

## Docket SU26-02

Special Use Authorization for a  
Swap Meet

Planning and Zoning Commission  
March 11, 2026



## Sample Motion

I move to approve Docket SU26-02 with conditions of approval recommended by staff, the factors in favor constituting the findings of fact.

# DEVELOPMENT SERVICES

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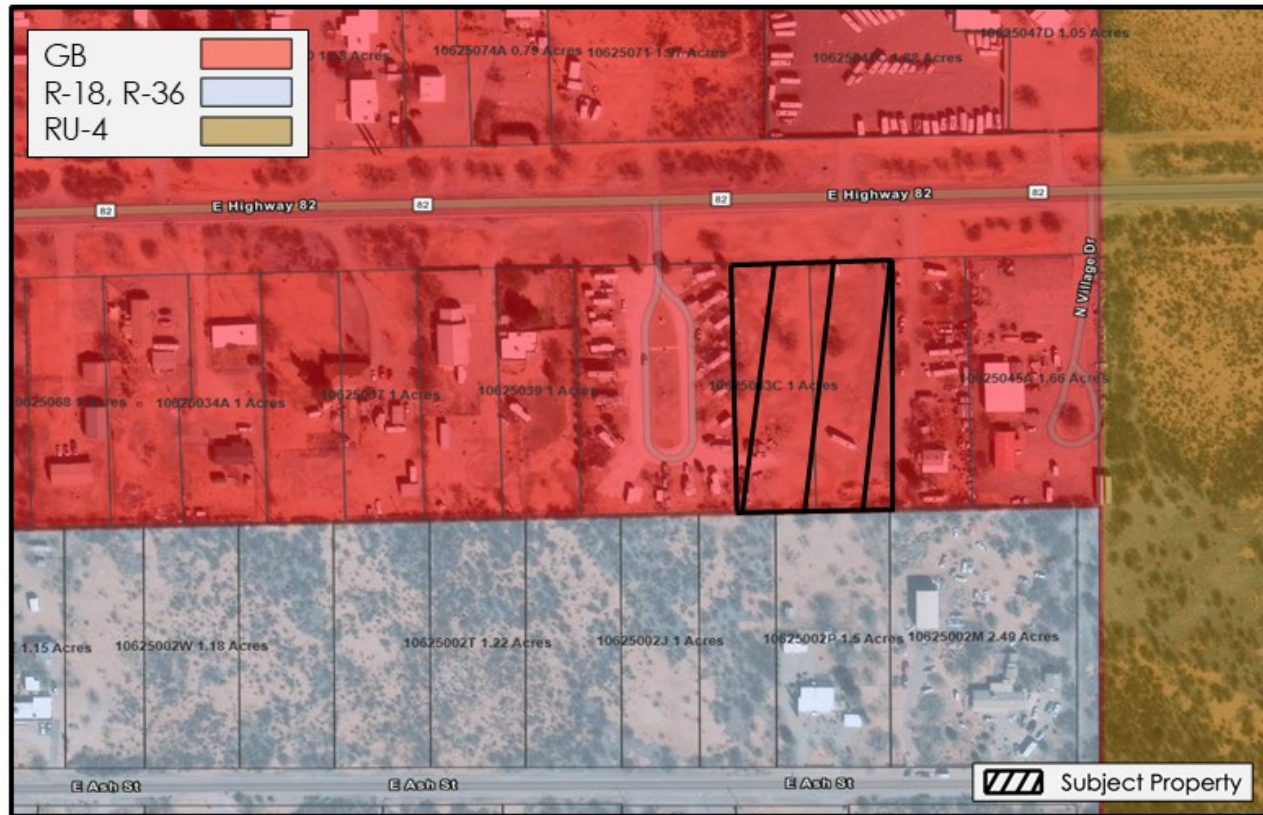


Applicant:	Charles Spegal
Location:	E. Highway 82 APNs 106-25-043C and 043D (2 acres)
Zoning:	GB
Plan Designation:	Enterprise
Growth Area:	B – Developing
Current Use:	Swap Meet
Proposed Uses:	Swap Meet

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## Property Location and Zoning



SU26-02 (Highway 82 Swap Meet)  
Highway 82 (APNs 106-25-043C, 043D)

