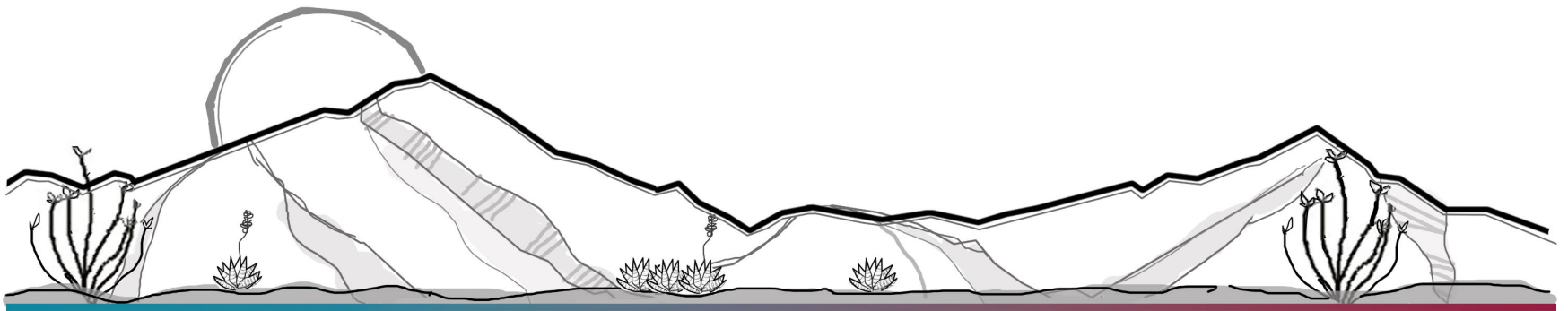


Docket RZ25-17

R-36 to GB

Planning and Zoning Commission
December 10, 2025



Sample Motion

I move to recommend approval of Docket RZ25-17 to the Board of Supervisors with the special condition recommended by staff, rezoning tax parcel 408-16-009E from R-36 to GB, the factors in favor constituting the findings of fact.

DEVELOPMENT SERVICES



Applicant:	Snell & Wilmer LLP
Location:	NW corner SR 80/U.S. 191 (102.2 acres) (APN 408-16-009E)
Current Zoning:	R-36
Proposed Zoning:	GB
Growth Area:	B – Community Growth Areas
Plan Designation:	Developing
Existing Use:	Undeveloped
Proposed Use:	Undetermined

