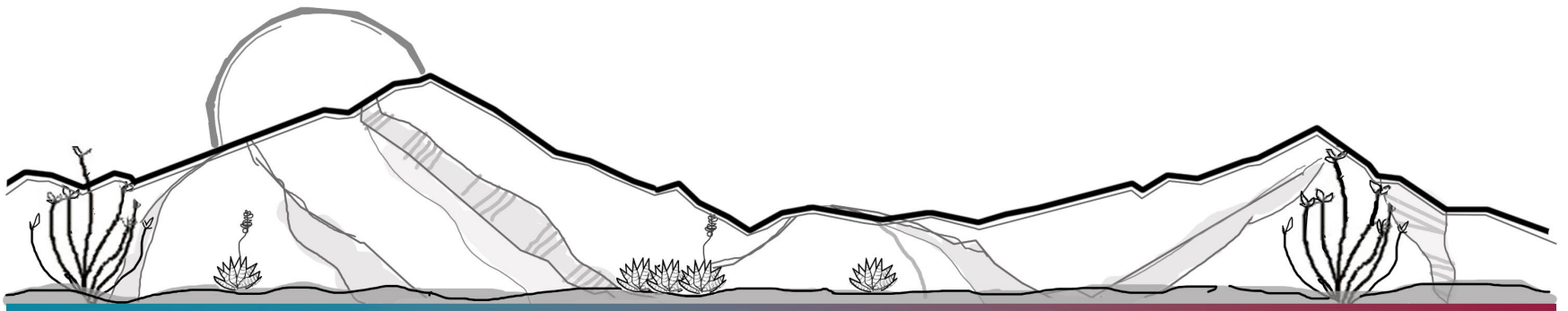


Docket RZ23-02 and CPA23-01 (Patton)

Request for a Rezoning From R-18 to GB

Board of Supervisors

March 28, 2023



DEVELOPMENT SERVICES

Applicant:	Mr. Caleb Malboeuf
Location:	State Highway 80 (Patton Street) between Miller Lane and Sibyl Roads
APN:	120-18-021
Area Size:	1.7 Acres
Current Zoning:	R-18 (Residential, one dwelling per 18,000 square feet)
Proposed Zoning:	GB (General Business)
Growth Area:	C – Rural Community Areas
Proposed Growth Area:	Same
Plan Designation:	Neighborhood Conservation
Proposed Plan Designation:	Developing
Area Plan:	Saint David Area Plan
Existing Uses:	Vacant
Proposed Uses:	Multi-family, though all commercial uses would be allowed.

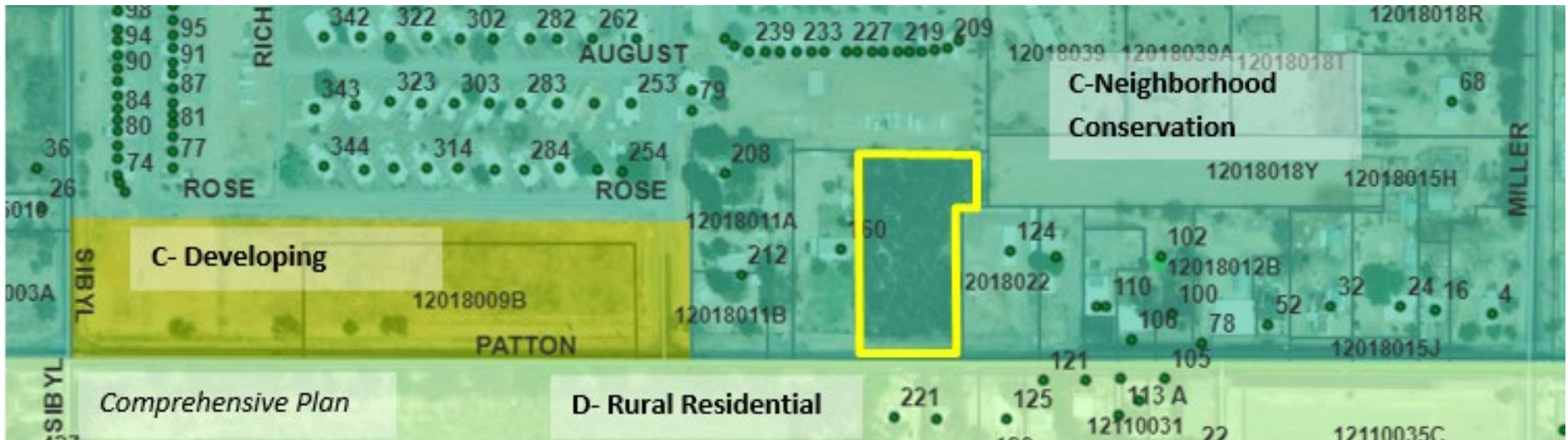
The Planning and Zoning Commission unanimously recommended approval of the requests to the Board of Supervisors.



