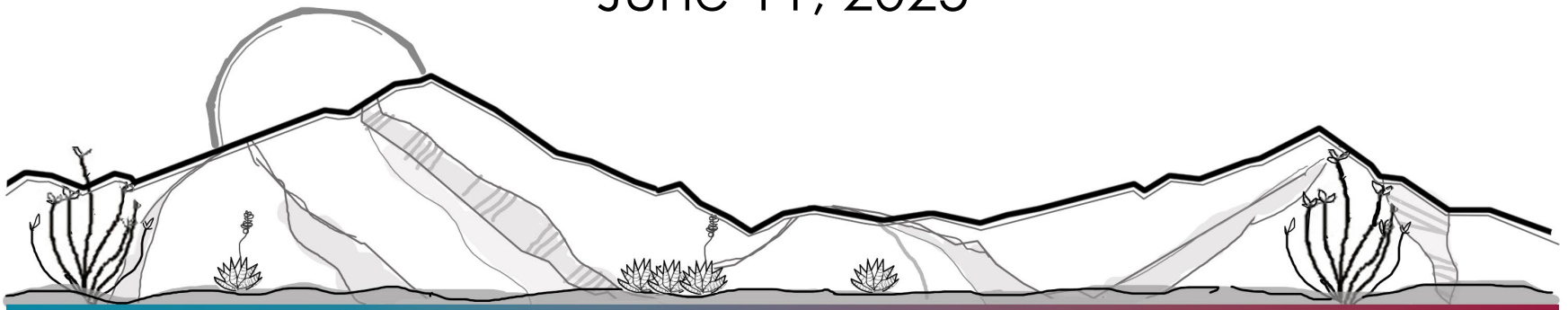


Docket SU25-09

Special Use Authorization for a
Contract Construction Yard

Planning and Zoning Commission
June 11, 2025



DEVELOPMENT SERVICES



Applicant: Ernesto De La Cruz

Location: 3715 E. Keeling Road
APNs 105-40-021, 024B

Zoning: R-36

