



ITEM 28 & 29

# East of Resler and North of Cimarron Canyon

## Rezoning and Condition Release

PZRZ25-00022 & PZCR25-00004



# PZR25-00022 & PZCR25-00004



## Aerial

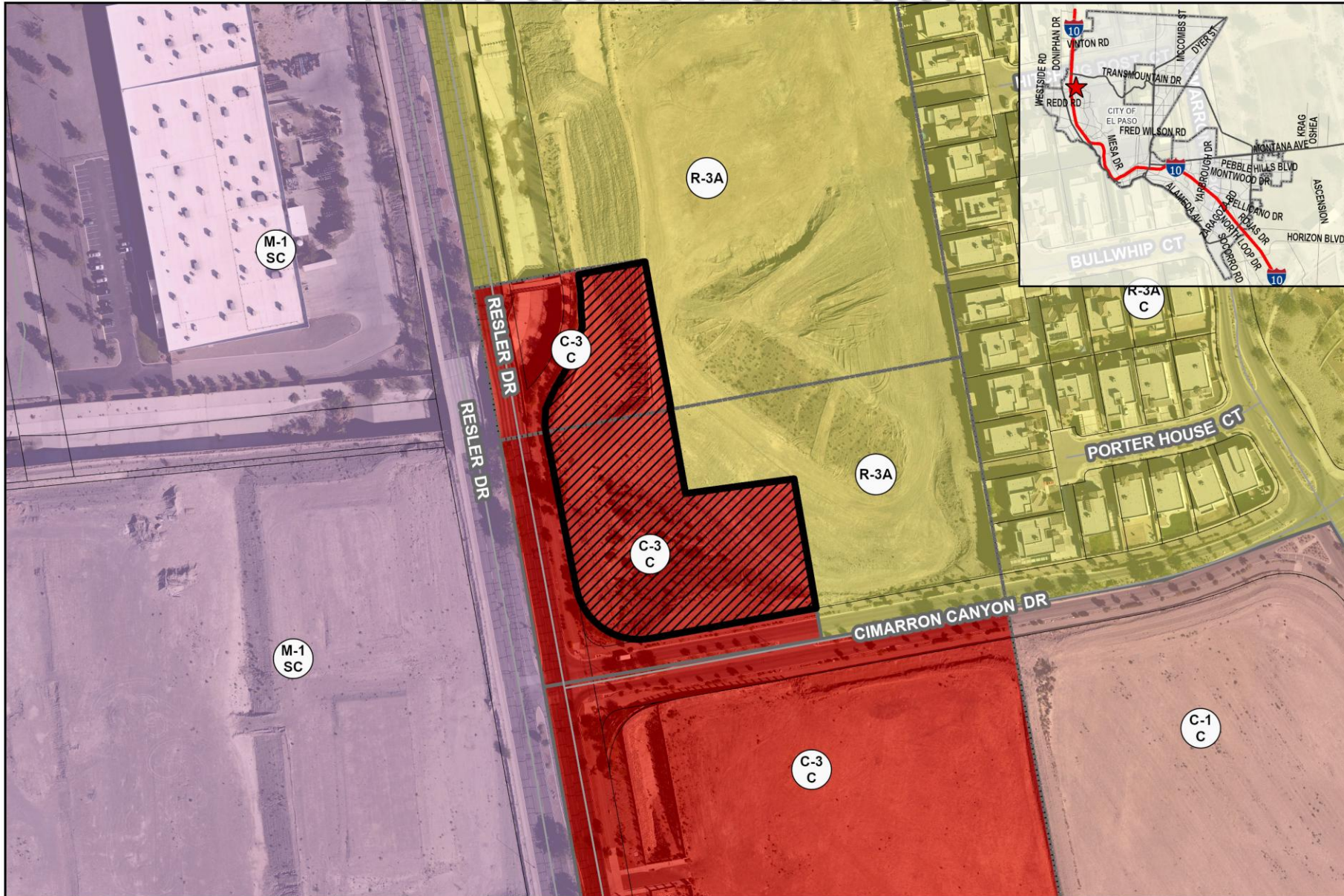
This map is designed for illustrative purposes only. The features depicted here are approximate and more site-specific studies may be required to draw accurate conclusions. Enlargements of this map to scales greater than its original can induce errors and may lead to misinterpretations of the data. The Planning & Inspections Department Planning Division makes no claim to its accuracy or completeness.



