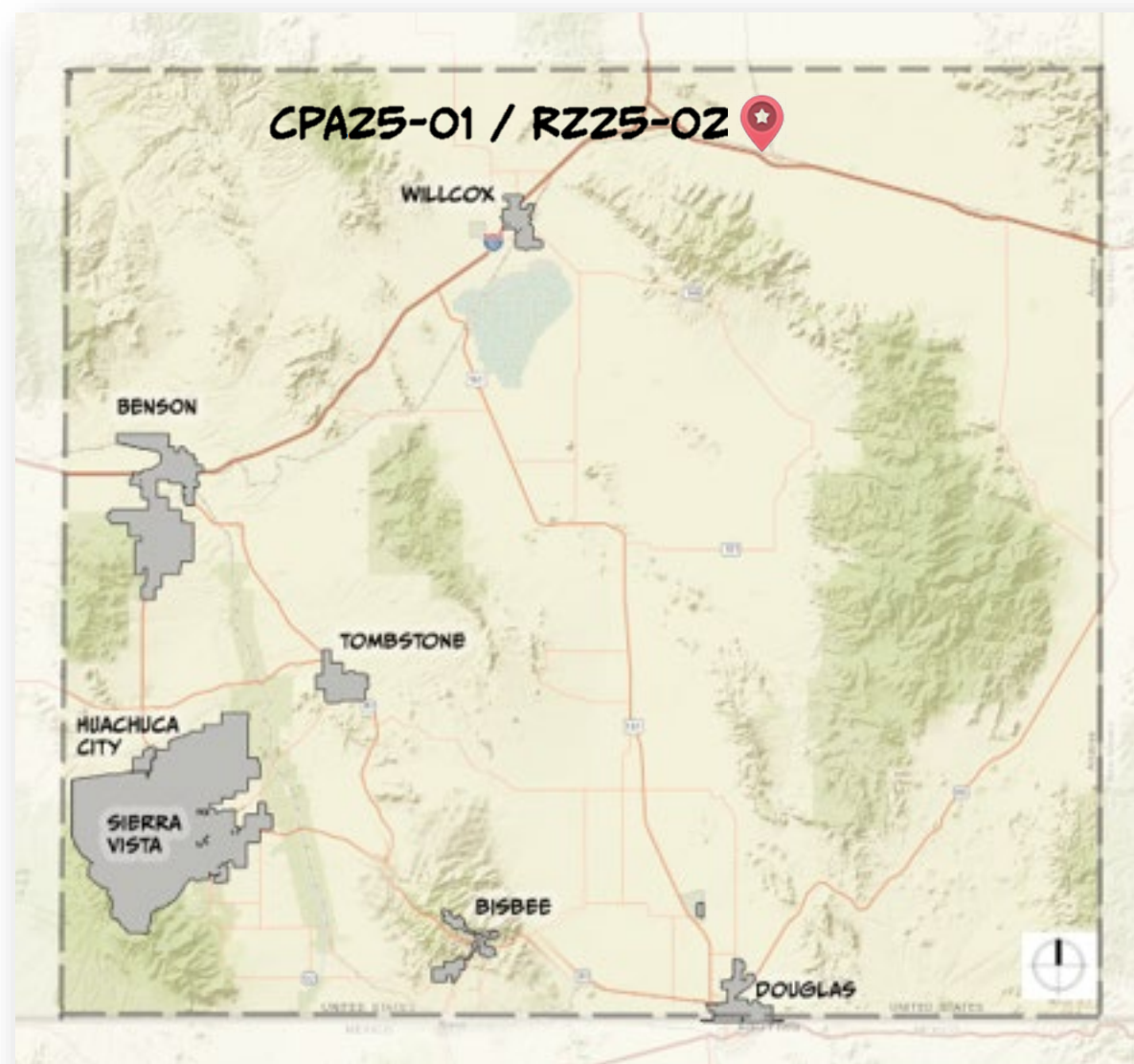
Zoning Amendment: RU-4 to GB

Existing Use: Convenience Store/RV Park/Undeveloped

Proposed Use: Convenience Store/RV Park/Truck Stop

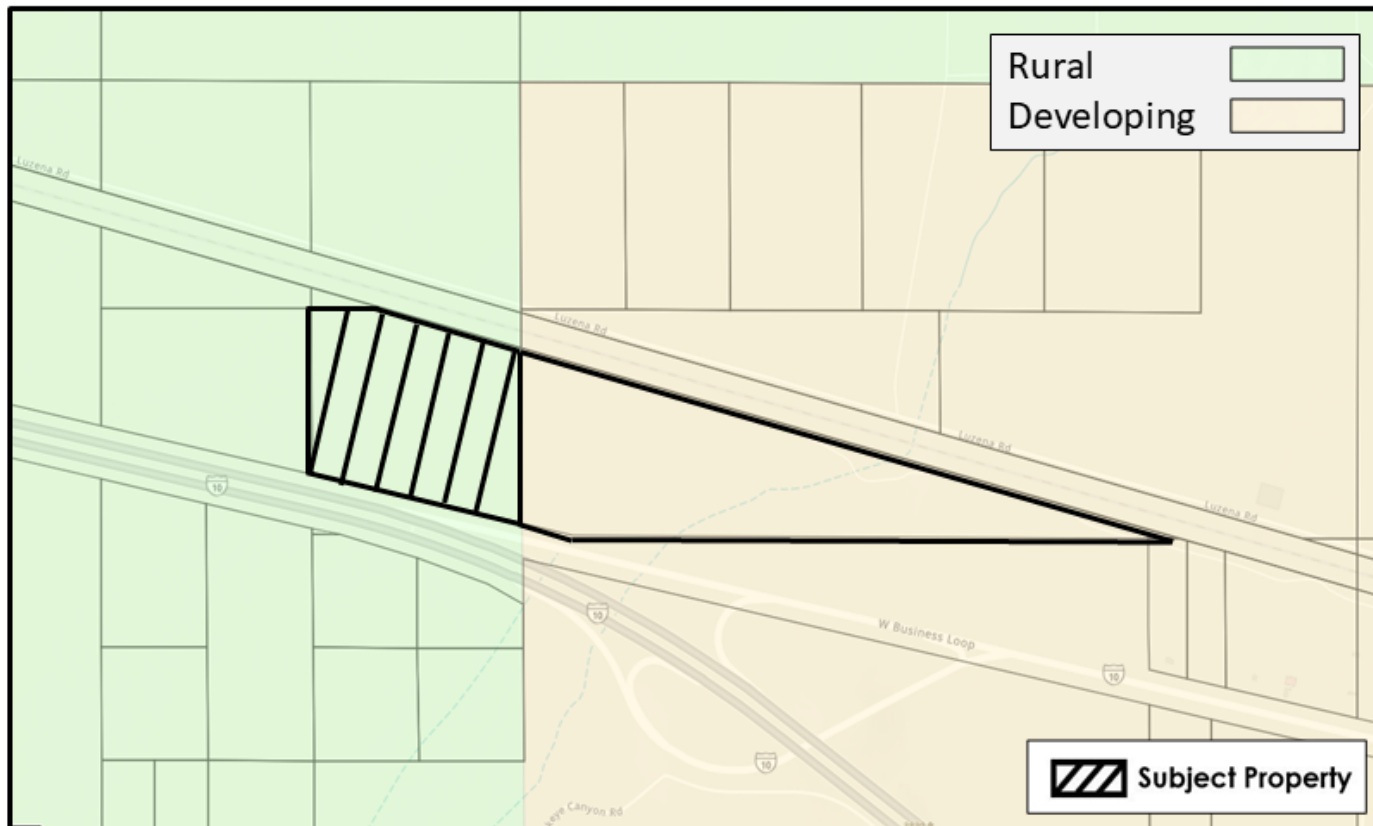


# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES

## Land Use Designation



CPA25-01 (Rural to Developing )

