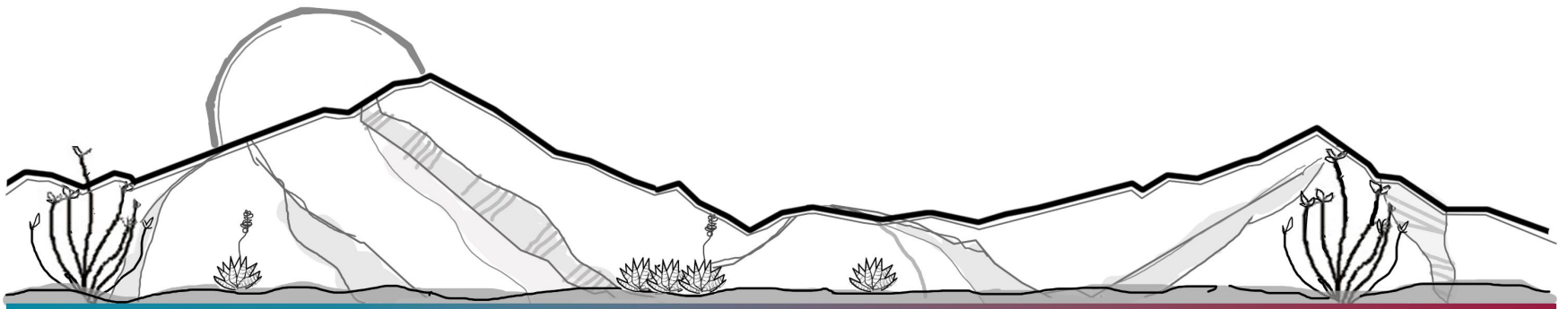


## Docket RZ25-17

R-36 to GB

Board of Supervisors  
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# DEVELOPMENT SERVICES

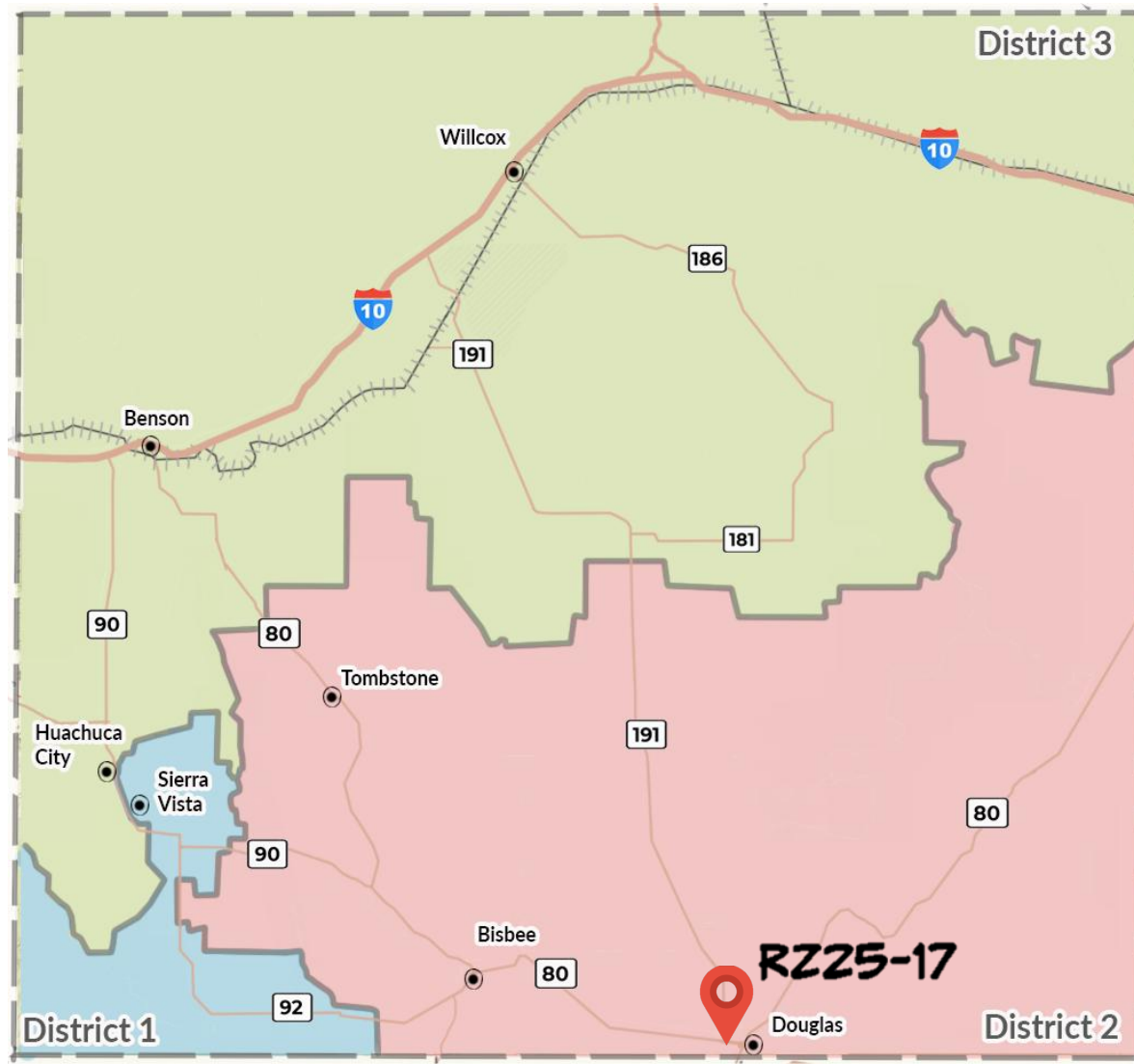
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Applicant:	Snell & Wilmer LLP
Location:	NW corner SR 80/U.S. 191 (102.2 acres) (APN 408-16-009E)
Current Zoning:	R-36
Proposed Zoning:	GB
Growth Area:	B – Community Growth Areas
Plan Designation:	Developing
Existing Use:	Undeveloped
Proposed Use:	Undetermined