 Subject Property



# PZRZ25-00022 & PZCR25-00004



## Existing Zoning

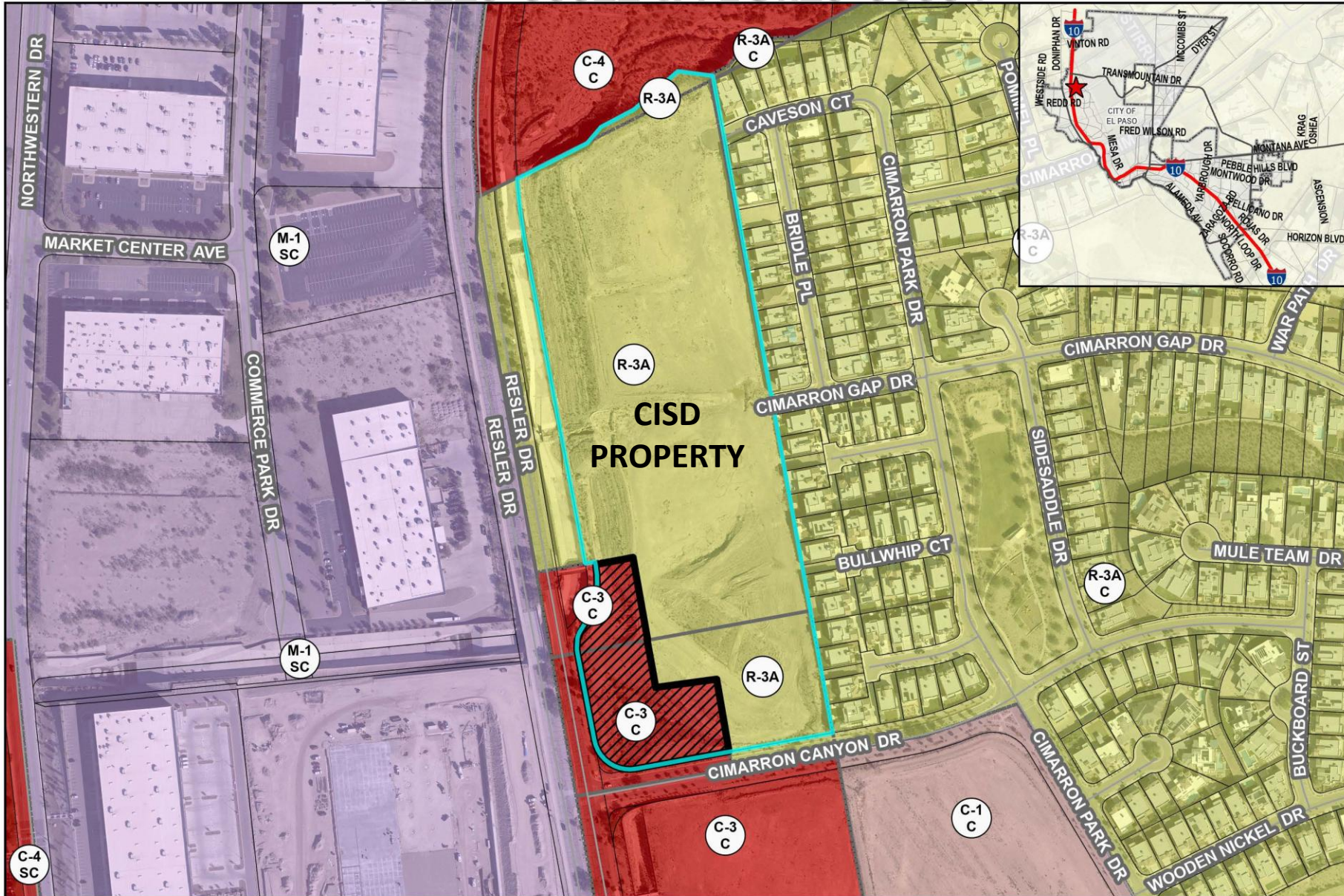
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 Subject Property