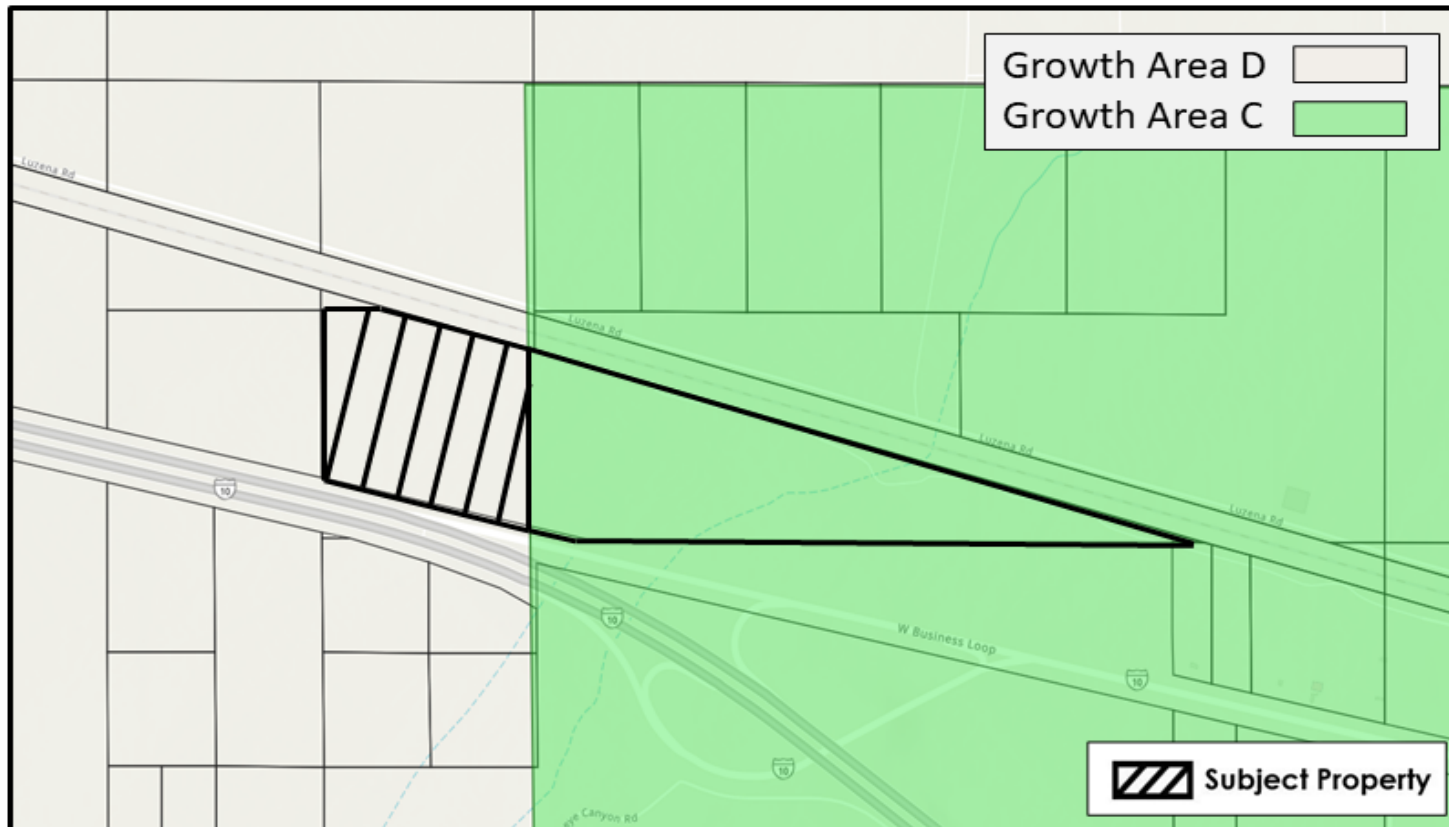
I-10 Business Loop (33 acres out of APN 302-15-001D)

N.T.S



# DEVELOPMENT SERVICES

## Growth Area Category



CPA25-01 (Growth Area D to C)

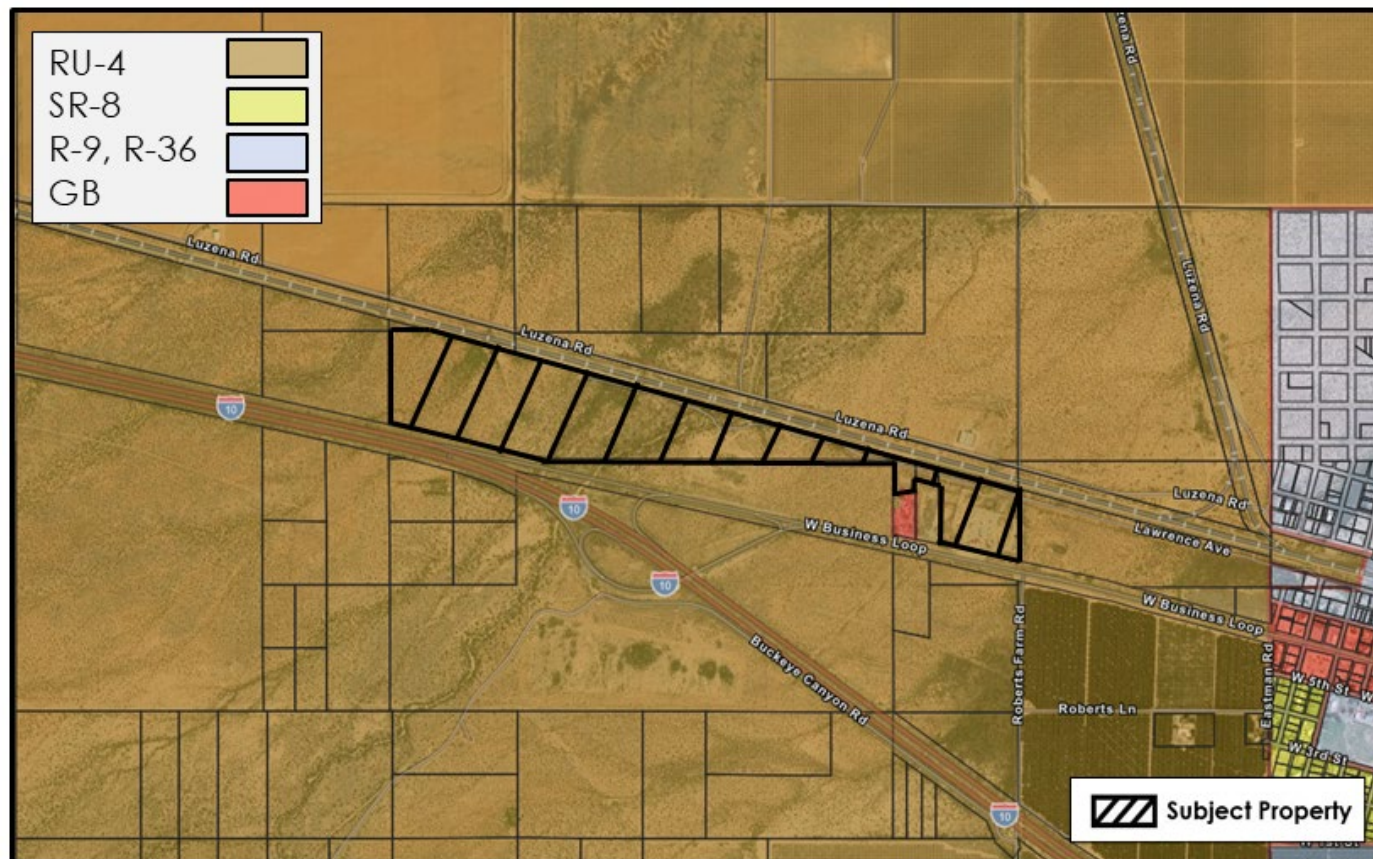
I-10 Business Loop (33 acres out of APN 302-15-001D)

