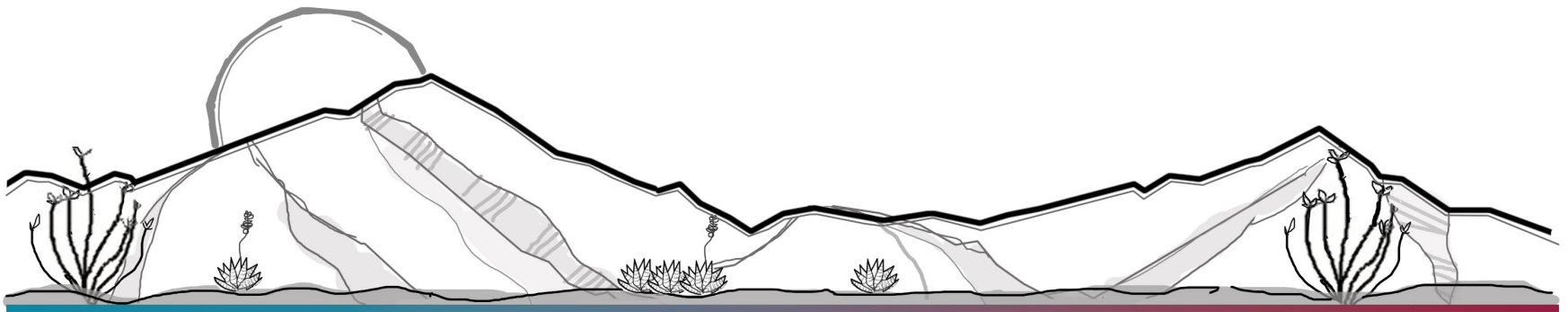


Docket RZ25-10 RU-4 to GB

Planning and Zoning Commission
August 13, 2025



Sample Motion

Madam Chair, I move to recommend approval of Docket RZ25-10 to the Board of Supervisors without special conditions, rezoning tax parcel 408-11-009 from RU-4 to GB, the factors in favor of approval constituting findings of fact.

