

Supplementary Information – 3938 E. Stone Drive Rezoning Request

Principal uses permitted in the B-3, Highway-Oriented Business District are as follows:

Ambulance services; animal hospitals; antennas; antique shops; artist studios; automobile sales and services; automobile service stations; bakeries, retail and wholesale; boat sales; brewpubs; building materials and services; business services and supplies; catering services; climate controlled indoor storage facilities; convenience stores; craft breweries; distilleries; eating and drinking establishments; equipment sales, service and rentals; financial institutions; fitness centers; food and beverage sales; funeral and internment services; hotels and motels; laboratories; maintenance and repair services; major and minor motor vehicle repair; manufactured and mobile home sales; off-premises and on-premises alcohol sales; plant nurseries; offices; open air uses; pawn shops; personal improvement services; printing and publishing; recreation vehicle sales; research and development; residential use on the 2nd floor or higher floor of a building; restaurants; retail sales; shopping centers; wineries; Clubs and lodges; cultural institutions; community centers; institutions for human care; day care centers; parking lots and structures; public facilities; meeting centers, Commercial recreation and entertainment; park and recreation facilities; public and private campgrounds; RV parks; golf courses; theaters and auditoriums, Government uses; religious assembly; schools, public, private, trade, Communication facilities; Adult oriented establishments.

Special exceptions uses are permitted only with the approval of the BZA and are allowed in the B-3 district as follows:

Automobile storage; automobile impoundment yards, Lumberyards.

Standards of Review:

- 1. Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** Yes. The proposed B-3 zoning and parking use are appropriate given the surrounding commercial and highway-oriented development. The site adjoins existing commercial properties within both city and county jurisdictions, making the rezoning a logical extension of the established development pattern.
- 2. Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No. The proposed parking lot will serve the adjoining commercial business and is compatible with surrounding uses.
- 3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** While the property has limited agricultural use under its current A-1 zoning, its location along a commercial corridor makes such use less practical. Rezoning to B-3 provides a more reasonable and economically viable use consistent with surrounding development.

- 4. Whether the proposal is in conformity with the policies and intent of the land use plan?** Yes. The 2030 Future Land Use Plan designates the property for retail/commercial use. The proposed B-3 zoning aligns with this designation and supports the Plan's intent to focus commercial development along major transportation corridors.

Proposed use: Parking

The Future Land Use Plan Map recommends retail/commercial.

- 5. Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal?** Yes. Adjacent city and county commercial zoning, along with the applicant's existing business, support the proposed rezoning and reflect the area's ongoing development pattern.