N.T.S



# DEVELOPMENT SERVICES

## Zoning and Location Map

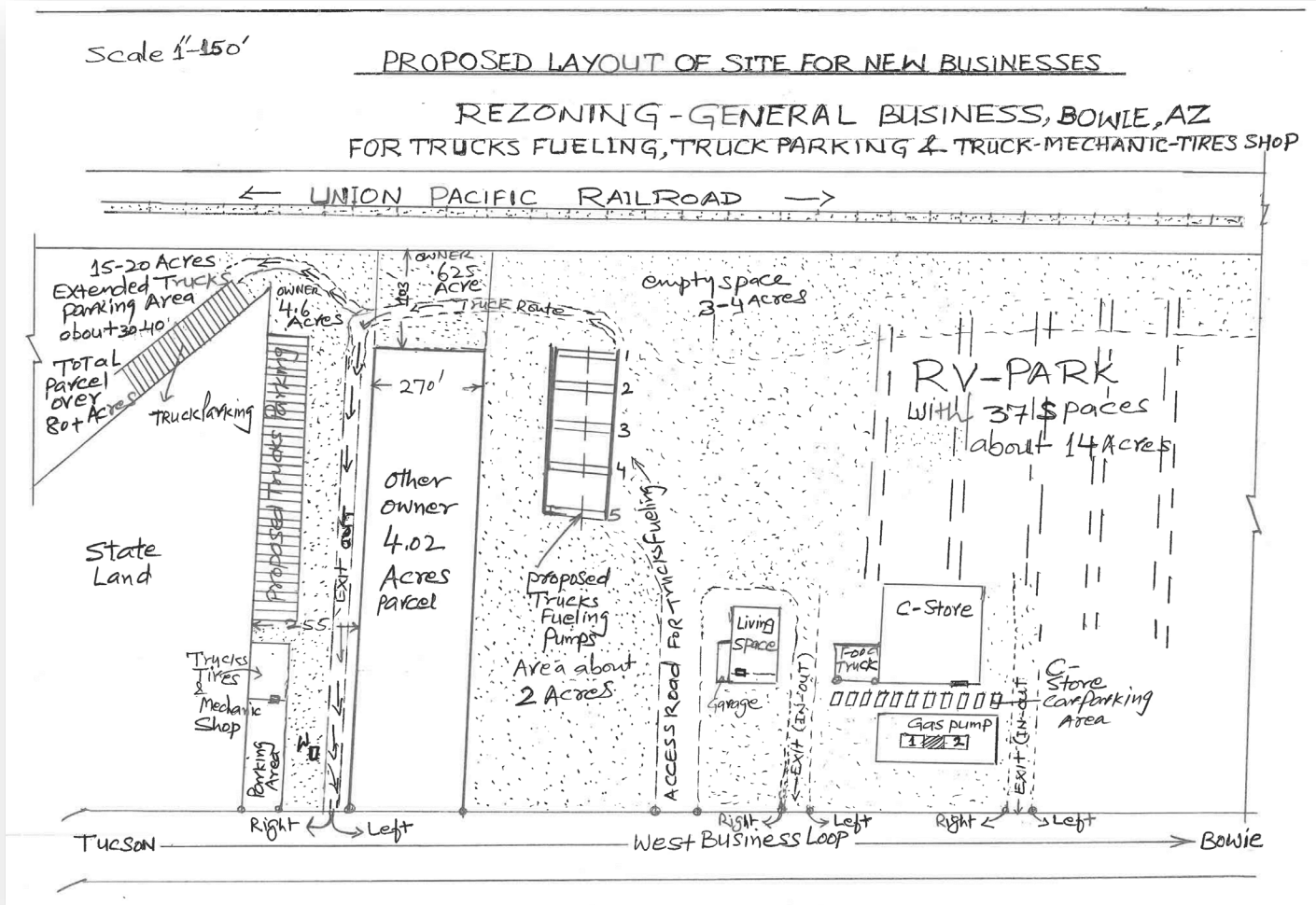


CPA25-01/RZ25-02 (RU-4 to GB)