Plan Designation: Neighborhood Conservation

Growth Area: B – Community Growth Areas

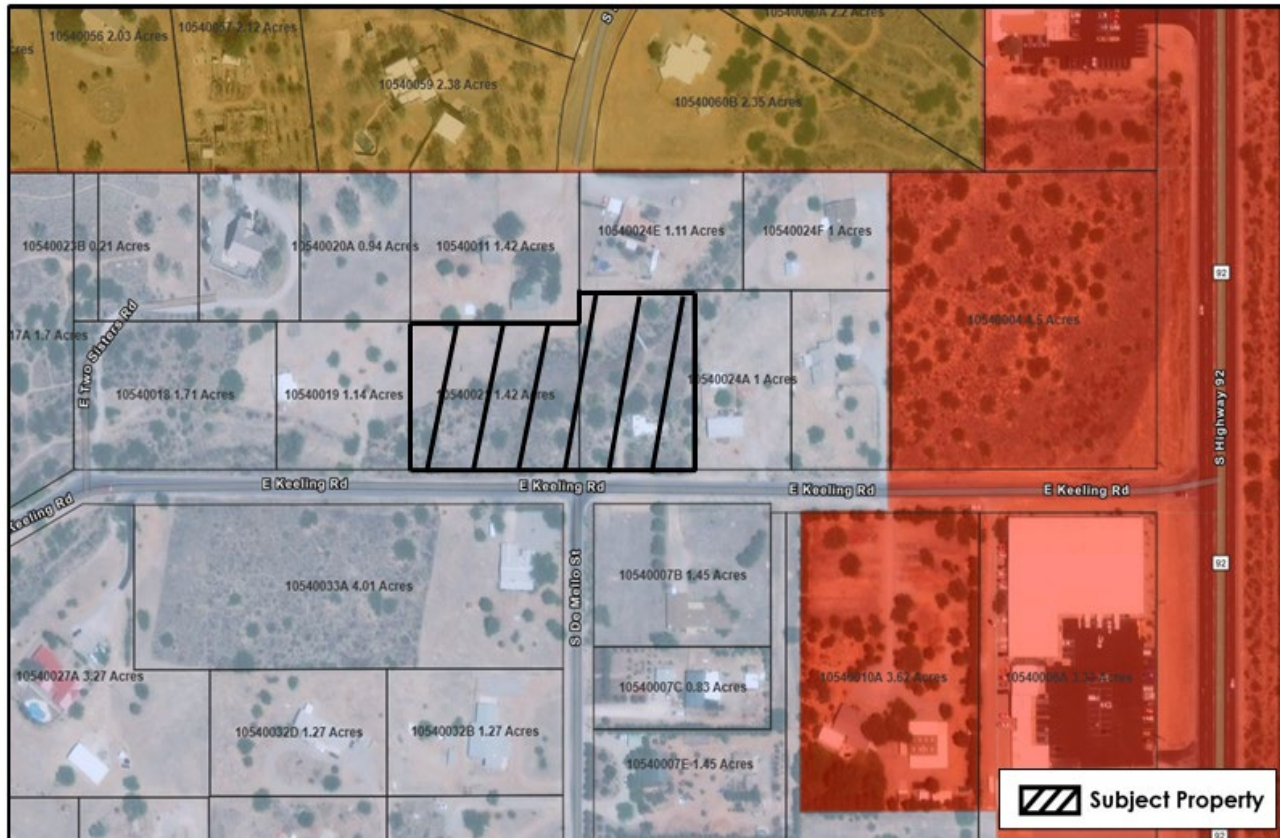
Current Use: Contractor Yard

Proposed Uses: Contractor Yard, Residence

DEVELOPMENT SERVICES



Property Location and Zoning

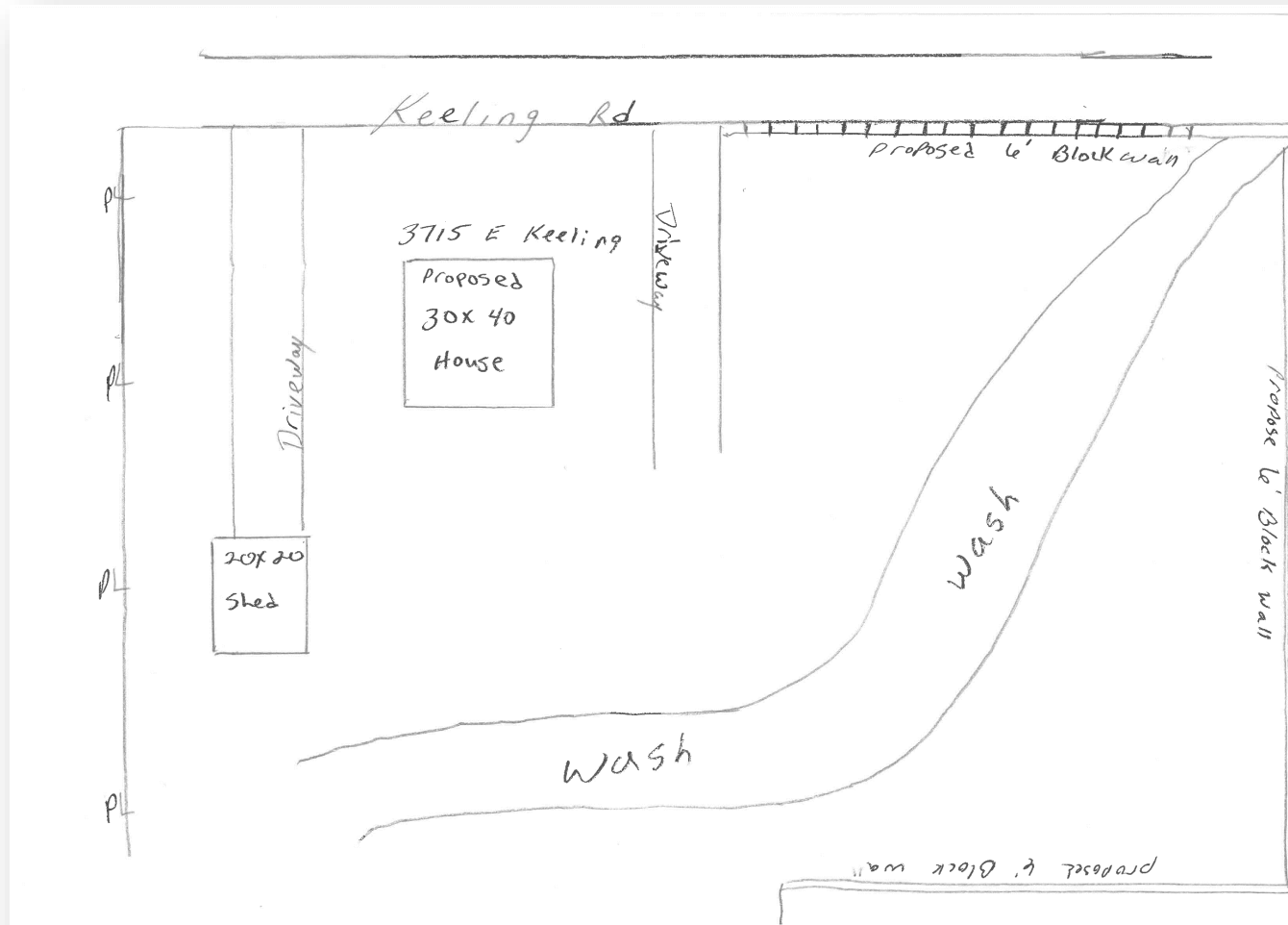


SU25-09 (Contract Construction)

