



ITEM 25

Saint Dominic Drive Rezoning

PZRZ26-00005



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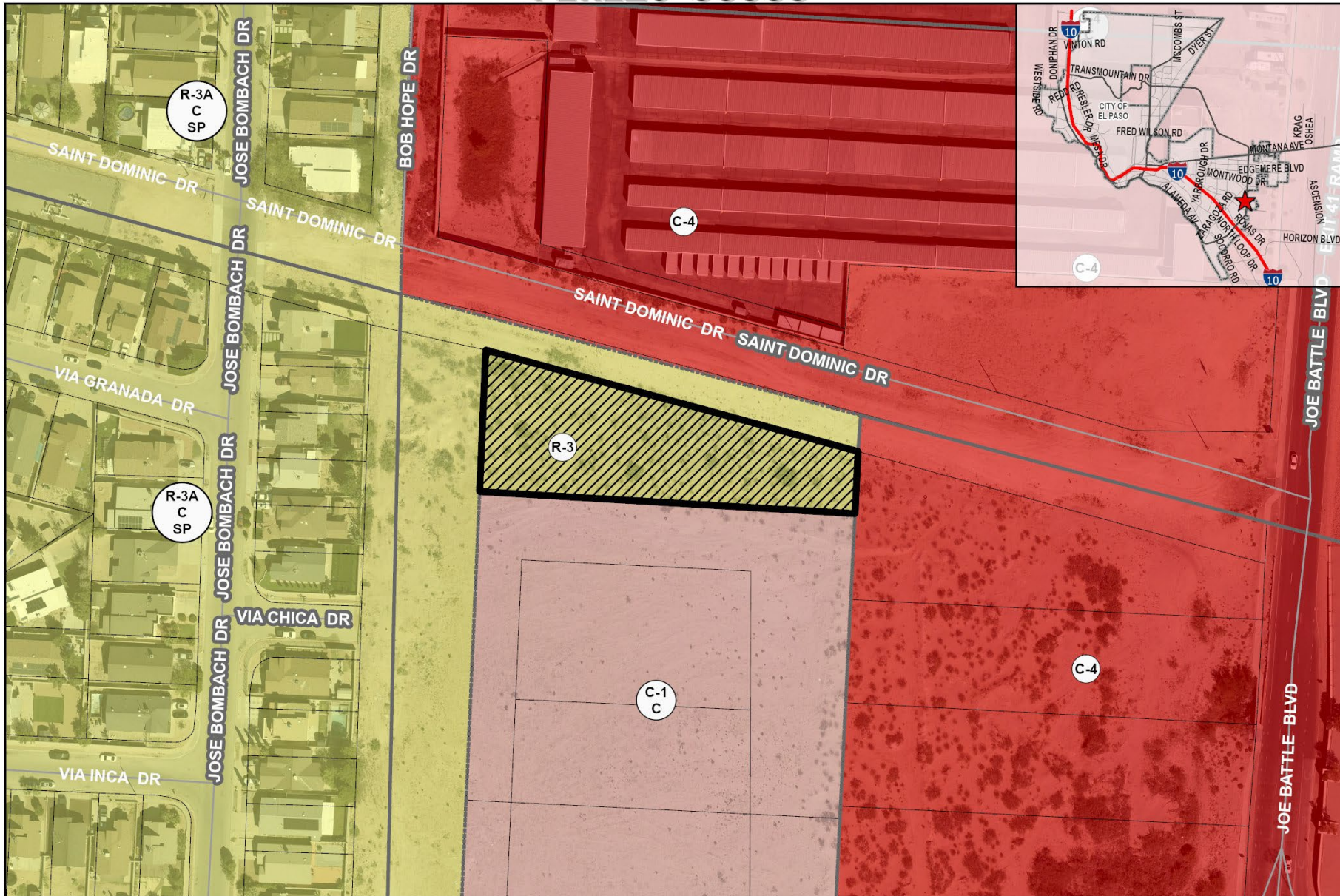
Aerial