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

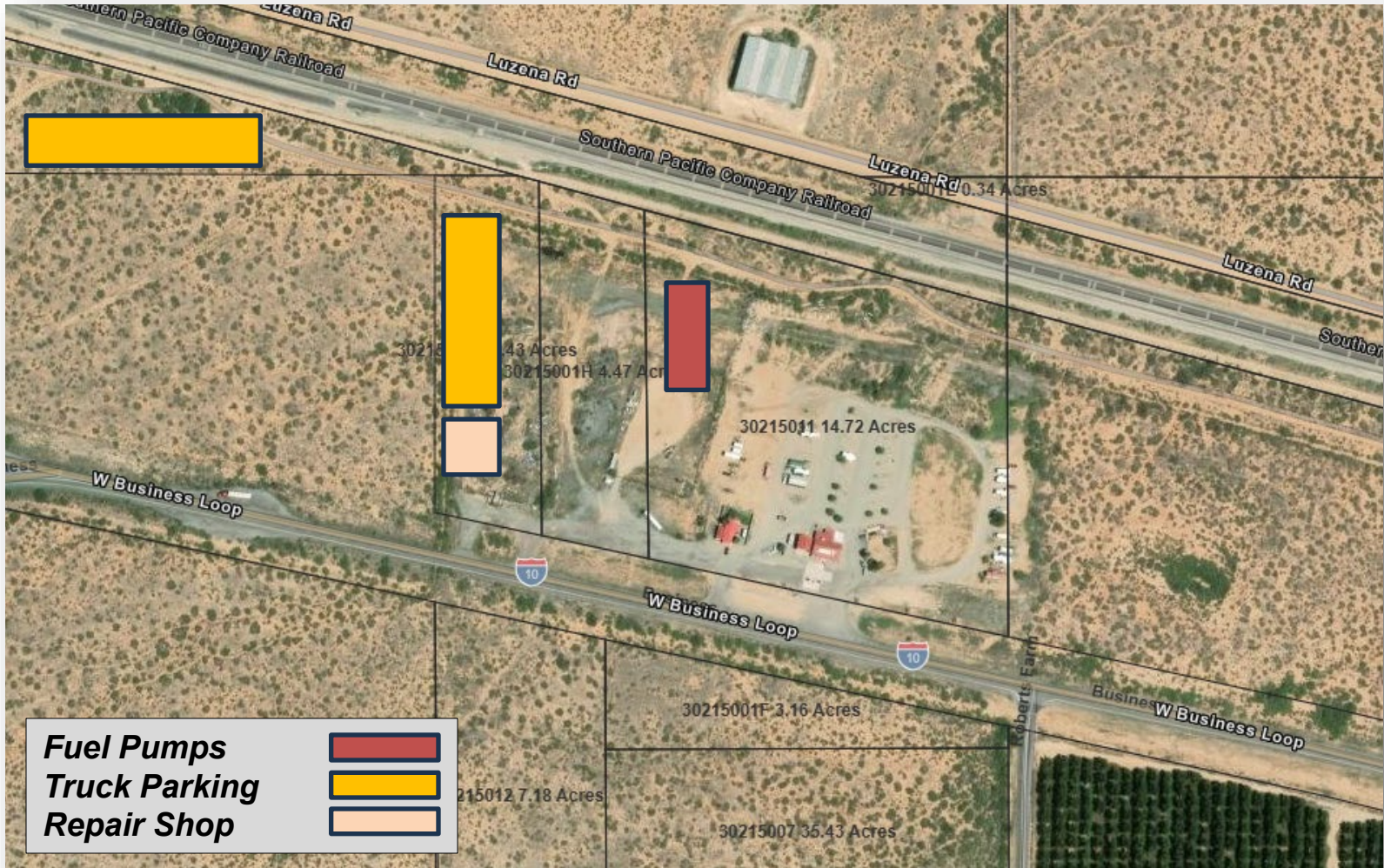


## Concept Plan



# DEVELOPMENT SERVICES

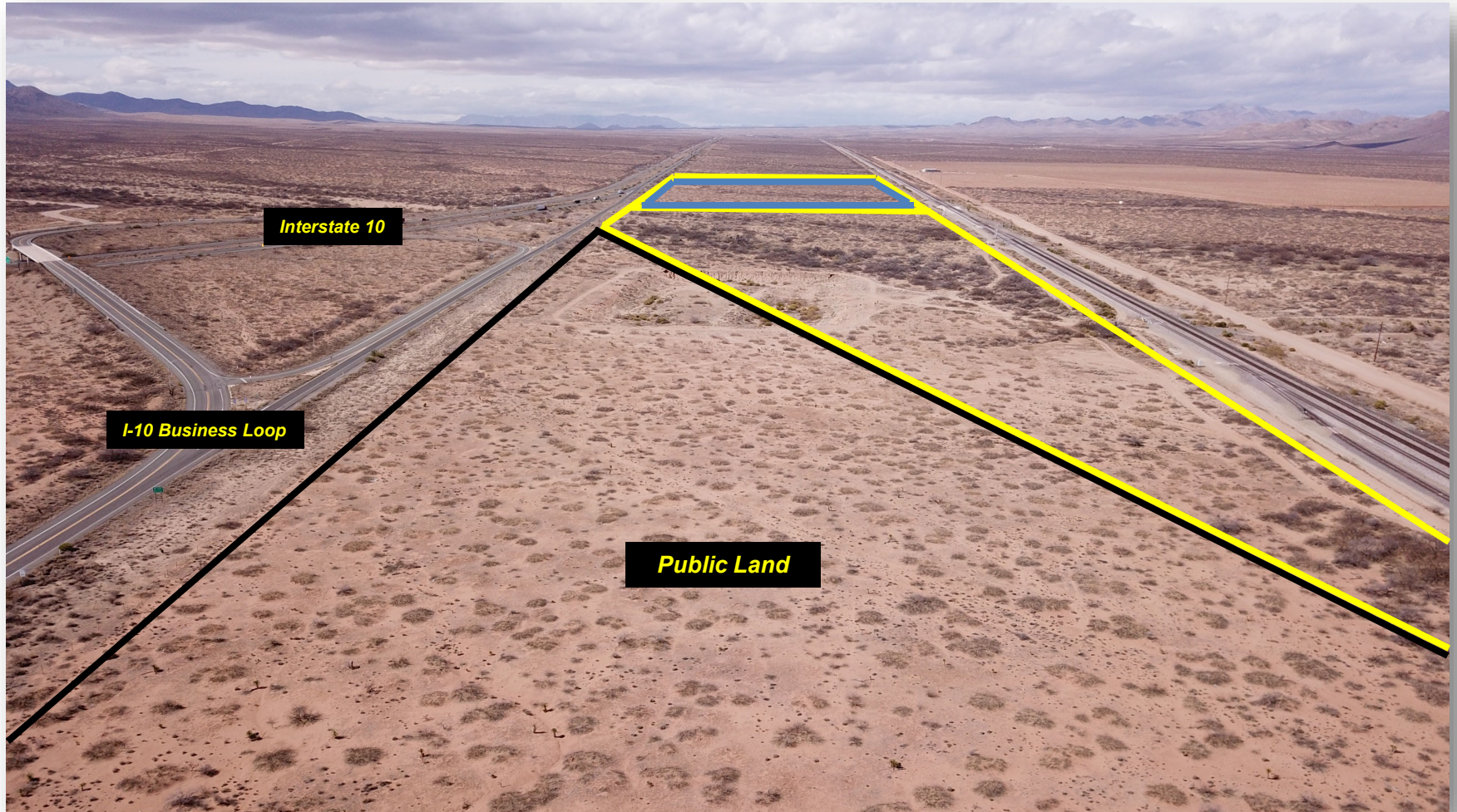
## Concept Plan



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



## Plan Amendment (Land Use Designations)

- Rural
  - Sparsely populated; larger 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 rural areas; low growth rate; unimproved roads; low density residential development on large lots; large tracts of undeveloped private and public lands
- Category C (Rural Community Areas)
  - Slowly growing rural communities; 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

- |   |                           |
|---|---------------------------|
| 1. Adequate site/concept plan:                | <b>Partially Complies</b> |
| 2. Comply with site development standards:    | <b>Complies</b>           |
| 3. Adjacent districts capable of development: | <b>Complies</b>           |
| 4. Does not create nonconforming uses:        | <b>Complies</b>           |
| 5. Compatible with existing development:      | <b>Complies</b>           |
| 6. Rezone to more intense zoning district:    | <b>Complies</b>           |
| 7. Adequate services and infrastructure:      | <b>Complies</b>           |
| 8. Traffic circulation:                       | <b>Not Applicable</b>     |
| 9. Development along major streets:           | <b>Not Applicable</b>     |
| 10. Infill compatibility:                     | <b>Complies</b>           |
| 11. Unique topographic features:              | <b>Complies</b>           |
| 12. Water conservation:                       | <b>Complies</b>           |
| 13. Public input:                             | <b>Complies</b>           |
| 14. Hazardous materials:                      | <b>Not Applicable</b>     |
| 15. Consistent with planning policies:        | <b>Partially Complies</b> |

## Rezoning – Factors in Favor

- Complies or partially complies with all applicable factors
- Intense business uses are appropriate along major roadways
- Limited off-site impacts due to little or no residential development
- Legitimizes existing nonconforming uses
- No opposition from nearby property owners

## Rezoning – Factors Not in Favor

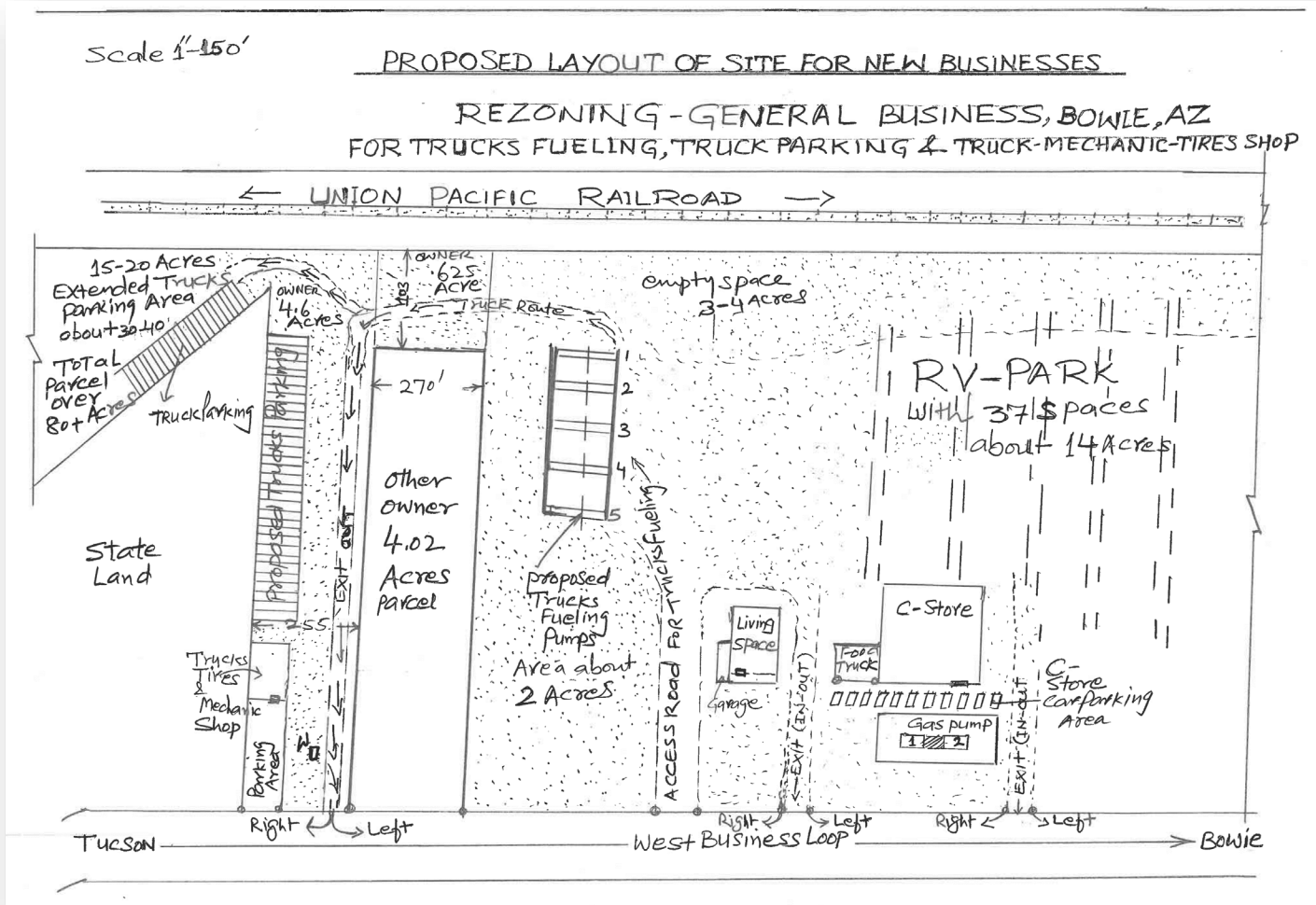
- Concept plan does not include all of tax parcel 302-15-001D

## Public Notice

- 30 January
  - Applicant Letters
- 14-19 February
  - Legal ad
  - Notices
  - Posting



## Applicant Presentation / Discussion



## Staff Recommendation

Based on the factors in favor of approval, Staff recommends forwarding Dockets CPA25-01 and RZ25-02 to the Board of Supervisors with a recommendation of approval without special conditions.

