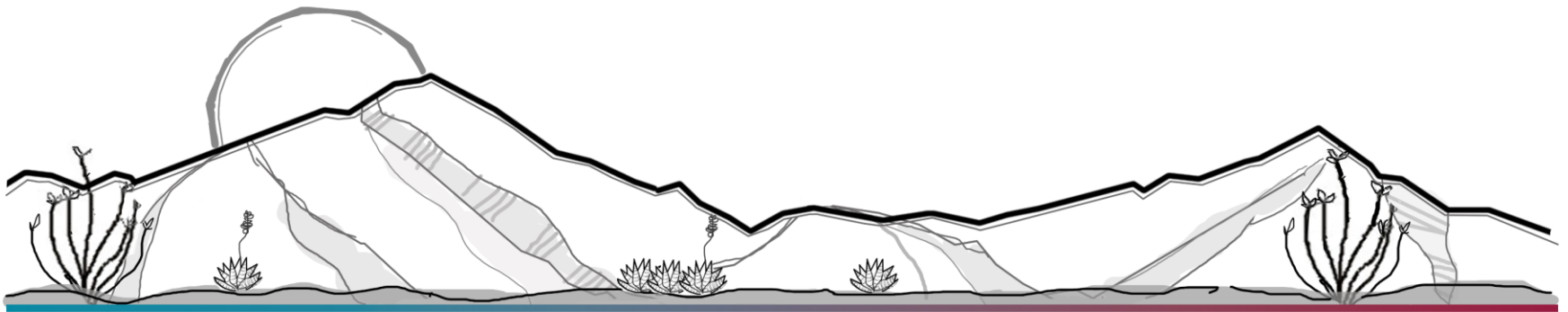


## RZ22-19 (Rancho del Sol)

Rezone from R-36 to RU-4

Board of Supervisors  
November 28, 2023



## The Request

Applicant:	Justin Uhrig
Current Zoning:	R-36 (Residential, Min lot size 36,000 SF)
Proposed Zoning:	RU-4 (Rural, Min lot size 4-acres)
Growth Area:	D
Plan Designation:	Rural
Area Plan:	None
Existing Uses:	Residential, temp RV (unpermitted)
Proposed Uses:	Residential, opt-out tiny home



# DEVELOPMENT SERVICES

APN:  
401-37-227A

Parcel Size:  
5.0 acres



# DEVELOPMENT SERVICES

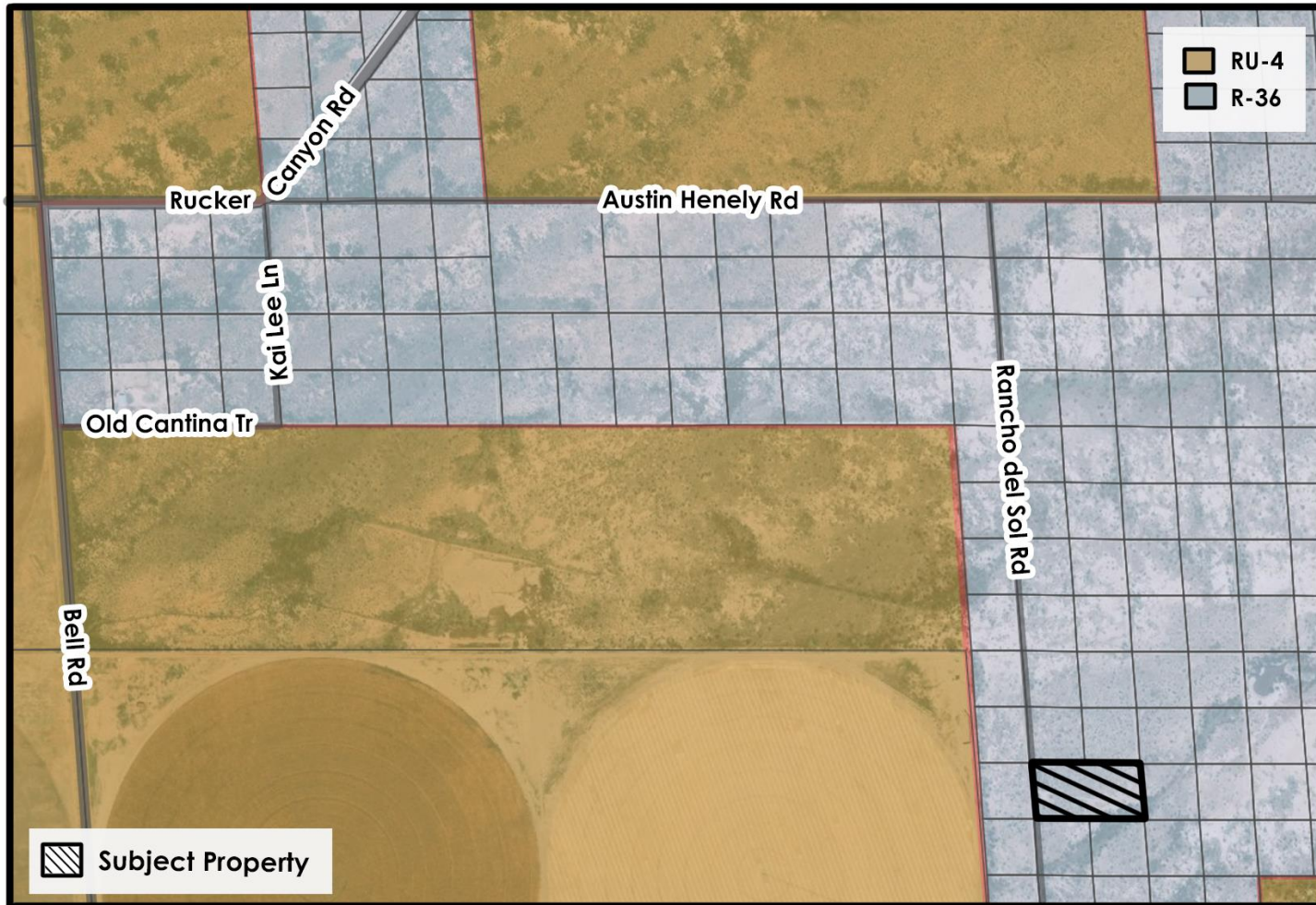


Location  
RZ 23-19 (Rancho del Sol)

N.T.S



# DEVELOPMENT SERVICES



Zoning  
RZ 23-19 (Rancho del Sol)

N.T.S



## The Site



## **Factors in Favor of Approval**

1. The proposed zoning of RU-4 (Rural, one dwelling per 4-acres) would bring the zoning into compliance with the existing land use (D-Rural);
2. The proposed RU-4 zoning is more appropriate than the existing R-36 given the condition and extent of existing utilities and infrastructure; and
3. The request complies with all the applicable rezoning factors used to analyze rezoning requests.

## **Factors Against Approval**

1. Letter of opposition received
2. The parcel is very near, but not directly contiguous to RU-4 zoning

## Discussion



## Recommendations

- Based on the factors in favor of approval, the Planning and Zoning Commission recommended forwarding approval of the rezoning request to the Board at their November 8, 2023, meeting (5-0, approve-deney).
- Based on the factors in favor of approval, Staff recommends forwarding the rezoning request from R-36 to RU-4 on parcel 401-37-227A to the Board of Supervisors with a recommendation of approval.