

# REQUEST FOR BOARD ACTION

Date of Meeting: April 13, 2026

## 5.C. REZ 03-26 Champion Tire Truck Parking Amendment

**To:** Chair Bechtold and Planning Board Members

**From:** Aaron Tucker - Senior Planner

**Action Requested:**

The Kevin Mahl is requesting to amend a previously approved conditional zoning on approximately 9.619 acres of property located at 11034 and 11140 Bailey Road. The proposed rezoning is to expand the existing gravel parking area to the west for Champion Tire to use as a semi-truck staging and storage area. The proposed parking lot is intended to be permanent. The existing building at 11034 Bailey Road is intended to continue to be used as an office building.

**Manager's Recommendation:**

Staff recommends approval with conditions.

**ATTACHMENTS:**

[Staff Report](#)  
[Zoning Map](#)  
[Future Land Use Map](#)  
[Vicinity Map](#)  
[Property Map](#)  
[Exhibit A Rezoning Plan](#)  
[Exhibit B Rezoning Conditions](#)  
[Exhibit C REZ 08-15 Rezoning Conditions](#)  
[Exhibit D REZ 08-15 Rezoning Plan](#)  
[Exhibit E 2030 Land Use Plan Document](#)  
[Consistency Statement](#)