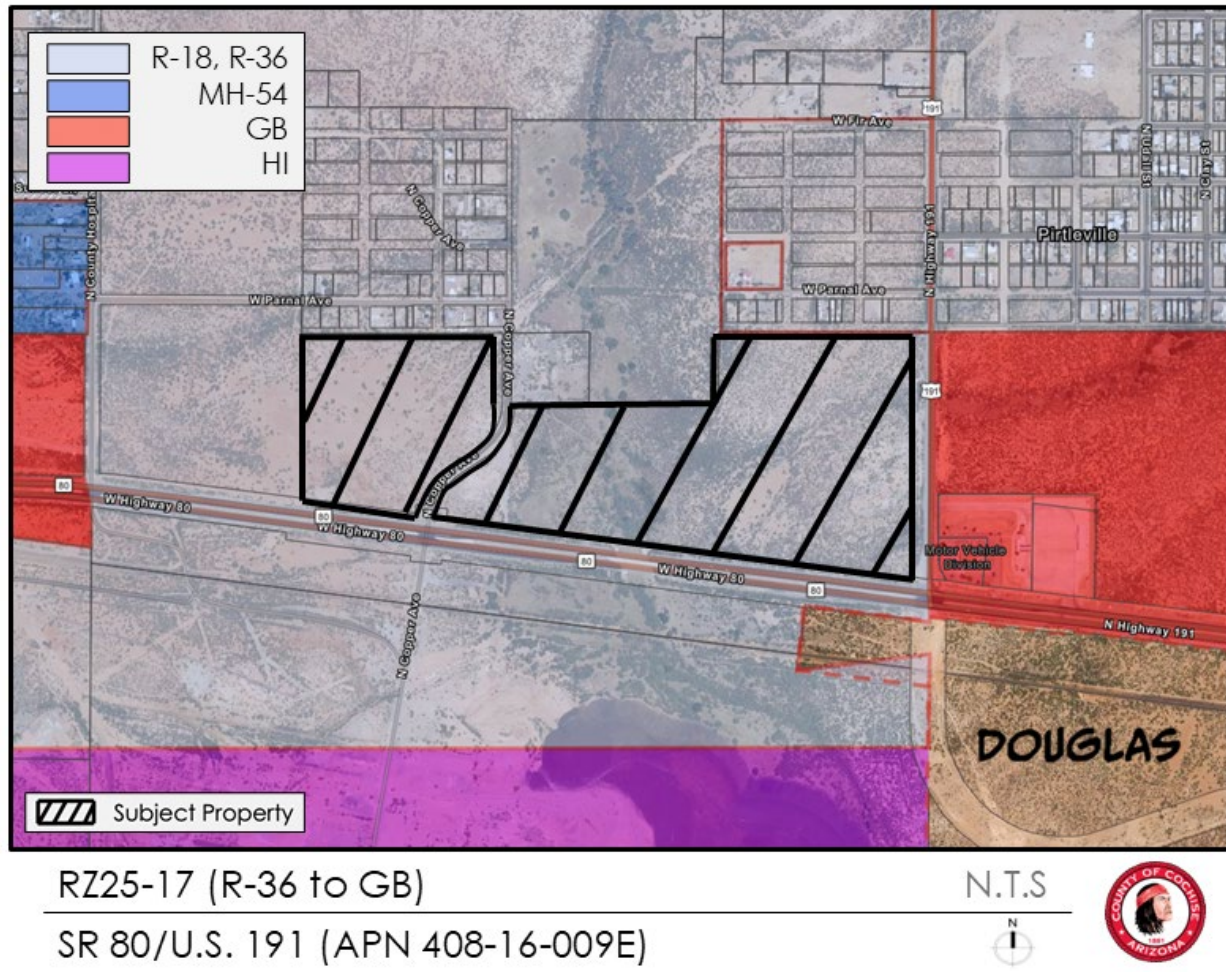


DEVELOPMENT SERVICES

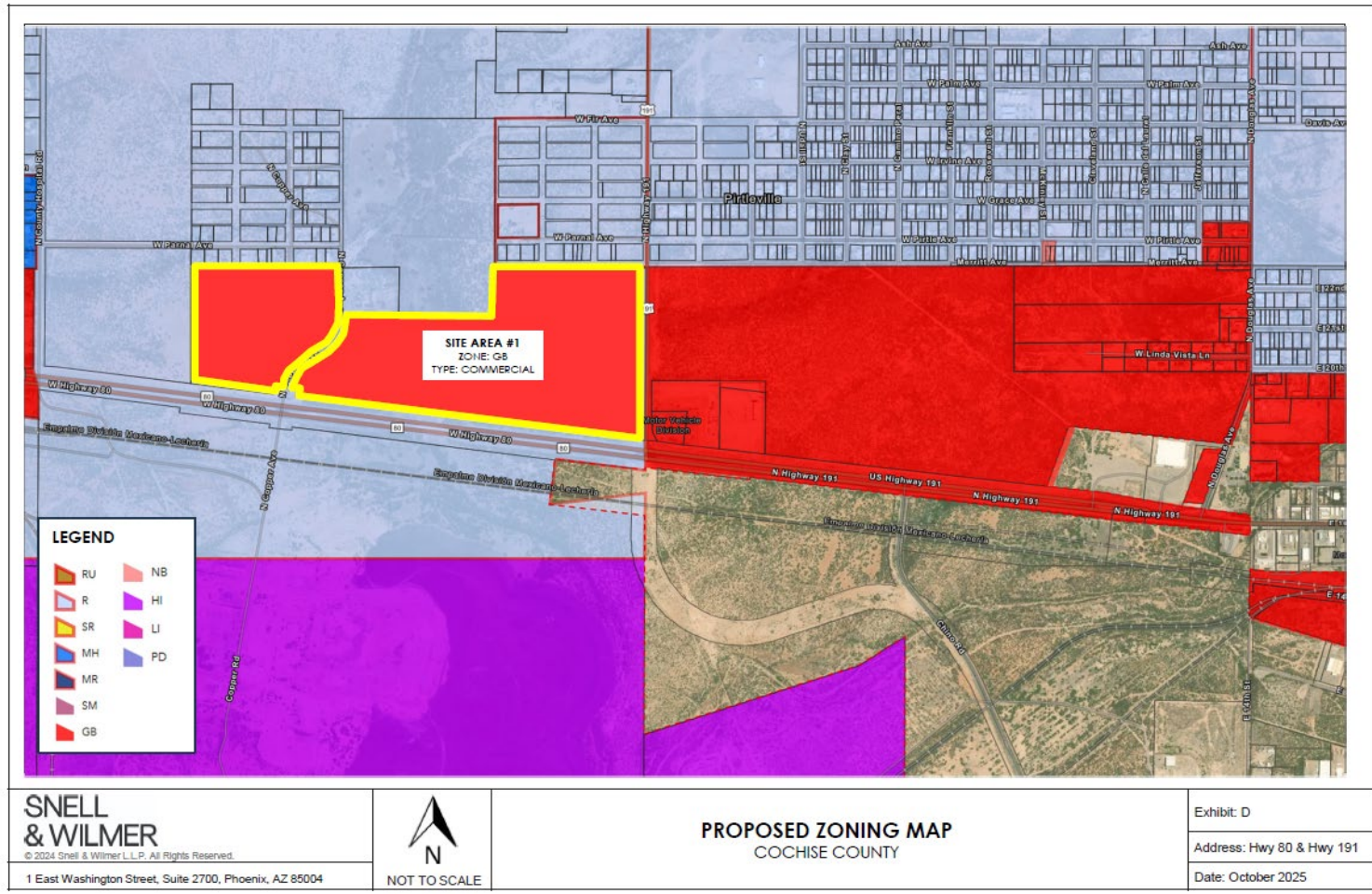


DEVELOPMENT SERVICES

Property Location and Zoning



Proposed Zoning



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



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

GB Zoning District

- Section 2.33 (Zoning District)
 - Setbacks: 40' from residential properties, 20' from streets
 - Height: 40'
 - Screening: 6' solid screen (solid wall, fence, landscaping)
 - Site Coverage: 85%
- Section 2.51 (Growth Area)
 - Parking/Driveways: asphalt
 - Screening: 6' solid screen consisting of solid walls and/or fencing; existing vegetation if meets solid screen intent
 - Landscaping: 5% of site, 5' strip along abutting streets
 - Water Conservation: County approved plants, groundcover; water recycling; misters prohibited
- Applicable County and State requirements

Factors in Favor of Approval

1. Proposed zoning is consistent with Comprehensive Plan future land use designations
2. Complies with most applicable factors
3. Business uses are appropriate along freeways, highways, and at major intersections
4. Facilitate commercial development along Highway 80
5. No opposition from nearby property owners

Factors Not in Favor

1. Land use/concept plan not provided
2. Single family residences to north along Parnal Avenue/Pirtle Street

Public Notice

- 31 October
 - Applicant Letter
- 14-19 November
 - Notices
 - Posting
 - Legal ad



Applicant Presentation / Discussion



Staff Recommendation

Based on the factors in favor, Staff recommends forwarding Docket RZ25-17 to the Board of Supervisors with a recommendation of approval with the following special condition:

1. A 20' landscape buffer is required at the time of development along property lines adjacent to Calumet Addition.

Sample Motion

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