



VRE PSL Landco, LLC

Variance (P25-143)

Planning and Zoning Board – December 2, 2025  
Daniel Robinson, Planner III

# Variance Request

- Variances to the Becker Road Overlay District Design Standards Section 3.4 General Requirements - 2. 1. a. which requires a setback or “Build-To Zone” of 30-40 feet. The property owner seeks a variance of 13.3 feet to allow for a setback for the McDonalds Building of 53.3 feet.

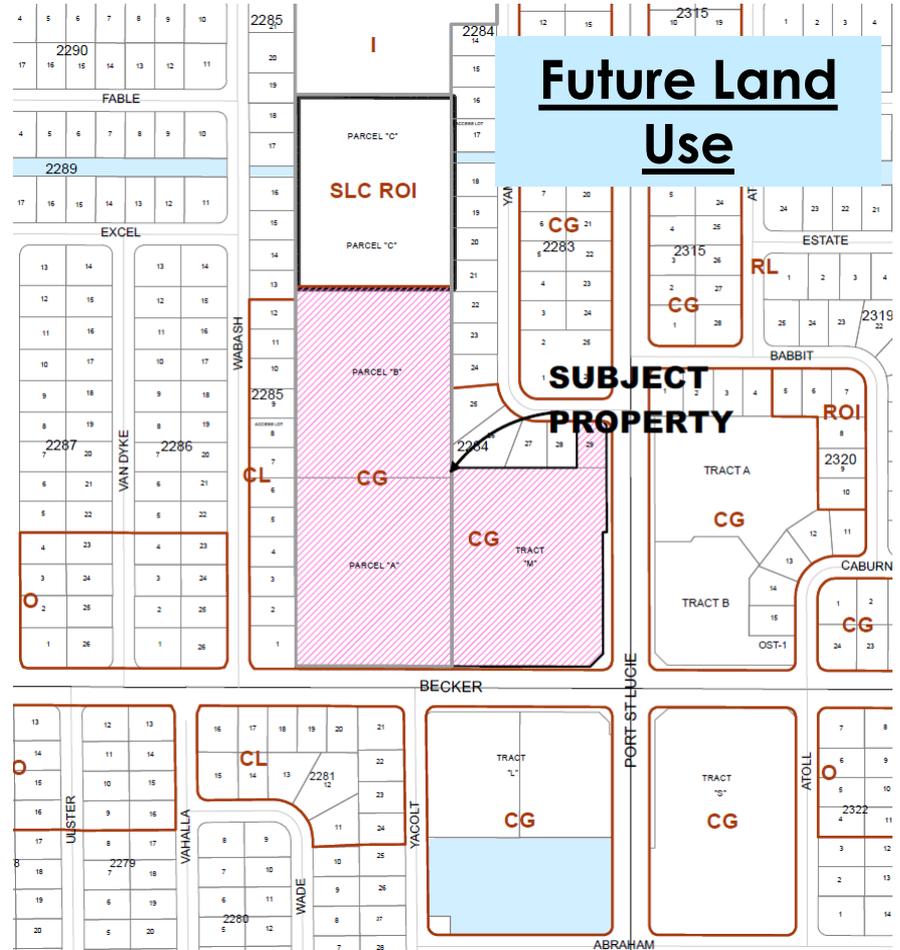


# Project Background

The proposed development consists of 15.45 acres. The applicant has submitted a site plan with 36,882 square feet of commercial buildings for phase one. There is 2.6 acres of future possible development. For the site plan to be approved as proposed the variance requested is required.

# Future Land Use/Zoning

Direction	Future Land Use	Zoning	Existing Use
North	CG and SLC- RU	SLC-AR1	Vacant
South	CL/CG	CG/RS-2	Single family residential, Vacant
East	CG	CG	Vacant
West	CL	RS-2	Single family residential





# Planning & Zoning Board Action Options

- Motion to approve the variance.

## If approved, staff recommends the following condition of approval:

- The area along the street next to the drive-through on Becker Road shall have a 3-foot berm with hedges that shall be planted at a minimum of 2 feet in height and then maintained at a height no less than 3 feet. The trees located in these areas shall be evergreen trees creating a year- round semi-opaque buffer from the sidewalks and streets.
- Make a motion to deny.
- Make a motion to table.