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





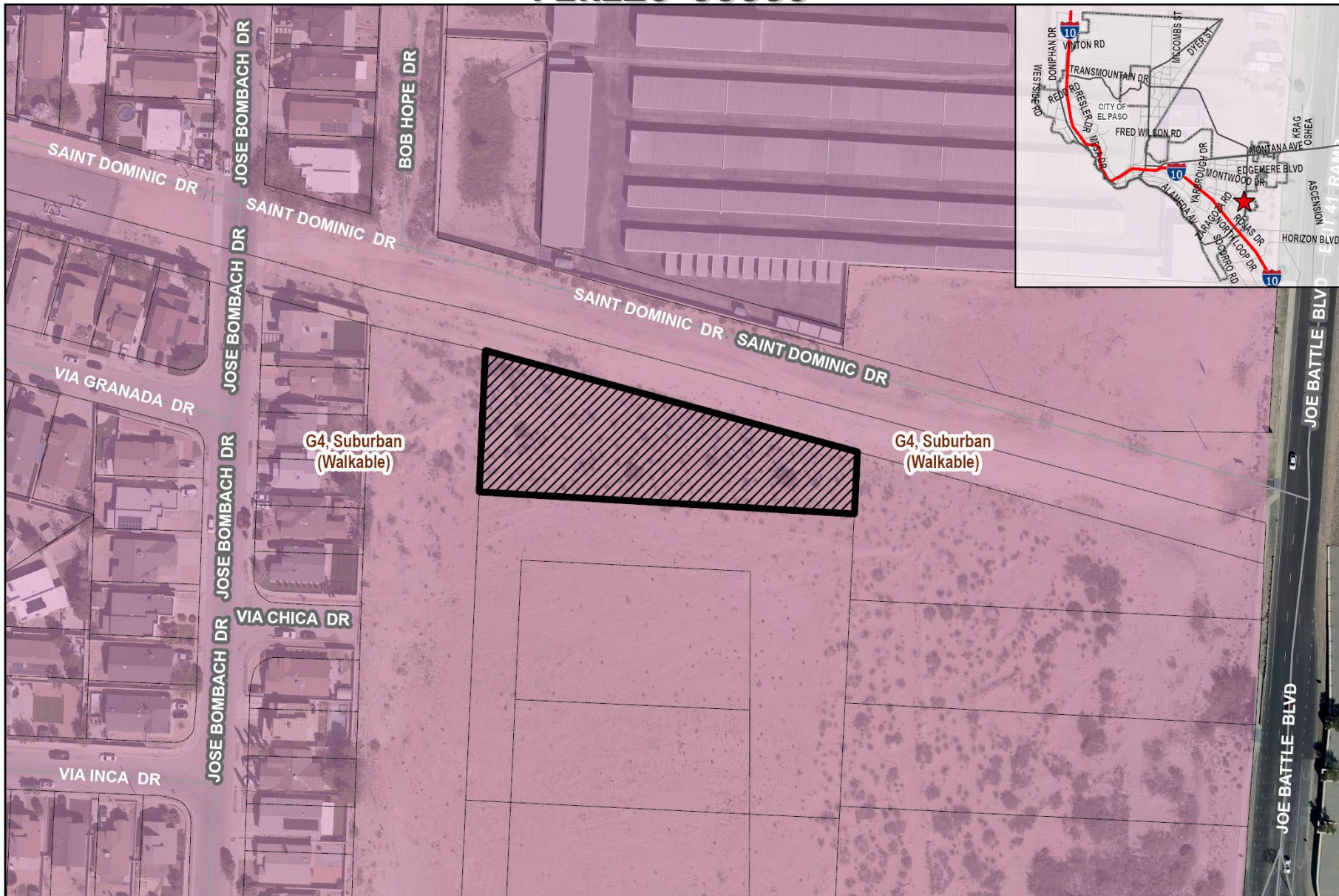
Existing Zoning

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 Subject Property