## Sample Motion (Comp Plan Amendment)

Madam Chair, I move to recommend approval of Docket CPA25-01 to the Board of Supervisors, amending Comprehensive Plan designations of 33 acres out of tax parcel 302-15-001D from *Rural* to *Developing and Growth Area D – Rural Areas* to *Growth Area C – Rural Community Areas*, the factors in favor of approval constituting findings of fact.

## Sample Motion - Rezoning (with *Comp Plan approval*)

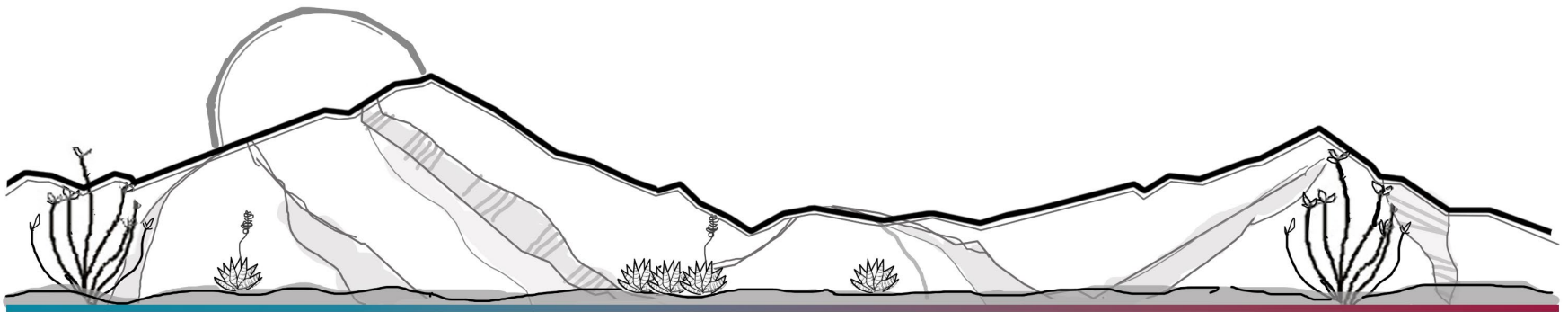
Madam Chair, I move to recommend approval of Docket RZ25-02 to the Board of Supervisors without special conditions, rezoning tax parcels 302-15-001D, 302-15-011, .6 acres out of tax parcel 302-15-001H, and 2.7 acres out of tax parcel 302-15-13D from RU-4 to GB, the factors in favor of approval constituting findings of fact.

## Sample Motion - Rezoning (without *Comp Plan approval*)

Madam Chair, I move to recommend approval of Docket RZ25-02 to the Board of Supervisors without special conditions, rezoning 50.4 acres out of tax parcel 302-15-001D, tax parcel 302-15-011, .6 acres out of tax parcel 302-15-001H, and 2.7 acres out of tax parcel 302-15-13D from RU-4 to GB, the factors in favor of approval constituting findings of fact.

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

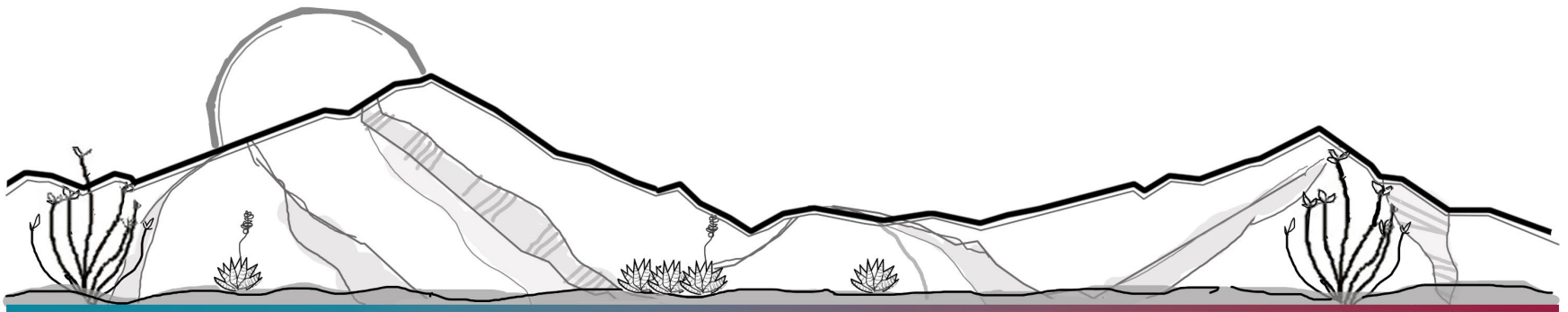
Planning and Zoning Commission  
March 12, 2025



## Docket SU25-01

### Special Use Authorization for a Truck Stop

Planning and Zoning Commission  
March 12, 2025



# DEVELOPMENT SERVICES

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Applicant: Sunaka LLC c/o Om Parkash

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

Zoning: RU-4 (*pending GB*)

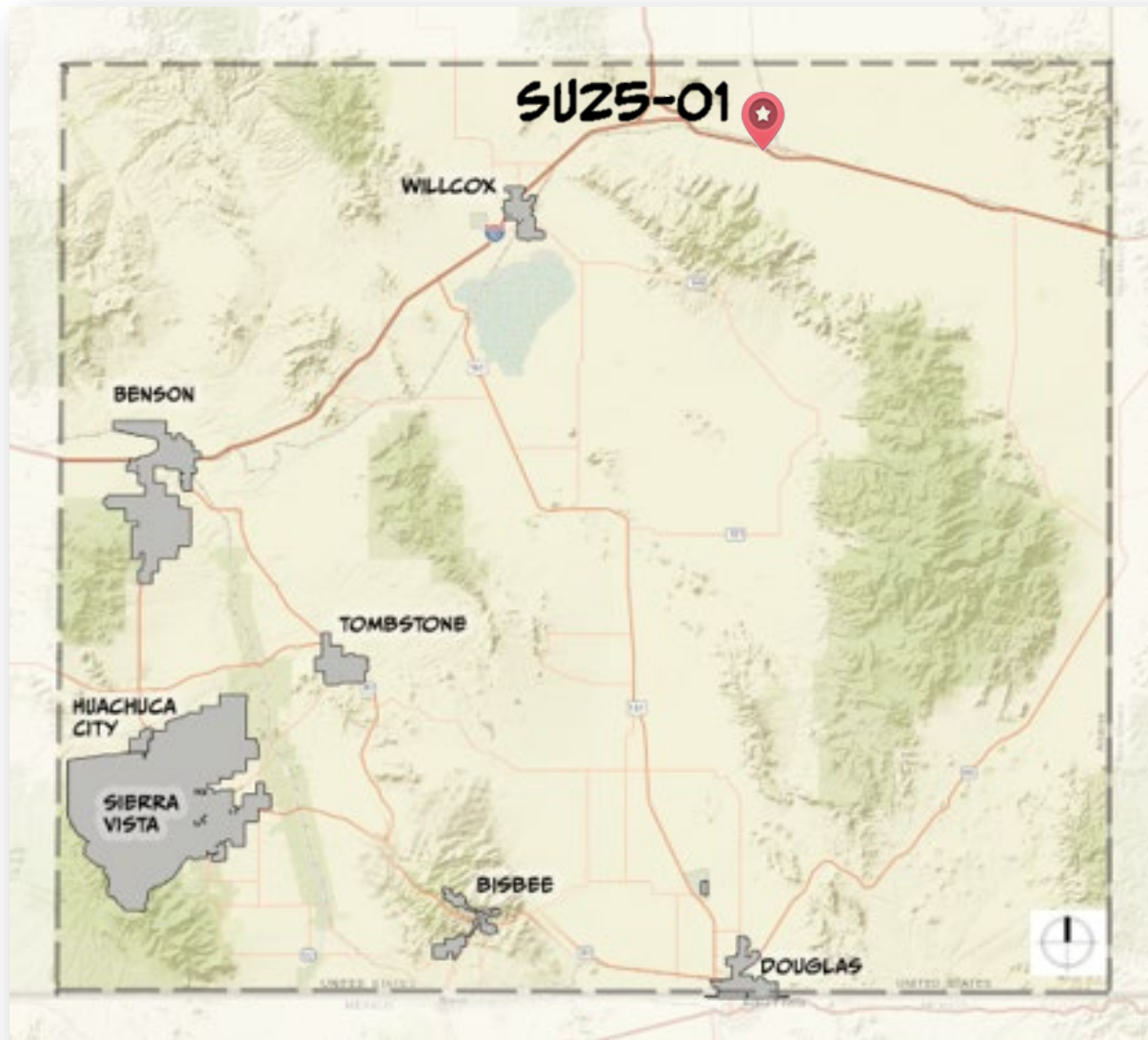
Plan Designation: Developing and Rural (*pending Developing*)