# PZRZ25-00022 & PZCR25-00004



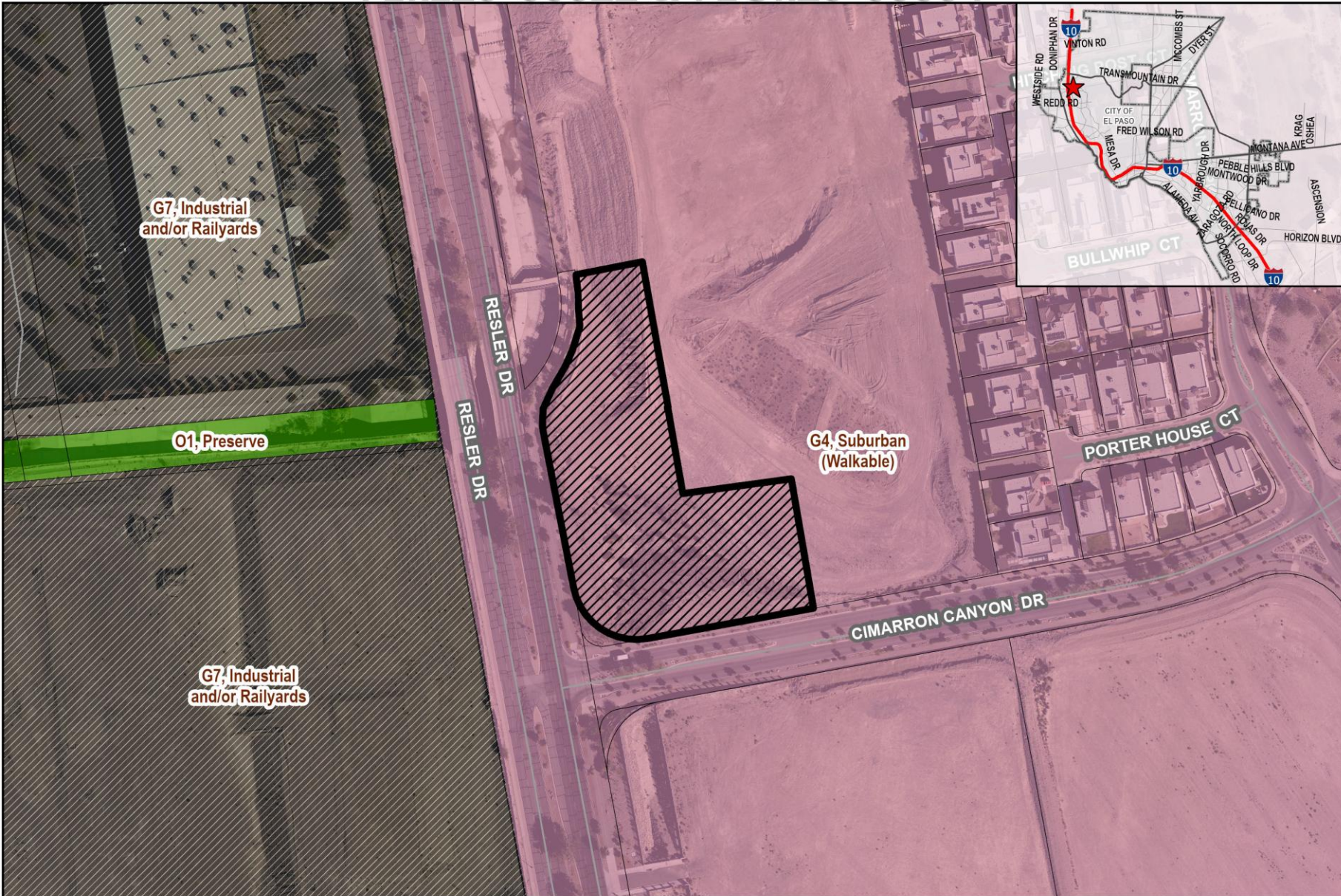
## Existing Zoning

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 