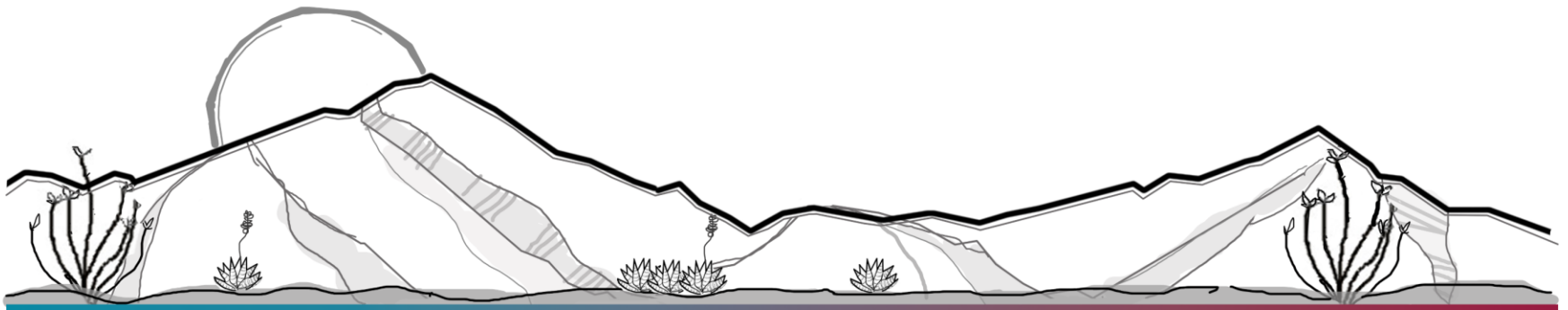


RZ23-14 (Ironwood)

Rezone from SR-43 to RU-4

Board of Supervisors

August 29, 2023



The Request

| | |
|-------------------|-----------------------------------------------------------------|
| Applicant: | Ronald Cladas, Jr. |
| Current Zoning: | SR-43 (Single Residential, one dwelling per 43,000 square feet) |
| Proposed Zoning: | RU-4 (Rural; one dwelling per 4 acres) |
| Growth Area: | D – Rural Areas |
| Area Plan: | Mid-Sulphur Springs Area Plan |
| Plan Designation: | Medium Density Residential |
| Existing Uses: | Vacant property |
| Proposed Uses: | Single Family Home and Barn |



DEVELOPMENT SERVICES

Location:

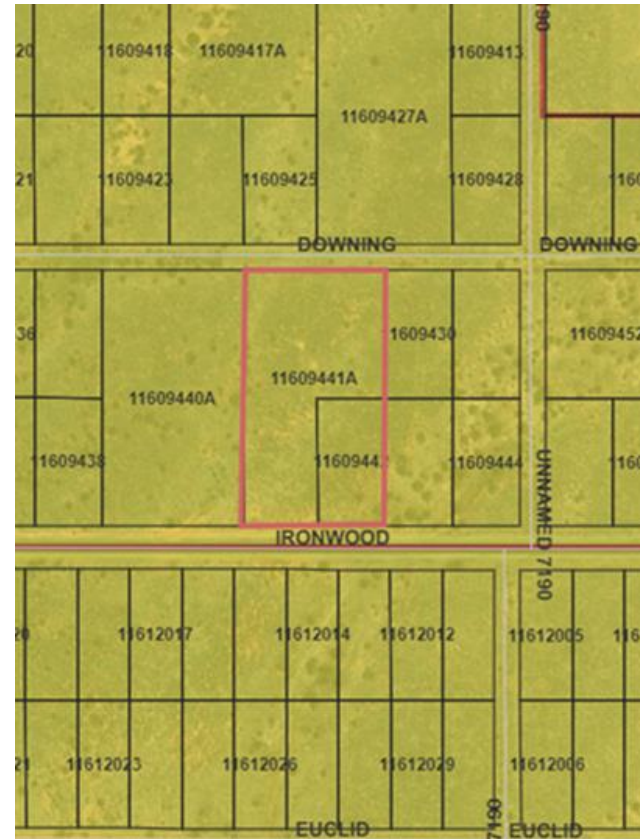
North of Ironwood Road, West of Sunsites

APNs:

116-09-441A and 442

Site Size:

4.5 acres



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES

Factors in Favor of Approval

1. The request complies with thirteen 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. One letter in support

Factors Against Approval

1. None identified.

Discussion



Staff Recommendation

At their regularly scheduled meeting on August 9, 2023, the Planning & Zoning Commission voted unanimously to recommend to the Board of Supervisors **approval**.

Based on the factors in favor of approval, Staff recommends forwarding the rezoning request from SR-43 (Single Residential, one dwelling per 43,000) to RU-4 (Rural; one dwelling per four acres) on a 4.5-acre site to the Board of Supervisors with a recommendation of **approval** with the follow condition:

1. Combine the two parcels before permit issuance