Growth Area: Category C and D (*pending C*)

Current Use: Convenience Store, RV Park, Undeveloped

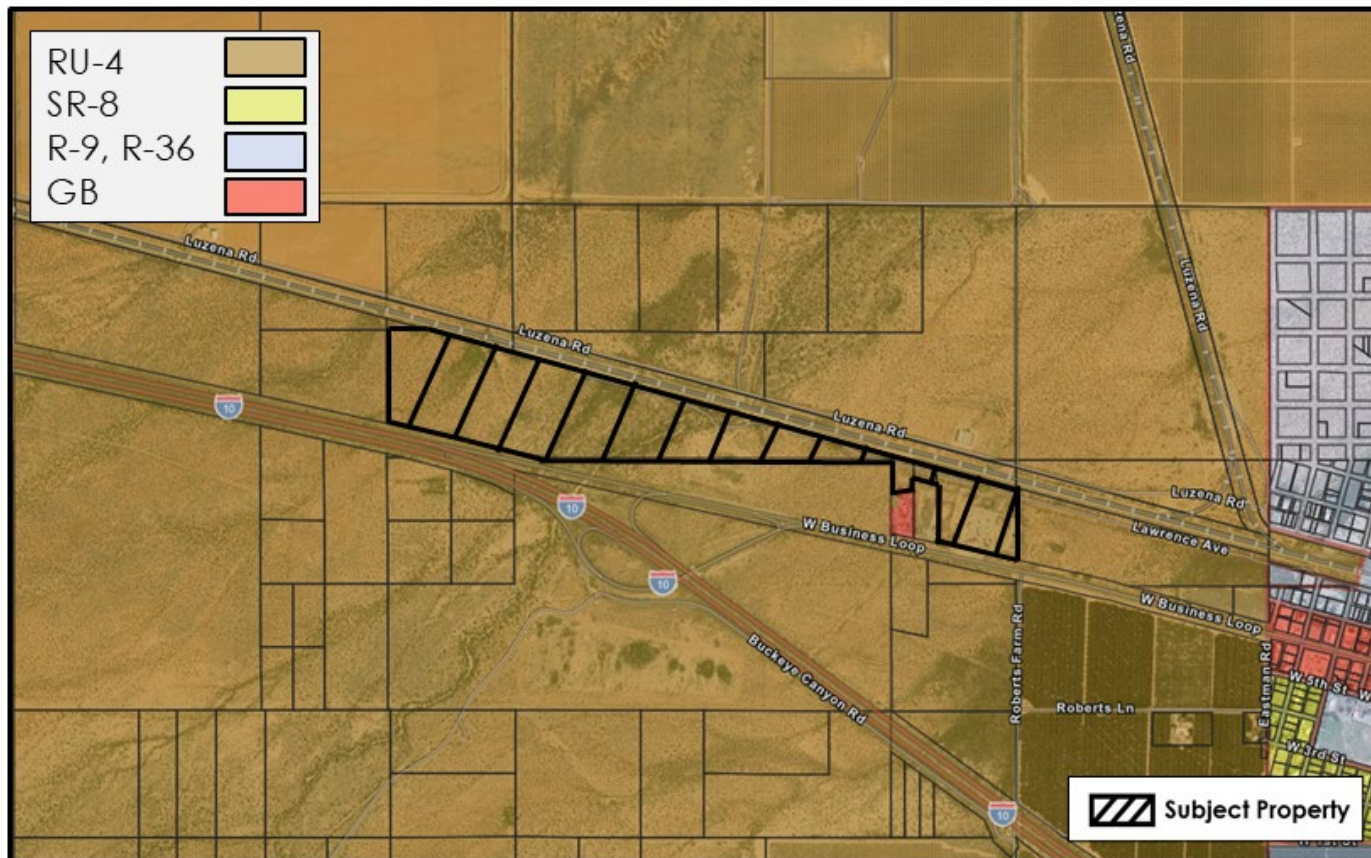
Proposed Uses: Convenience Store, RV Park, Truck Stop

# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES

## Zoning and Location Map

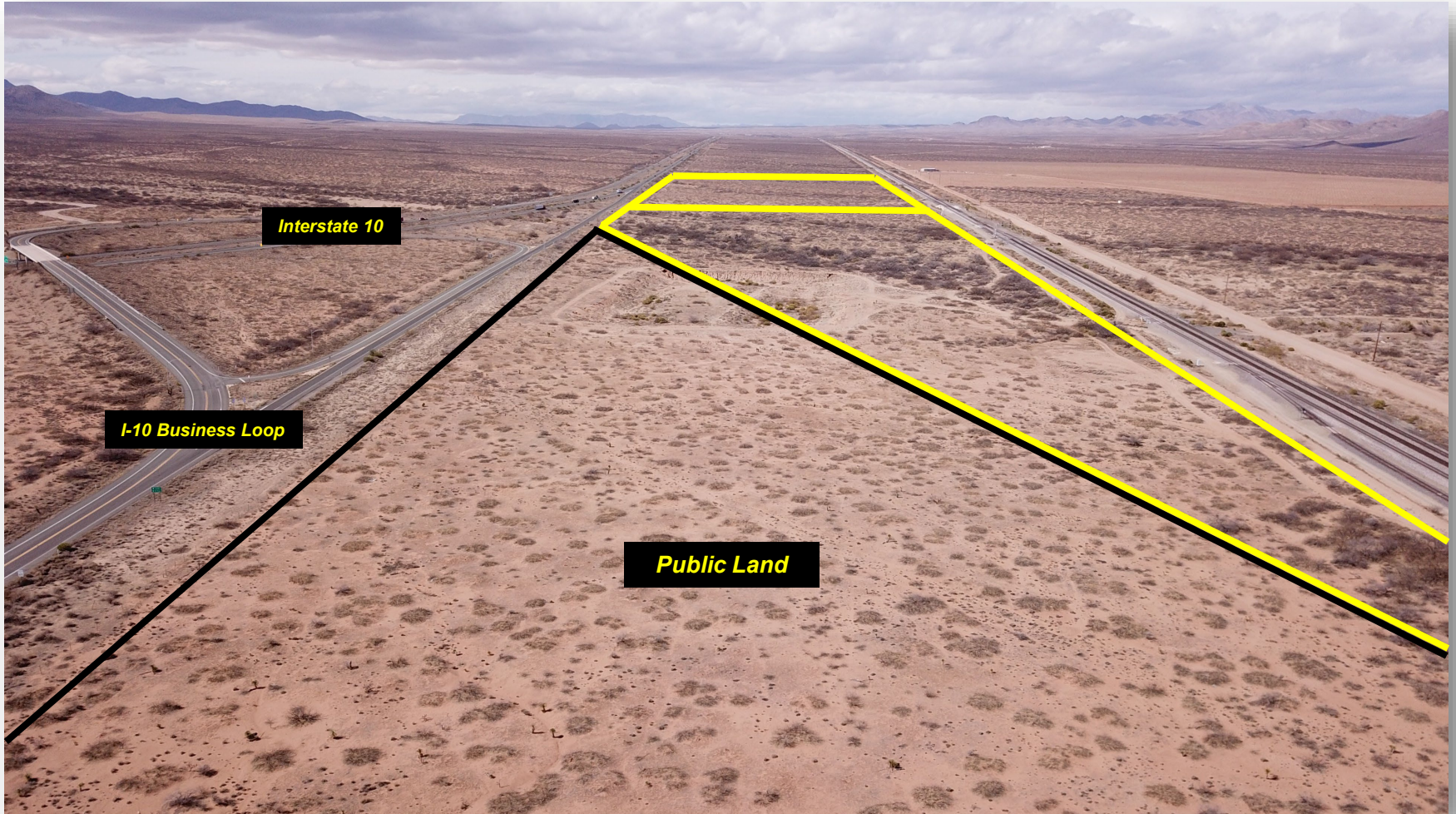


CPA25-01/RZ25-02 (RU-4 to GB)