Future Land Use Map

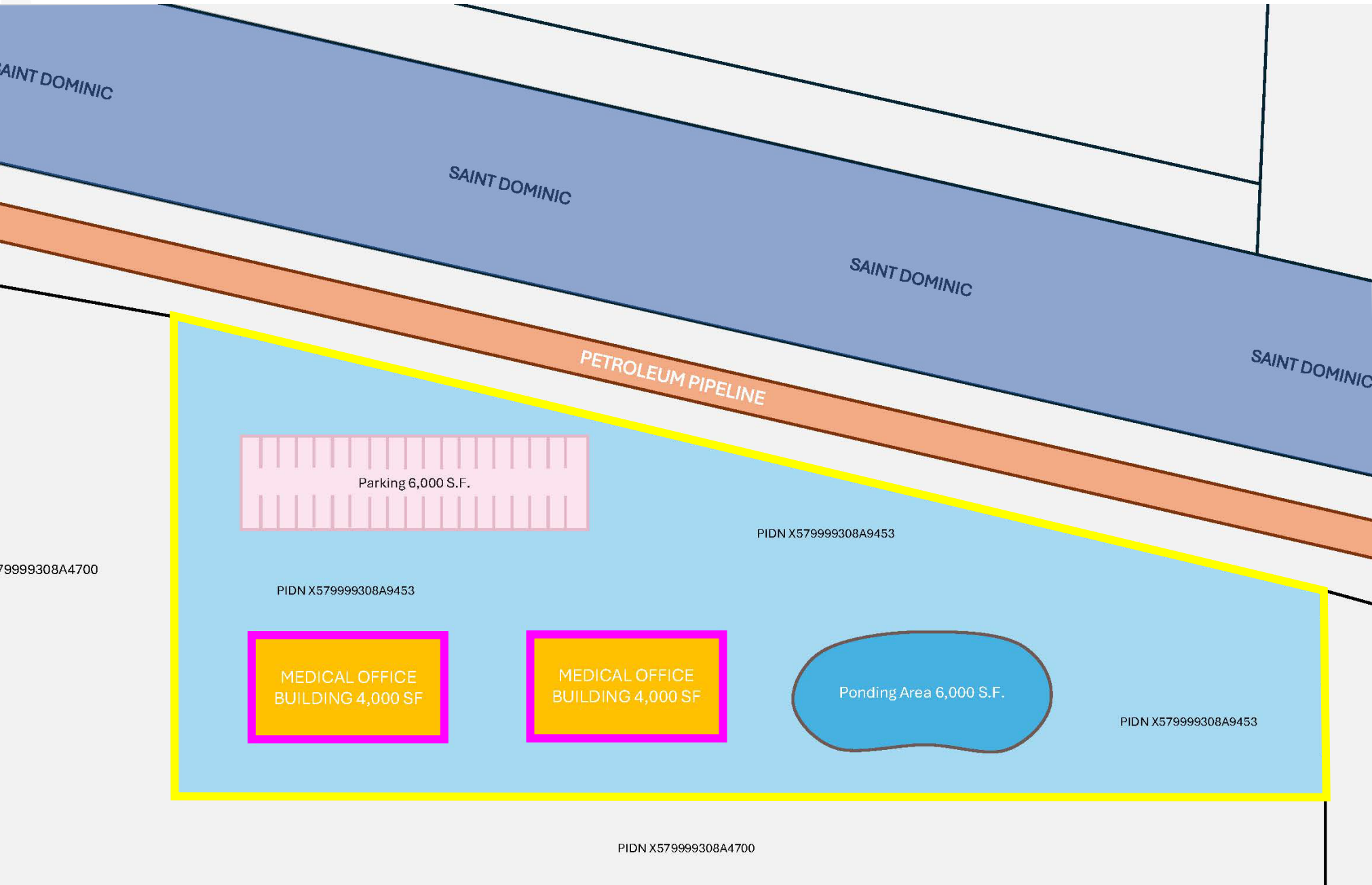
G-4, Suburban (Walkable): This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