Subject Property





# Future Land Use Map

**G-4, Suburban (Walkable):**  
 This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

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Subject Property

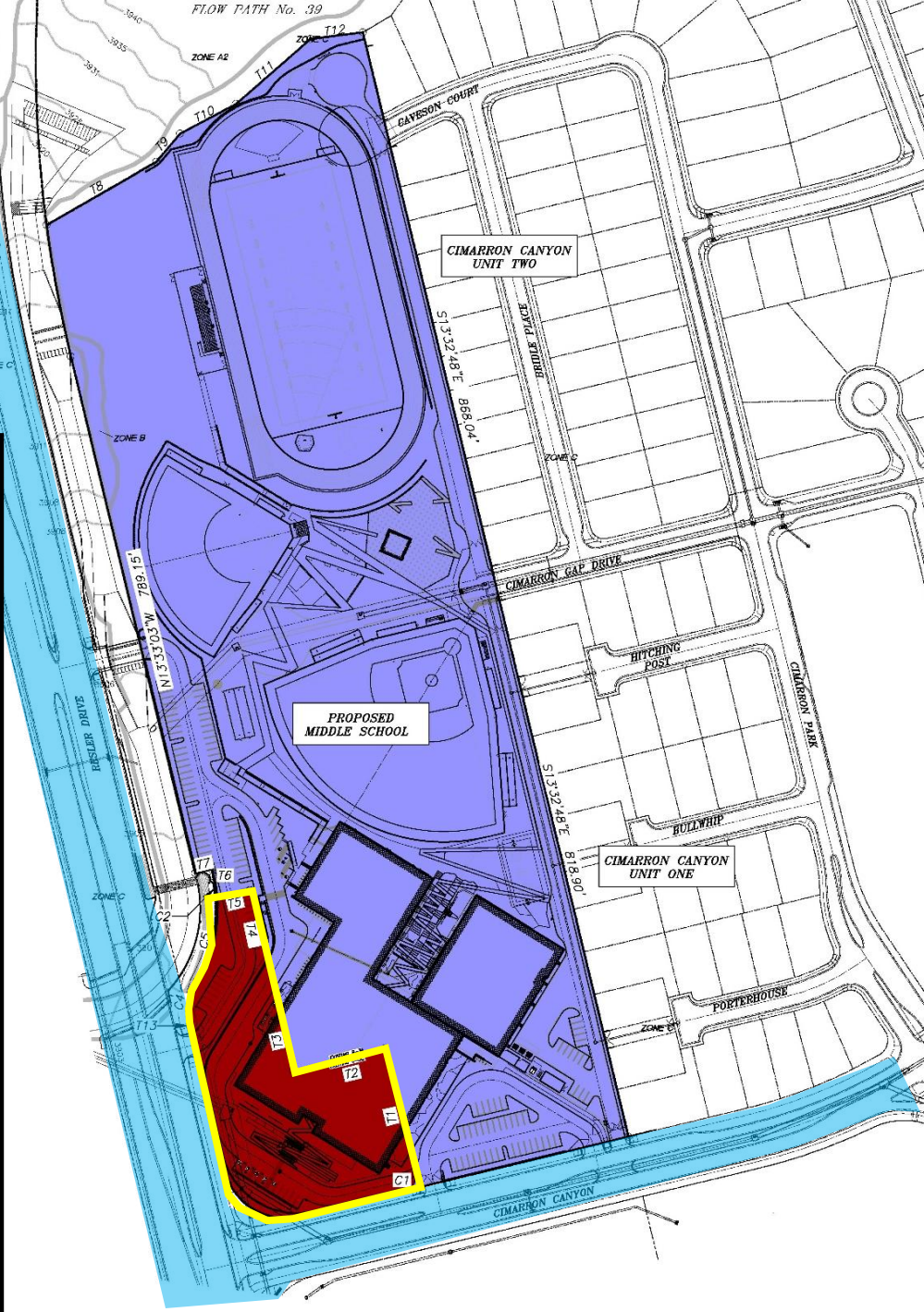
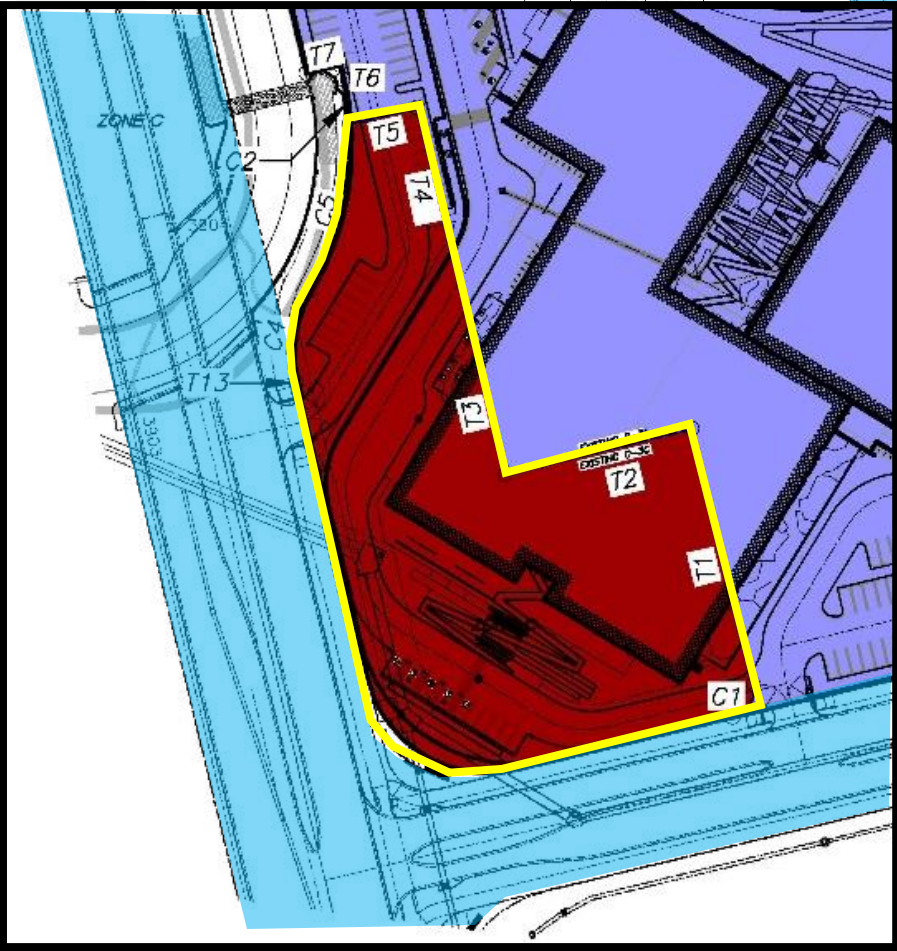