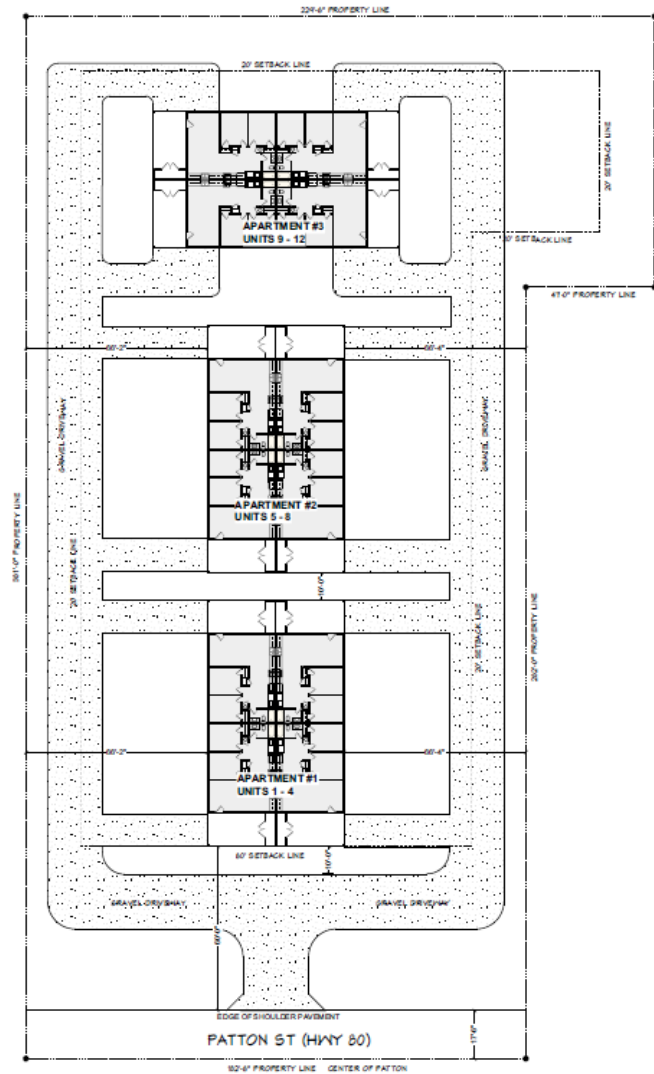
Location



Comprehensive Plan



Concept Plan



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Example Structure



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There are 15 factors used to evaluate all Rezoning proposals. As submitted, the application:

Complies: 10 factors

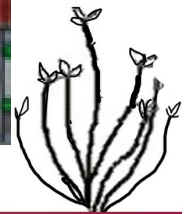
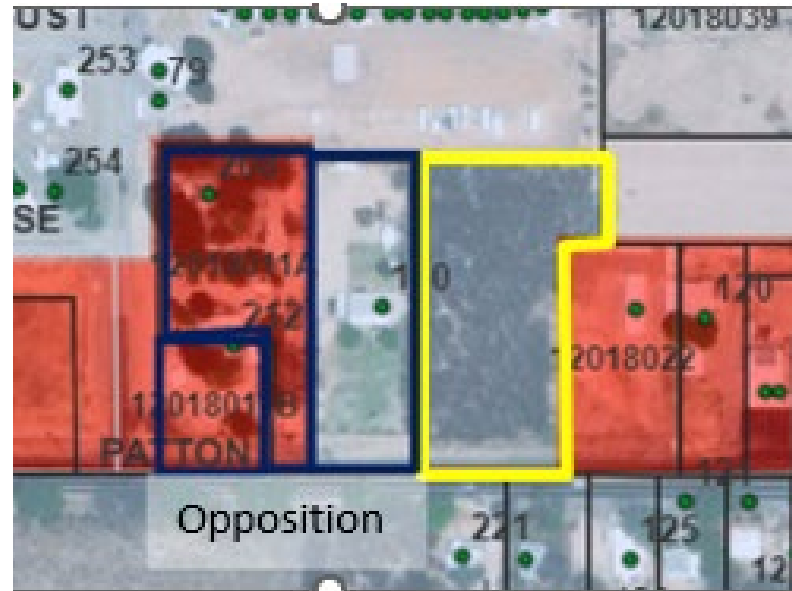
- Provides adequate site plan/concept plan
- Applicable site development standards
- Adjacent districts remain capable of development
- Limitation on the creation of nonconforming uses
- Compatibility with existing development
- Rezoning to more intense districts
- Adequate services and infrastructure
- Unique topographic features
- Water conservation
- Public input (3 letters in opposition)

Complies with Condition: 2 factor

- Traffic Circulation
- Development along major streets
- **Does not Comply: 1 factor**
- Compliance with area plan

Not applicable: 2 factors

- Infill (only enterprise areas)
- Hazardous materials



Factors in Favor and Against Approving the Rezoning:

Factors in Favor of Approval

1. The request complies with twelve of the applicable rezoning factors used by Staff to analyze this request;
2. The request would be in keeping with the character of the existing development in the area.
3. The request would provide additional housing options in the Saint David area.
4. The request is a logical extension of the existing commercial zoning.

Factors Against Approval

1. Three letters in opposition were received.
2. The request does not comply with one factor.



Site Photos



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Surrounding Photos



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The Planning and Zoning Commission unanimously recommended conditional approval of the requests to the Board of Supervisors.

- 1.The driveway is required to be paved to ADOT Specifications
- 2.The Applicant shall submit a Traffic Impact Statement to ADOT and the County for review and approval
- 3.The Applicant shall obtain an encroachment permit from ADOT.
- 4.Additional improvements as determined by the Traffic Impact Statement may be required. All improvements shall be completed prior to the issuance of the first certificate of occupancy.