3715 Keeling Rd (APNs 105-40-021, 024B)



Site Plan



DEVELOPMENT SERVICES



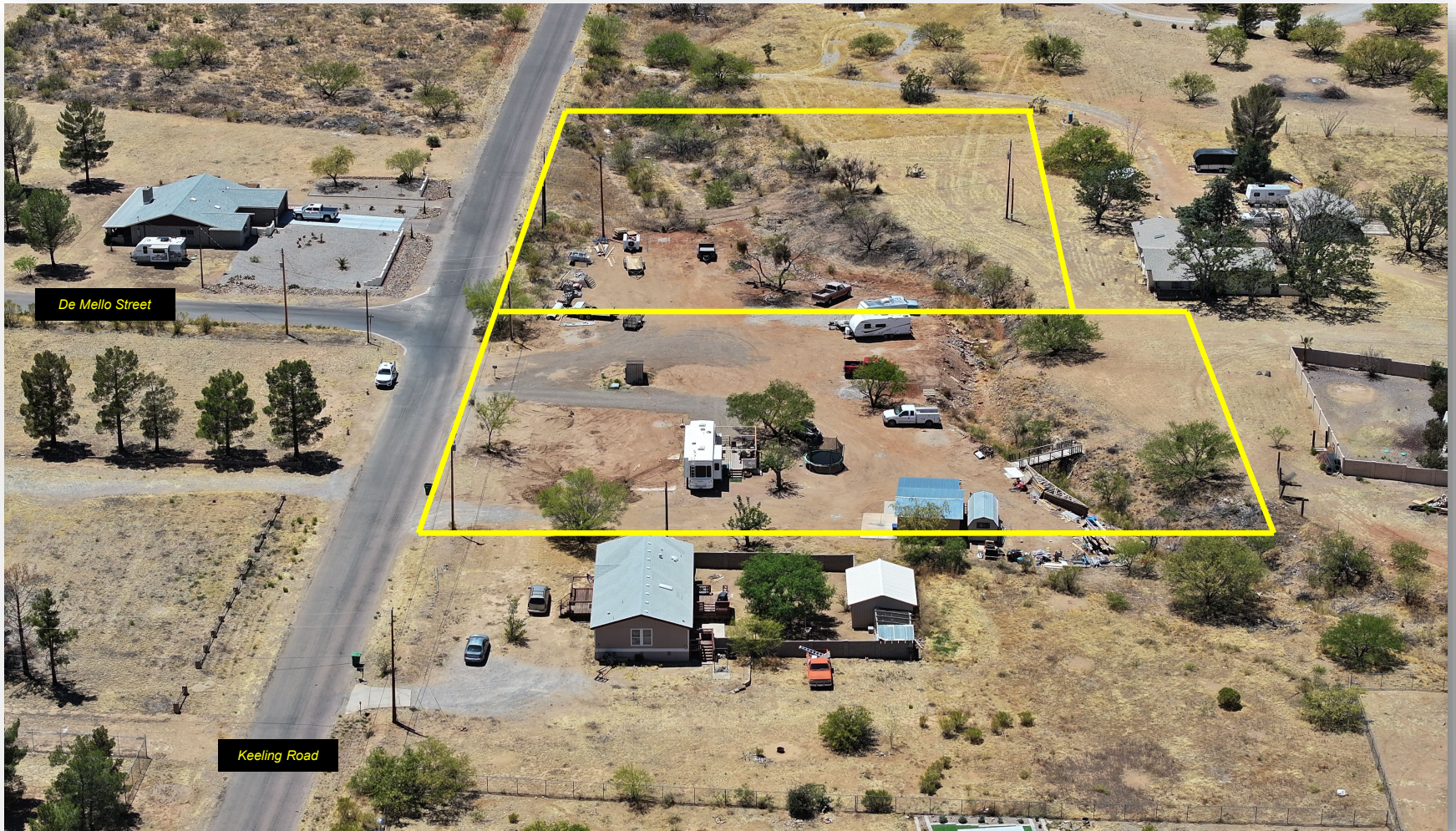
DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



Special Use Authorization Factors

1. Compliance with adopted plans	Does Not Comply
2. Compliance with zoning district purpose	Partially 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 w/conditions
10. Water conservation	Complies

Factors in Favor of Approval

- Complies with 7 of 8 applicable factors with conditions
- Support from a nearby property owner