LEGEND

<b>PARCEL 1</b>	REZONE FROM C-3C TO R-3A
<b>PARCEL 2</b>	REMAIN ZONE R-3A

LINE TABLE

LINE #	BEARING	DISTANCE
T1	N13°32'52"W	192.18'
T2	S76°27'08"W	139.96'
T3	N13°33'07"W	275.56'
T4	S13°33'07"E	174.98'
T5	S76°27'08"W	51.10'



# Conceptual Plan

# Condition Release

January 20, 2004 – Ordinance No. 15672 (Parcel 1 & 2),  
Amended November 7, 2023 by Ordinance No. 19555

*The portion of Parcel 1 that will remain commercial zoned shall provide a ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along the property lines adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy or certificates of completion. No landscape buffer shall be required where adjacent to stormwater ponding or open space areas.*



# Condition Release

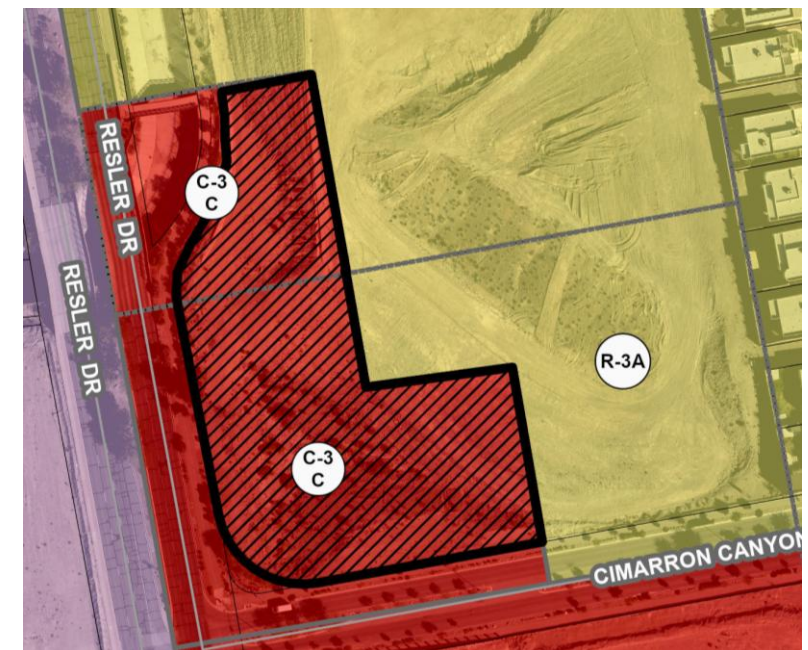
November 7, 2023 by Ordinance No. 19554 (Parcel 1)

*That a ten-foot (10') landscaped buffer with high-profile native or naturalized trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at twenty feet (20') on center along the property lines adjacent to residential zone districts or uses. The landscaped buffer shall be irrigated and maintained by the property owner at all times and shall be installed prior to the issuance of any certificates of occupancy or certificates of completion. No landscape buffer shall be required where adjacent to stormwater ponding or open space areas.*

# Analysis

Existing conditions on the property are to protect adjacent residential uses from permitted commercial uses.

The rezoning request is from C-3 (Commercial) to R-3A (Residential). If the rezoning is approved, the subject property will match the adjacent residential property to the north and east making the current imposed conditions not necessary.





# Subject Property

N

# Surrounding Development



W



S

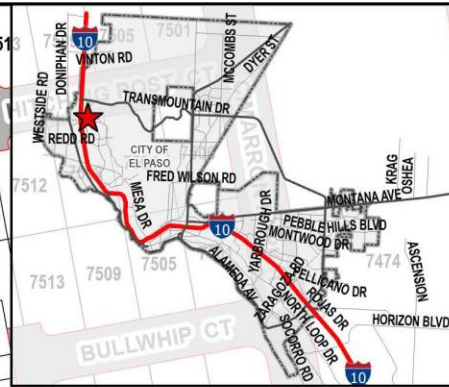


# Public Input

- The property does not lie within any recognized neighborhood association.
- Notices were mailed to property owners within 300 feet on November 21, 2025.
- The Planning Division has received 7 calls, 1 letter, and 1 email in opposition to the requests.



# PZRZ25-00022 & PZCR25-00004

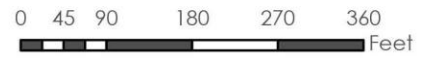


**Notice Map**  
 12 Notices  
 17 Properties

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-  Subject Property
-  300 Feet Notice Area
-  Notified Properties





## Recommendation

- Staff recommends **approval** of the rezoning request and **approval** of the condition release request.



## Mission

Deliver exceptional services to support a high quality of life and place for our community



## Vision

Develop a vibrant regional economy, safe and beautiful neighborhoods and exceptional recreational, cultural and educational opportunities powered by a high performing government



## Values

Integrity, Respect, Excellence, Accountability, People

