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**STAFF REPORT TO THE PLANNING AND ZONING COMMISSION**

**FROM:** Alex Nelisse-Blankenship, AICP, Senior Planner / Zoning Officer

**CC:** Vic Whitney, Legal Counsel; Daryl Hennessy, City Manager;  
Carla Odebralski, Director of Planning and Engineering

**SUBJECT:** REVISED MATERIAL: Rezoning and Development Plan/Text, Bluestone STP,  
Commercial Development at the Corner of Sunbury Meadows and Peacock

**DATE:** January 20<sup>th</sup>, 2026

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**Action Being Requested**

The applicant is requesting a rezoning from Agriculture District (A-1) to Planned Commercial District (PCD) and the approval of a planned development plan/text at parcel #41741201017003, as shown in Figure #1 below. The Sunbury process provides for a public hearing, as well as a review and recommendation by the Planning and Zoning Commission, with final approval by City Council.

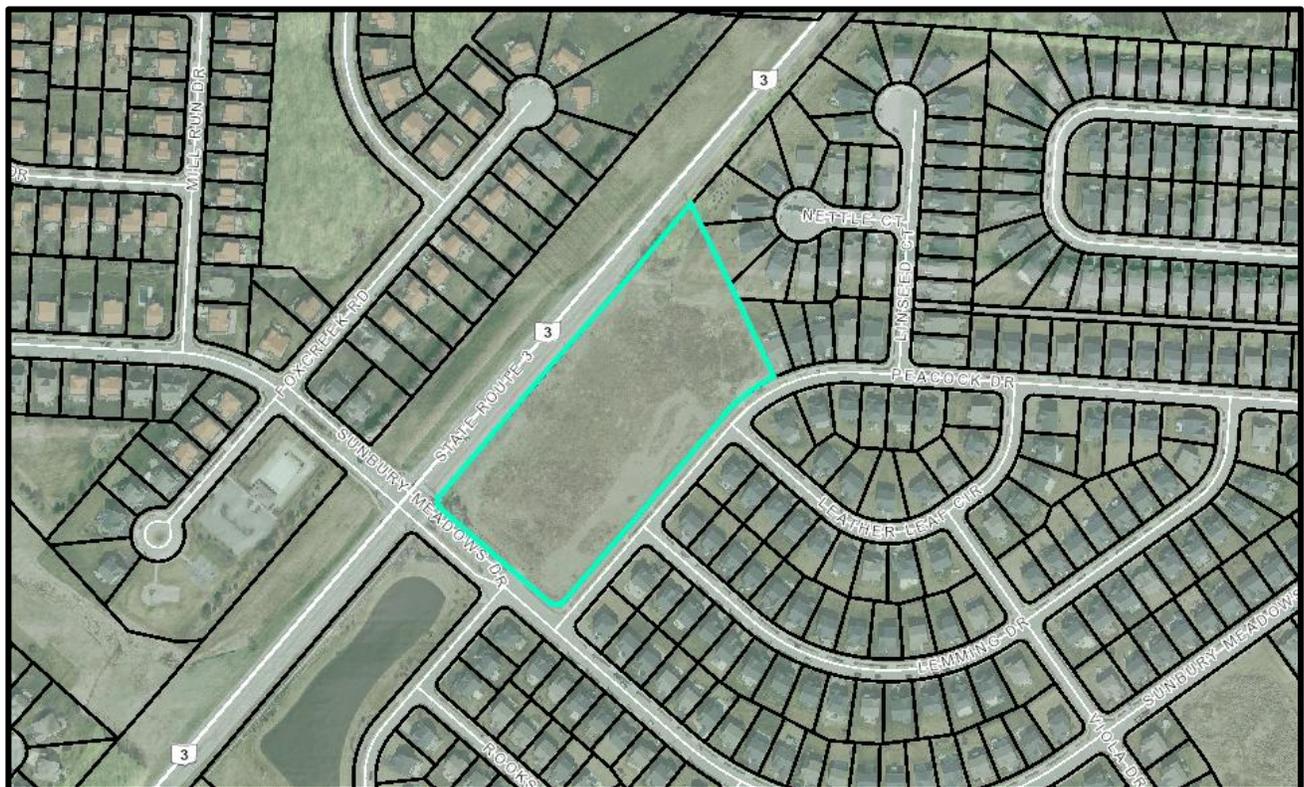


Figure 1: Property Location



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## **Revision Summary**

The applicant has submitted an application for the rezoning of parcel #41741201017003. This application was initially heard at the November 2025 Planning and Zoning Commission, where it was not voted on. The applicant requested to table the agenda item at the December 2025 Planning and Zoning Commission meeting to revise the submission based on feedback from the community and the Commission. The applicant has sent revised materials, including:

- An updated site plan, focusing on the landscaping and buffers toward the residential homes on the east side of the development.
- A section exhibit showing the landscaping from a viewpoint to the south of the development. This shows the buffers and landscaping from the residential homes on the east side, to the ornamental fencing on the west side of the development.
- An updated planned development text.
- A letter to the Planning and Zoning Commission and staff listing the proposed modifications to the application based on the feedback received from the community and the Commission.