Factors Not in Favor

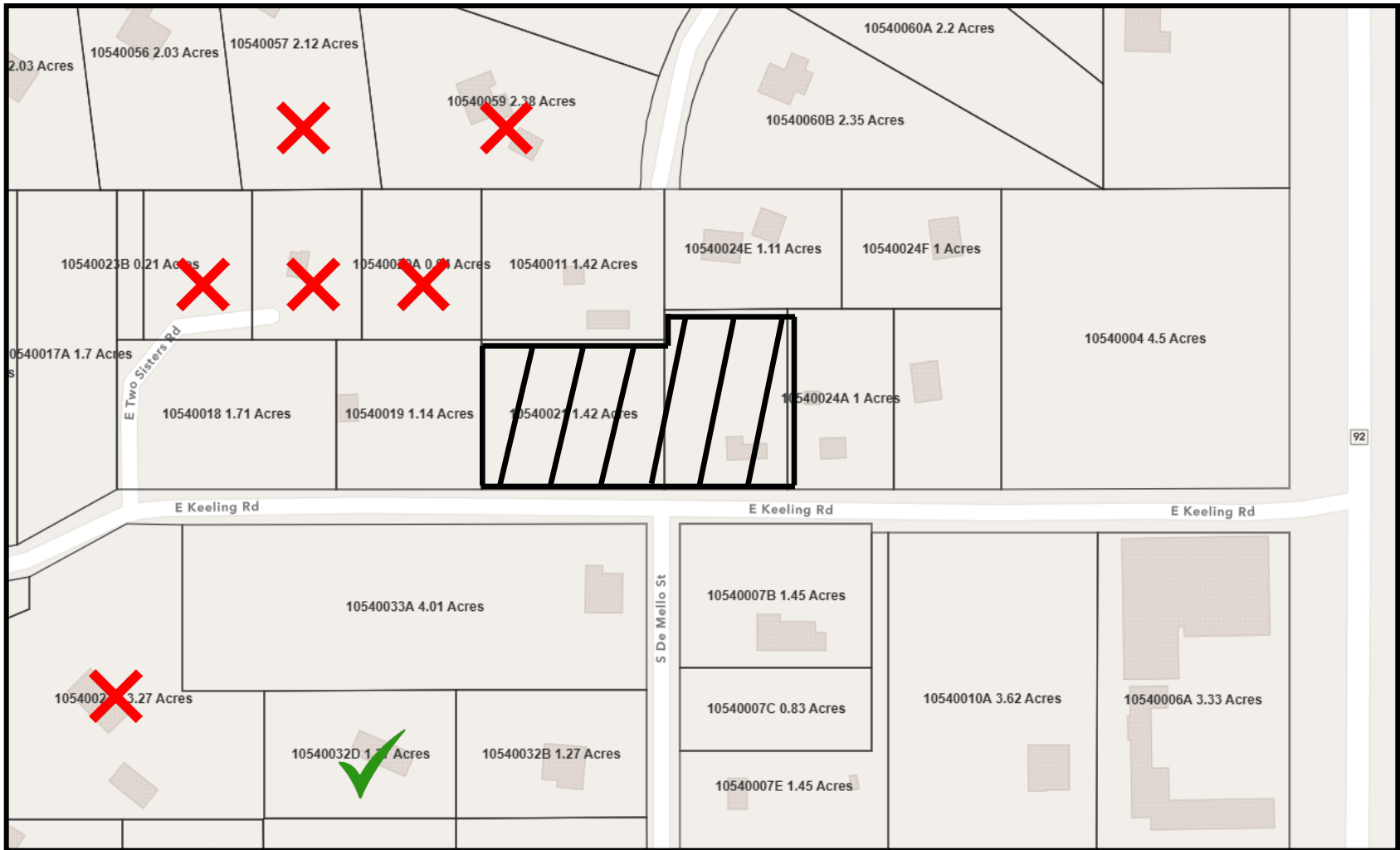
- Does not comply with 1 applicable factor
- Contractor activities resulted in neighbor complaint and code compliance action
- Opposition from nearby property owners

Citizen Review / Public Notice

- 14 March
 - Applicant letters
- 8-14 May
 - Notices
 - Posting
 - Legal ad



DEVELOPMENT SERVICES



Applicant Presentation / Discussion



Staff Recommendation

Based on the factors in favor of approval, staff recommends approval of Docket SU25-09 to allow a contract construction yard with the following conditions:

1. Land clearing and right-of-way permits are required.
2. Tax parcels 105-40-021 and 105-40-024B shall be combined.
3. A single-family residence shall be established as a principal use to maintain neighborhood character.
4. Business activities are limited to weekdays from 7am to 4pm.
5. Business-related parking and storage areas shall be screened along Keeling Road by a solid wall and remaining property lines by sight obscuring fencing and native drought-tolerant vegetation. Parking and storage areas shall be covered with two-inch gravel to reduce dust.

**Standard conditions related to conditions, permitting, and modifications apply to this request.*

Sample Motion

Madam Chair, I move to approve Docket SU25-09 with conditions of approval recommended by staff, the factors in favor of approval constituting the findings of fact.

Docket SU25-09

Special Use Authorization for a Contract Construction Yard

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