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



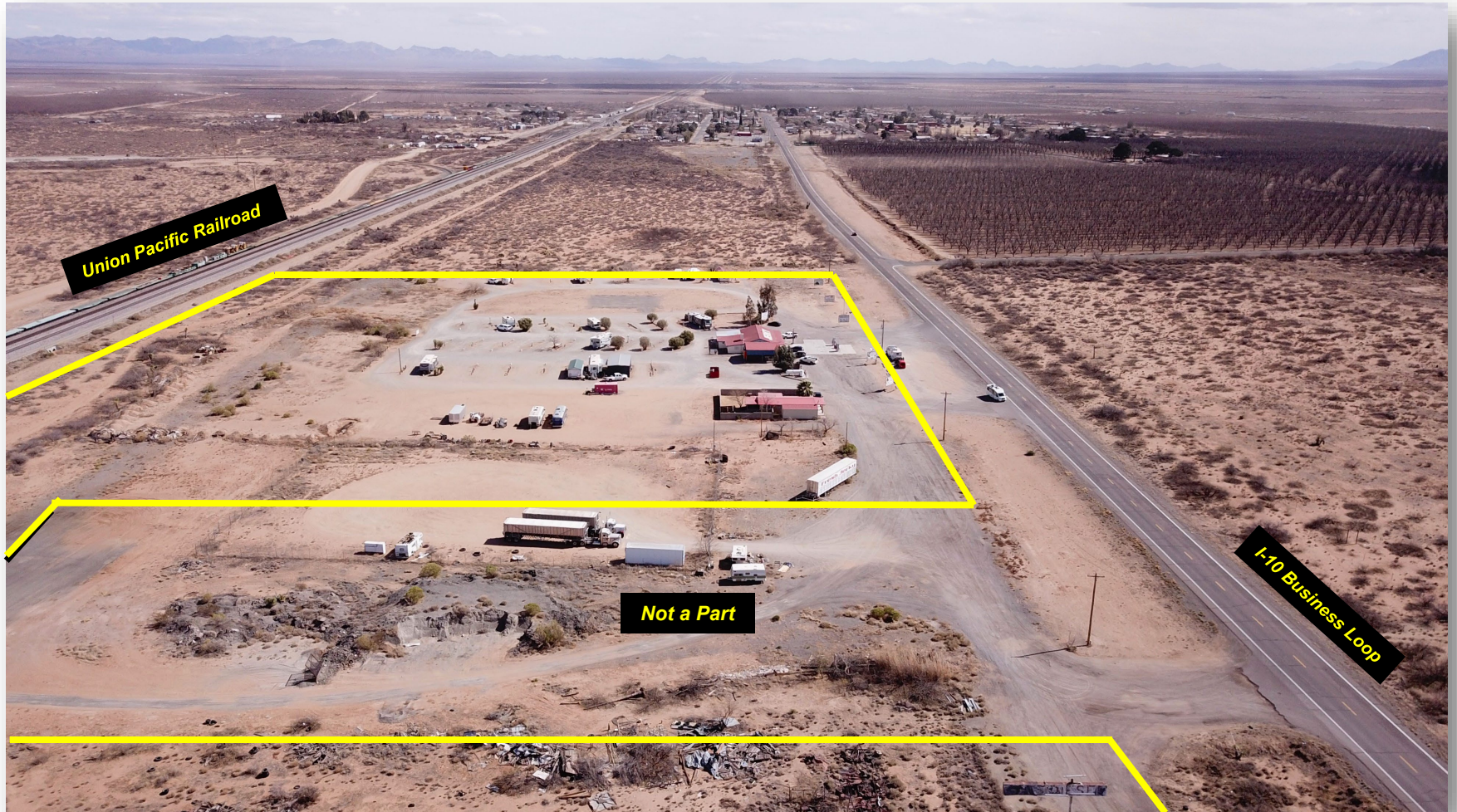
# DEVELOPMENT SERVICES



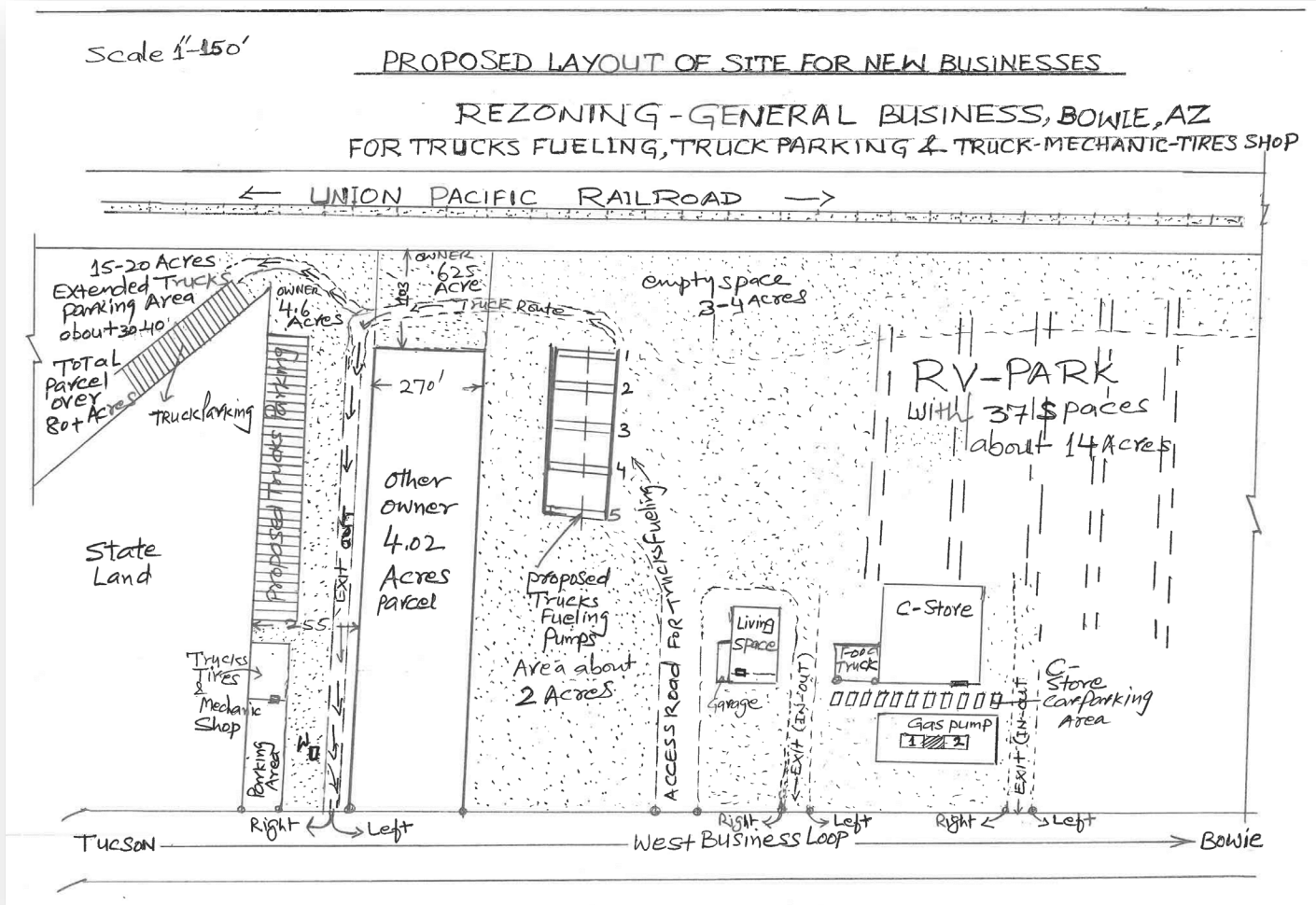
# DEVELOPMENT SERVICES



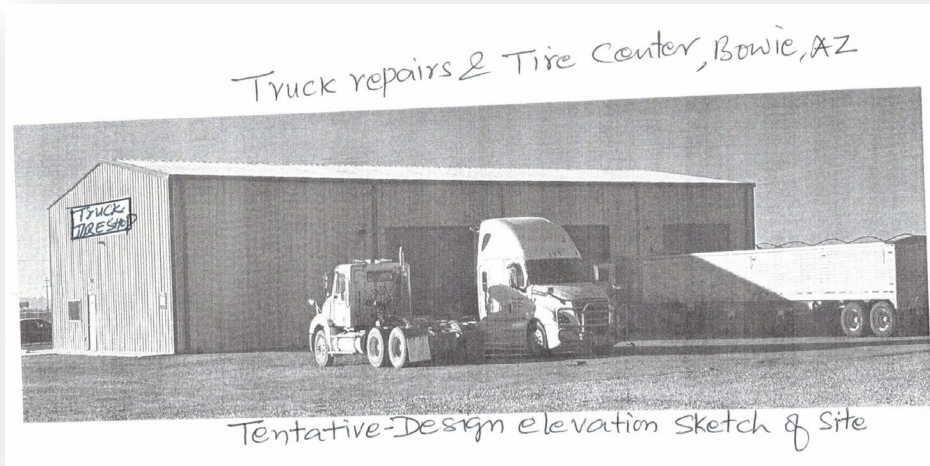
# DEVELOPMENT SERVICES



## Concept Plan



## Concept Plan





## Special Use Authorization Factors

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

## Factors in Favor of Approval

- Complies with applicable factors
- Intense business uses are appropriate along major roadways
- No opposition from nearby property owners

## Factors Not in Favor

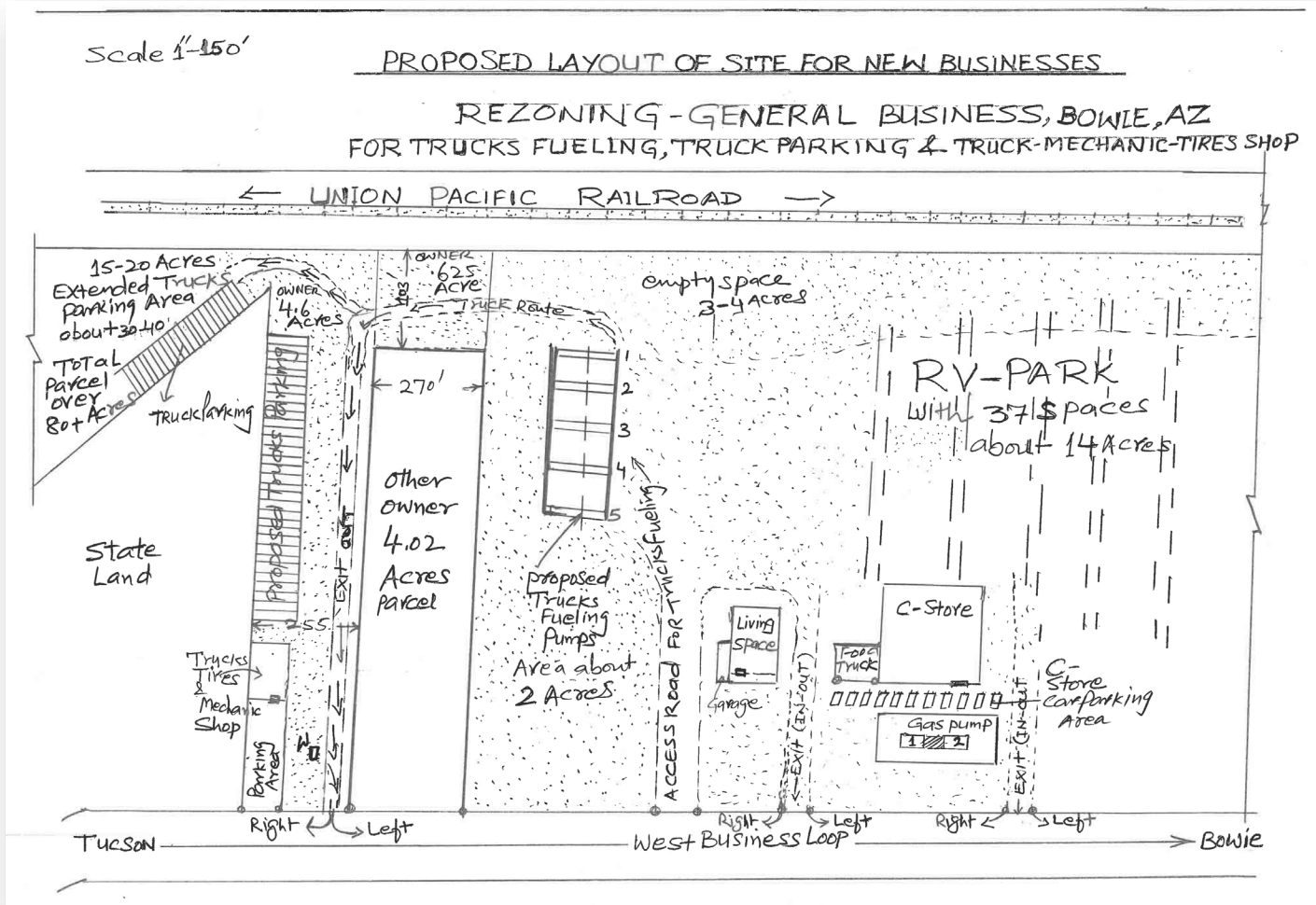
- Concept plan does not include entire project site
- Approximately 25 acres of the site are located within a floodplain, potentially constraining development

## Public Notice

- 30 January
  - Applicant Letters
- 14-19 February
  - Legal ad
  - Notices
  - Posting



## Applicant Presentation / Discussion



## Staff Recommendation

Based on the factors in favor of approval, staff recommends approval of Docket SU25-01 to allow a truck stop with the following conditions:

1. The use of tax parcel 302-15-001D beyond what is described on the applicant's concept plan requires a revised concept plan showing proposed development for that parcel and an approved special use modification.
2. Clearing and Floodplain Use Permits are required.
3. On-site parking areas shall be improved with 2-inch gravel and driveways shall be chip-sealed to reduce dust. Truck parking shall be limited to 30 spaces on tax parcel 302-15-013D and 40 spaces on tax parcel 302-15-001D.
4. Sight-obscuring fencing and landscaping shall be used to screen outdoor storage areas and refuse containers.
5. Within 30-days of approval of the Special Use, the applicant shall provide the County a signed Acceptance of Conditions form and a Waiver of Claims form arising from ARS Section 12-1134.

## Staff Recommendation (cont.)

5 (cont.). Prior to operation of the Special Use, the applicant shall apply for a building/use permit for the project within 24-months of approval. The building/use permit shall include a site plan in substantial conformance with the approved special use concept plan, the completed Special Use permit questionnaire and application, and appropriate fees. A permit must be issued within 24-months of the Special Use approval otherwise, the Special Use may be deemed void upon 30-day notification to the applicant.

6. It is the applicant's responsibility to obtain any additional permits, or meet any additional conditions, that may apply to the proposed use pursuant to other federal, state, or local laws or regulations.

7. Any changes to the approved Special Use will be considered a modification to this Special Use and will require review and approval of the Planning and Zoning Commission.

## Sample Motion

Madam Chair, I move to approve Docket SU25-01 with conditions of approval recommended by staff, the factors in favor of approval constituting the findings of fact.

## Docket SU25-01

### Special Use Authorization for a Truck Stop

Planning and Zoning Commission  
March 12, 2025