In these materials, the applicant has pointed out the following changes from the original submittal:

- The applicant is now requesting the approval of the rezoning to Planned Commercial District, and the associated development plan and text. The approval of the infrastructure plan and the preliminary plat that were originally proposed have been removed.
- The applicant has adjusted the access driveway for the medical use lot, aligning it with Leather Leaf Circle.
- The buffering and landscaping on the east side of the development now includes a 6' fence behind the landscaping directly along Peacock drive (Buffer #02), more landscaping along the internal private street in the development and pond areas (Buffer #03), and more landscaping near the entrance of the proposed Valvoline Site (Buffer #04). The applicant has also proposed a potential landscape buffer along the residential side of Peacock Drive (Buffer #01).
- The applicant stated they will be installing additional signage, striping, and lighting at each driveway in the development based on the comments regarding public safety.
- A reduction in divergences from 11 to 4. The 4 requested divergences are listed below.
  - o Revised Submittal Divergences
    - Request to allow parking lots to be closer than 10 feet to the side or rear property line.
    - Request to reduce the building setback along Sunbury Meadows Drive from 50' to 35'.
    - Request to reduce side yard setback from 100' to that shown in the development plan.
    - Request to reduce rear yard setback from 100' to that shown in the development plan.



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## **Staff Comments**

1. After the November 2025 meeting, City Staff and the applicant discussed the submittal requirement and the specific approvals being requested as a part of this rezoning. In the original submittal, the applicant requested the approval of the following:
  - a. Rezoning to PCD with the associated development text
  - b. Approval of an Overall Development Plan
  - c. Approval of Phase I Development Improvements
  - d. Approval of Preliminary Plat of Subdivision

After discussion with staff, the applicant removed the “Phase 1 Development Improvements” and the “Approval of the Preliminary Plat” as these are not approved through the Planned District Rezoning process, but through the preliminary plat or lot split process as per the City’s subdivision regulations. The plat process will still need to be completed later in the development process but is not needed with this approval.

2. The applicant updated the landscaping plan to show “Buffer #01” which would buffer on the side of Peacock opposite of the development site. This item cannot be approved or required by the Commission but would have to be discussed between the applicant and the adjacent landowner.

Based on the proposed landscaping in “Buffer #02”, “Buffer #03”, and “Buffer #04”, staff believes landscaping alone would be a sufficient buffer for the development and does not deem the inclusion of the proposed 6’ fence necessary.

3. The removed divergences from our general development standards include open space requirements, off-street parking requirements, tree preservation, and multi-use trails. Of these requests, no divergences were requested that the site would not have already complied with, aside from the off-street parking request. The open space and multi-use trail requirements were met with the greater development area of Sunbury Meadows. The applicant previously submitted a permit for the removal of trees within the right-of-way on the northwest side of the property in association with the relocation of power lines on the site. Staff believe that the proposed trees on the site would more than exceed the required amount based on our code, but a tree survey would not be required as there are no trees being removed in association with this proposed development.

The applicant removed the divergence request for the reduction in parking stall size. This would require the parking spaces to be the 10’ x 20’ requirement per our code.

The applicant removed the divergence for the removal of screening requirements on the food service uses. Screening requirements for these lots will be discussed as a part of the Major Commercial Site Plan process that will be brought to this commission as the site is further developed.



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The applicant removed the phasing requirement divergence request, as the phases have been eliminated from the development plan. Staff discussed this with the applicant, as the proposed phases in the initial submission were all projected to start development in a similar time frame, staff and the applicant agreed that phasing the development was unnecessary.

4. Based on the anticipated uses of the Bluestone development, the Traffic Impact Study meets all applicable standards. Access management provisions are also appropriate and acceptable for the proposed development. Should the proposed uses change, updates to the Traffic Impact Study will be required, as necessary, to reflect those changes.
5. The changes proposed by the applicant eliminate unnecessary items that were included in the original submittal, while improving the project based on the comments provided by the community, the commission, and staff. Based on this and the consistency with the Sunbury Comprehensive Plan, staff would recommend this Planned District rezoning, and associated text and plan for approval.