

I Mina'trentai Ocho Na Liheslaturan Guåhan
BILL STATUS

BILL NO.	SPONSOR	TITLE	DATE INTRODUCED	DATE REFERRED	CMTE REFERRED	FISCAL NOTES	PUBLIC HEARING DATE	DATE COMMITTEE REPORT FILED	NOTES
283-38 (COR)	Tina Rose Muña-Barnes	AN ACT TO REZONE LOT NO. 2285-NEW-3, LOCATED IN THE MUNICIPALITY OF MANGILAO (FORMERLY BARRIAGADA) FROM MULTIPLE DWELLING ZONE ("R2") TO COMMERCIAL ("C").	2/27/26 10:49 a.m.						Exhibit A

I MINA'TRENTAI OCHO NA LIHESLATURAN GUÅHAN
2026 (SECOND) Regular Session

Bill No. 283 -38 (COR)

Introduced by:

Tina Rose Muña-Barnes

**AN ACT TO REZONE LOT NO. 2285-NEW-3, LOCATED
IN THE MUNICIPALITY OF MANGILAO (FORMERLY
BARRIAGADA) FROM MULTIPLE DWELLING ZONE
("R2") TO COMMERCIAL ("C").**

1 **BE IT ENACTED BY THE PEOPLE OF GUAM:**

2 **Section 1. Legislative Findings and Intent.** *I Liheslaturan Guåhan* finds that
3 the owners of Lot No. 2285-NEW-3, located in the Municipality of Mangilao
4 (formerly Barrigada), have requested to rezone the property to allow for its highest
5 and best use. The lot is currently designated as Multiple Dwelling Zone (R2) and
6 fronts Route 10, a major, high-traffic arterial roadway. An unfinished structure
7 remains on the property and has sat vacant and unused for an extended period.

8 The strict application of R2 zoning has rendered the property difficult to
9 develop residentially. The existing structure is not suited for dwelling use, and the
10 lot's direct exposure to heavy traffic makes residential occupancy impractical. The
11 owners propose to repurpose the existing building as a funeral home. Funeral home
12 operations are inherently low-impact, quiet, and appointment-based. They do not
13 generate significant noise, late-night activity, or sustained traffic and are compatible
14 with surrounding uses.

1 Rezoning the property will facilitate the rehabilitation and completion of a
2 long-vacant structure, eliminating a visible source of blight along a major corridor.
3 Activation of the site will encourage proper maintenance, enhance the visual
4 character of the area, and contribute to orderly commercial development consistent
5 with the evolving land-use pattern along Route 10.

6 **Section 2. Rezoning.** Lot No. 2285-NEW-3 in the Municipality of Mangilao
7 (Formerly Municipality of Barrigada) containing 2,393.39 ± square meters is hereby
8 rezoned from Multiple Dwelling Zone (R2) to Commercial (C) (Lot Map Attached
9 Hereto as Exhibit “A”).

EXHIBIT “A”
of
Bill No. _____-38 (COR)