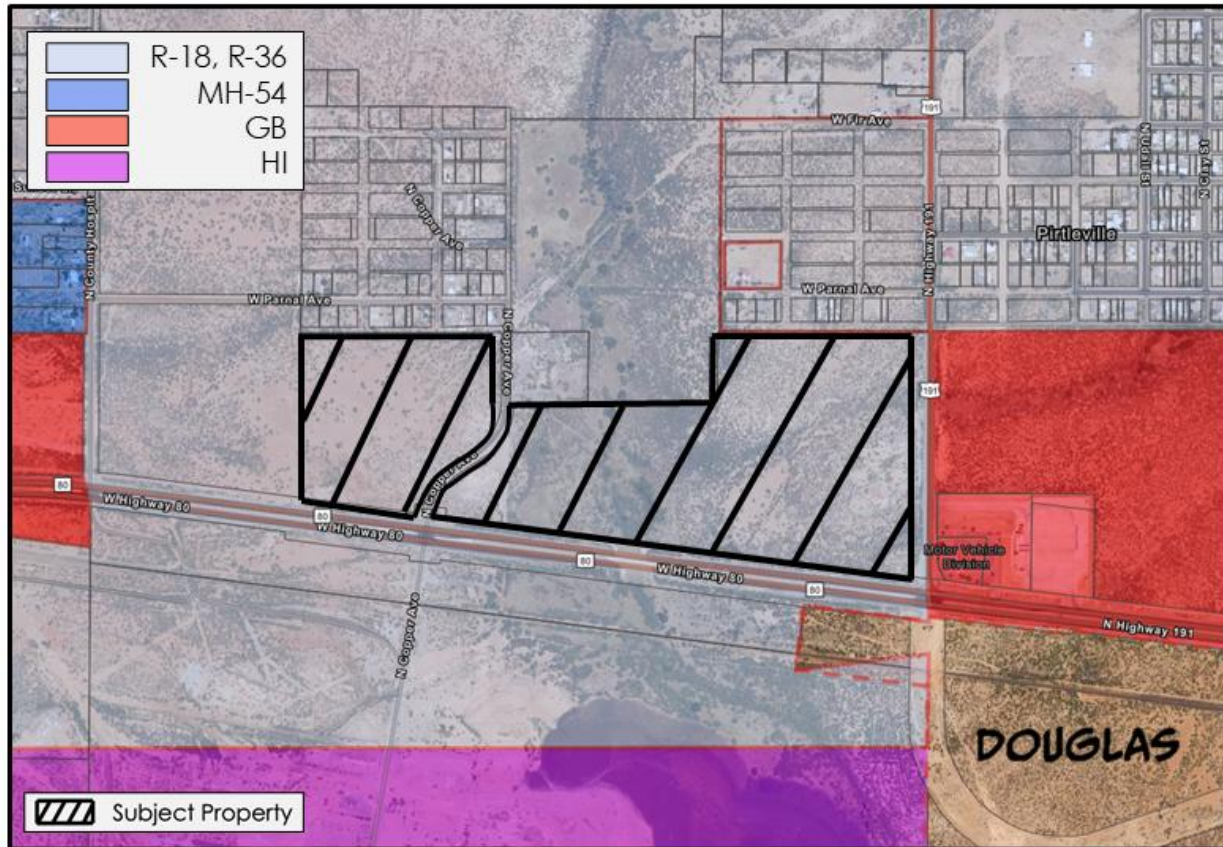


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## Property Location and Zoning