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Subject Property





Conceptual Plan



Subject Property

N

Surrounding Development



W

S

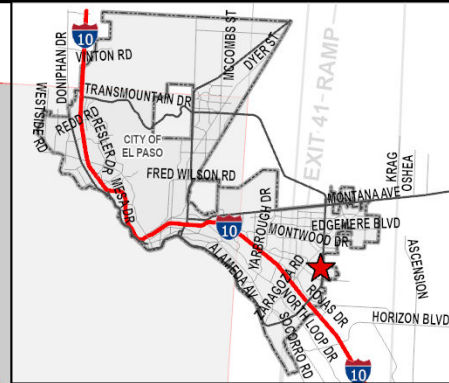
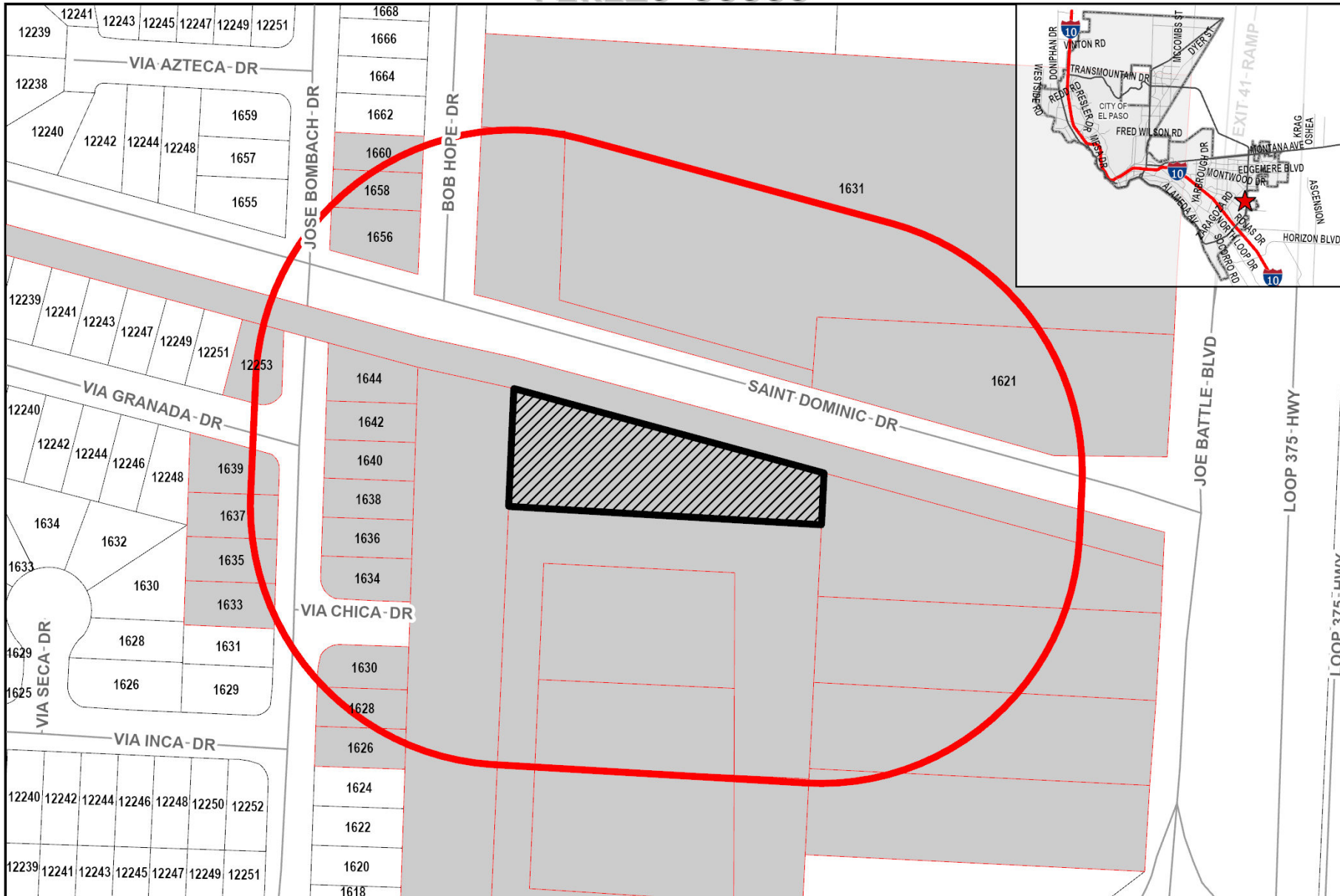


Public Input

- The property does not lie within any recognized neighborhood association.
- Notices were mailed to property owners within 300 feet on April 10, 2026.
- The Planning Division has not received any communications in support or opposition to the request.



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Notice Map
 23 Notices
 32 Properties

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-  Subject Property
-  300 Feet Notice Area
-  Notified Properties





Recommendation

Staff and CPC (6-0) recommend **approval with a condition** of the rezoning request. The condition is as follows:

That ten feet (10') landscaped buffer with high-profile native trees of at least two-inch (2") caliper and ten feet (10') in height shall be placed at thirty feet (30') on center along property lines adjacent to residential zone districts or uses.



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