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:	Undetermined

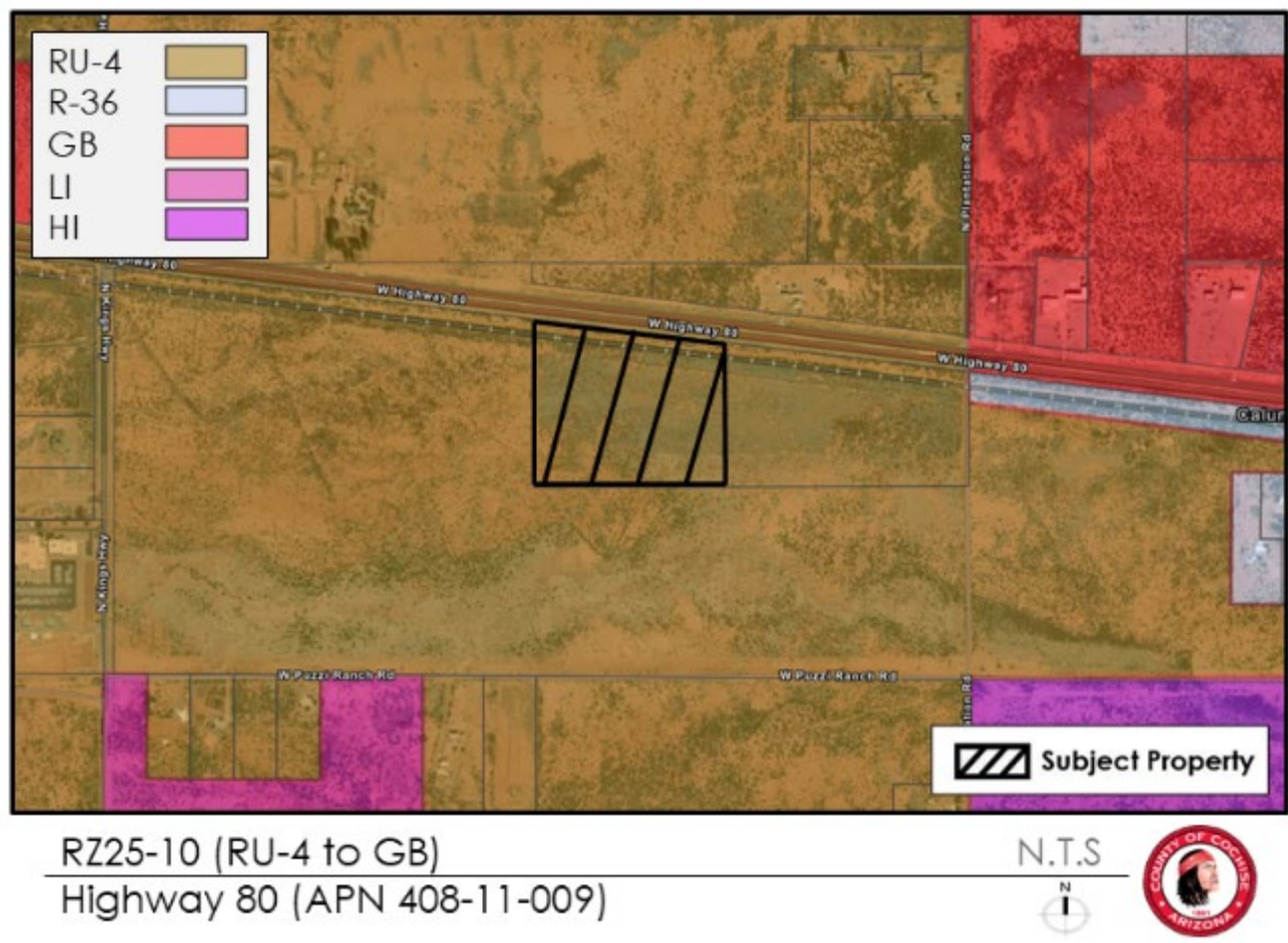


DEVELOPMENT SERVICES



DEVELOPMENT SERVICES

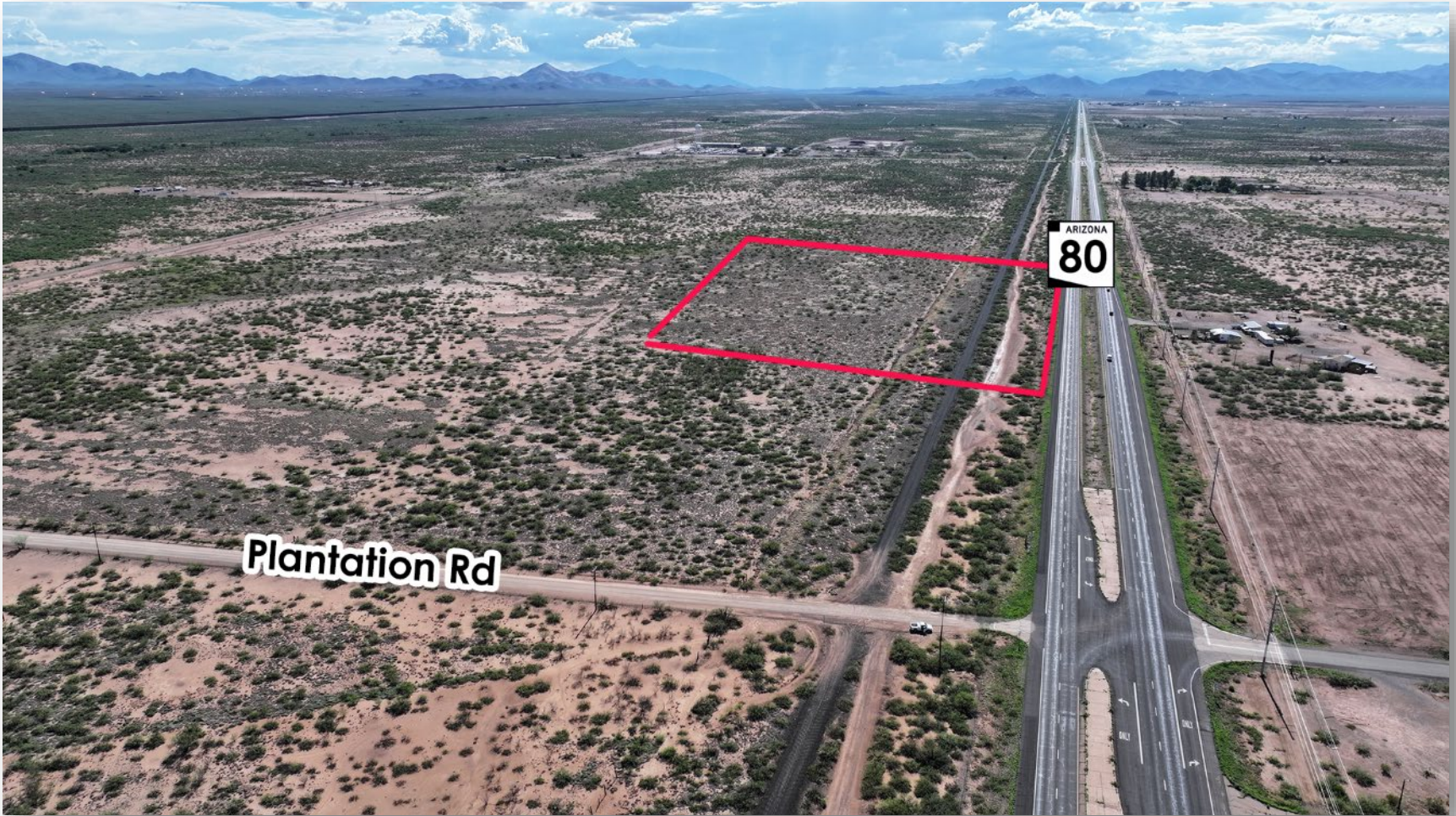
Zoning and Location Map



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



Rezoning Factors

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

Rezoning – Factors Not in Favor

- Land use/concept plan not provided

Public Notice

- 12 December
 - Applicant Letters
- 18-23 July
 - Legal ad
 - Notices
 - Posting



Applicant Presentation / Discussion



Staff Recommendation

Based on the factors in favor, Staff recommends forwarding Docket RZ25-10 to the Board of Supervisors with a recommendation of approval without special conditions.

Sample Motion

Madam Chair, I move to recommend approval of Docket RZ25-10 to the Board of Supervisors without special conditions, rezoning tax parcel 408-11-009 from RU-4 to GB, the factors in favor of approval constituting findings of fact.

Docket RZ25-10 RU-4 to GB

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