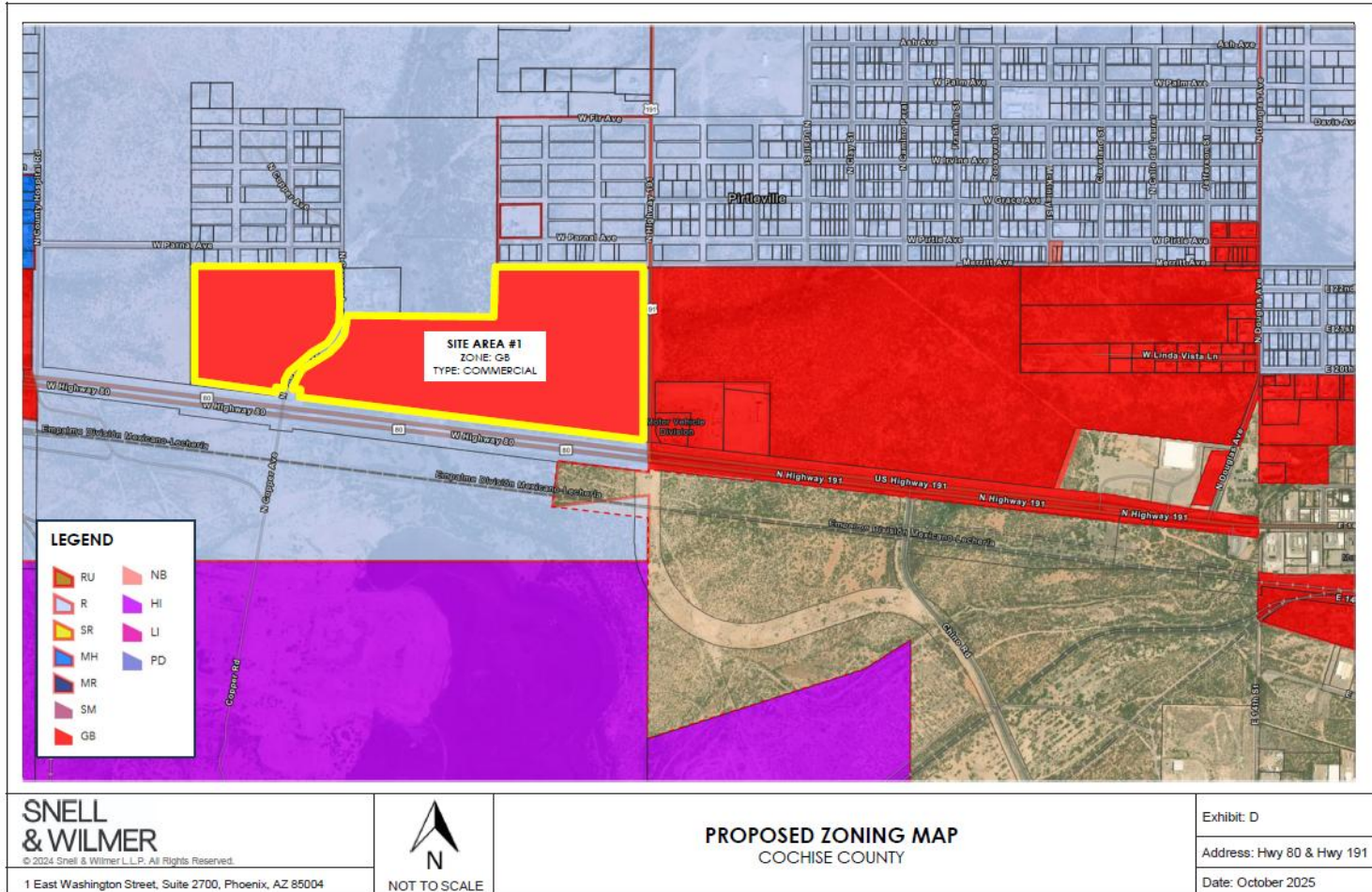
RZ25-17 (R-36 to GB)

SR 80/U.S. 191 (APN 408-16-009E)

N.T.S



## Proposed Zoning



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# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



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## Rezoning Factors

• Adequate site/concept plan:	<b>Does Not Comply</b>
• Comply with site development standards:	<b>Complies</b>
• Adjacent districts capable of development:	<b>Complies</b>
• Does not create nonconforming uses:	<b>Complies</b>
• Compatible with existing development:	<b>Complies</b>
• Rezone to more intense zoning district:	<b>Complies</b>
• Adequate services and infrastructure:	<b>Complies</b>
• Traffic circulation:	<b>Complies</b>
• Development along major streets:	<b>Complies</b>
• Infill compatibility:	<b>Complies</b>
• Unique topographic features:	<b>Complies</b>
• Water conservation:	<b>Complies</b>
• Public input:	<b>Complies</b>
• Hazardous materials:	<b>Not Applicable</b>
• Consistent with planning policies:	<b>Complies</b>

# DEVELOPMENT SERVICES

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## 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

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

# DEVELOPMENT SERVICES

## Public Notice

31 October

Applicant Letter

14-19 November

Notices

Posting

Legal ad



## Staff Recommendation

Based on the factors in favor, the Planning and Zoning Commission recommended approval of Docket RZ25-17 Docket RZ25-17 (9-0) during its meeting on December 10, 2025, with the following special condition:

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

Staff also recommends approval of Docket RZ25-17 with the above special condition.

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