



**SUBMITTAL SUMMARY REPORT
PL ZoneChg-000292-2026**

PLAN NAME:	GIRONJ LLC ZONING CHANGE	LOCATION:	9645 NE 21ST AVE ANTHONY,
APPLICATION DATE:	01/29/2026	PARCEL:	14138-000-00
DESCRIPTION:	We are owners of Giron J, LLC, which houses Alien Engineered Products, LLC, a fabrication shop. We own parcel 14221-000-00 as well and want this parcel to match existing. As we are also in process with final approval of site improvement plan with Marion County.		

CONTACTS	NAME	COMPANY
Applicant	Ricardo Zelaya	Alien Engineered Products
Engineer	Paul Wildman	Guerra Development
Owner	Juan Giron	GIRONJ, LLC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
GS Development Review Depts Reviews v.	01/30/2026	02/13/2026	02/18/2026	Approved

SUBMITTAL DETAILS

GS Development Review Depts Reviews v.1

ITEM REVIEW	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Janet Warbach	02/13/2026	01/30/2026	Not Required
Environmental Health (Plans) (Environmental Health)	Evan Searcy	02/13/2026	01/30/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	02/13/2026	01/30/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Elizabeth Madeloni	02/13/2026	01/30/2026	Informational
<i>Comments</i>	Plan review will be conducted at the time of the reporting process.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	02/13/2026	02/02/2026	Informational
<i>Comments</i>	no comments			
OCE Property Management (Plans) (Office of the County Engineer)		02/13/2026	02/17/2026	Not Required
<i>Comments</i>	ROW does not review this type of plan			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	02/13/2026	01/30/2026	Informational
<i>Comments</i>	Stormwater is not opposed to the rezoning. The applicant proposes to rezone from R-1 to B-5. Parcel# 14138-000-00 is 0.48 acres in size. There are no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. Per the MCPA, this parcel currently has 0 SF of impervious coverage. This site will be subject to a Major Site Plan when its existing and proposed impervious coverage exceeds 35% impervious coverage (7,318 sf).			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	02/13/2026	02/02/2026	Not Required

ATTACHMENT B

OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	02/13/2026	02/01/2026	Approved
<i>Comments</i>	A site plan has already been reviewed for this expansion. The expansion of the facility will not significantly increase the traffic from this site. The trip generation will remain below 50 peak hour trips which is the threshold required for a detailed traffic impact analysis. Traffic has no concerns with this application.			

Utilities (Plans) (Utilities)	Heather Proctor	02/13/2026	02/06/2026	Approved
<i>Comments</i>	Parcel 14138-000-00 is within the Marion County Utilities service area, but outside of connection distance to public water and sewer. The proposed zoning change has no impact on utilities.			