N.T.S



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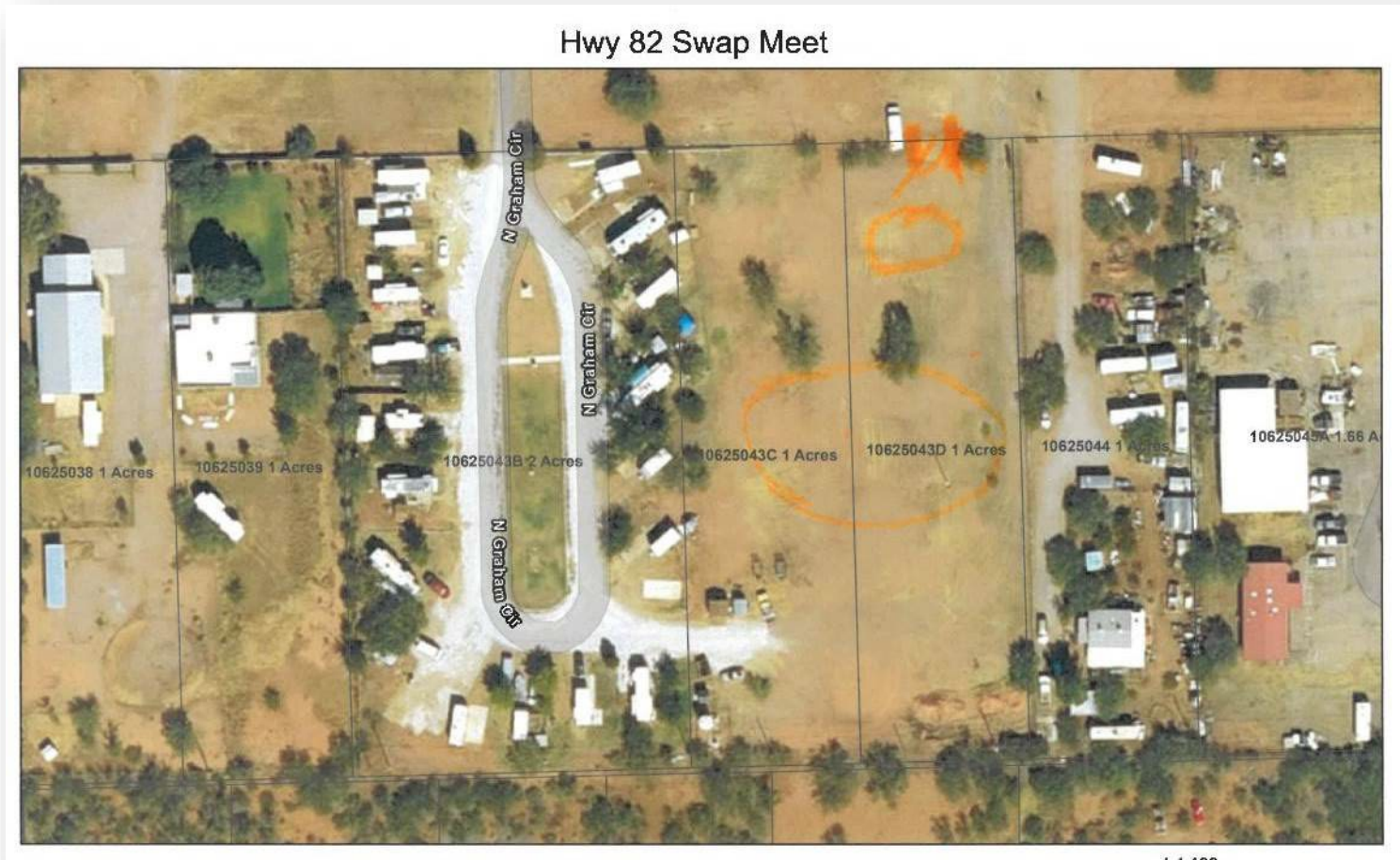
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## Site Plan



## Special Use Authorization Factors

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

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## Factors in Favor of Approval

- Complies with most applicable factors
- Business uses are appropriate along major roadways, including highways and arterial streets

## Factors Not in Favor

- Waivers from parking, driveway, screening, and landscaping development standards

## Citizen Review / Public Notice

- 16 January
  - Applicant letters
- 13-18 February
  - Notices
  - Posting
  - Legal ad



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## Applicant Presentation / Discussion



## Staff Recommendation

Based on the factors in favor, staff recommends approval of Docket SU26-02 to allow a swap meet with the following conditions:

1. Swap meet access shall comply with ADOT requirements (Construction Standard Dwg. C-06-10).
2. Internal driveways and parking areas shall be covered with 2" gravel to reduce dust.
3. A 6' solid screen or landscaping that achieves the equivalent screening goal over time is required along the east and south property lines.

*Standard conditions relative to condition acceptance, permitting timelines, and modification to an approved special use apply to this request.*

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