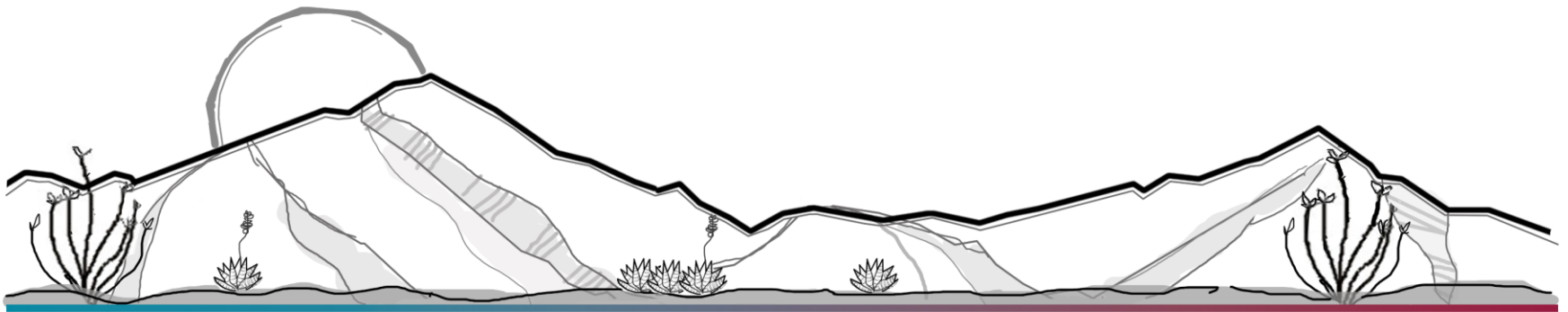


RZ23-20 (Eastland Road)

Rezone from SR-22 to RU-4

Board of Supervisors
November 28, 2023



DEVELOPMENT SERVICES

Request

Applicant:	Phyllis Peachey
Current Zoning:	SR-22
Proposed Zoning:	RU-4
Growth Area:	D – Rural Area
Plan Designation:	Rural
Area Plan:	Mid-Sulphur Springs Valley
Existing Uses:	Undeveloped
Proposed Uses:	Single Family Residence



Property Location

APN:

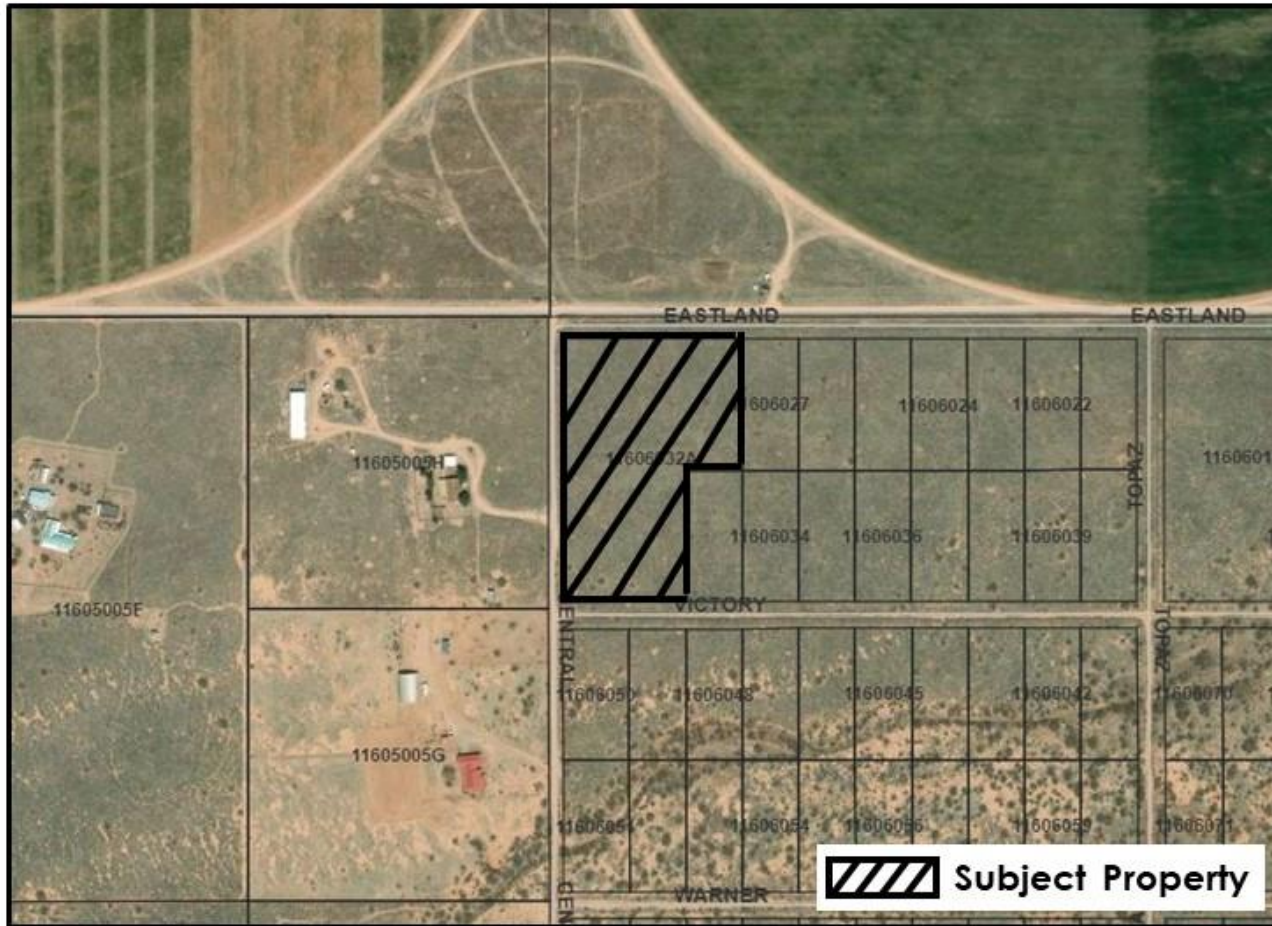
116-06-032A

Parcel Size:

4.5 acres



DEVELOPMENT SERVICES



Location: Eastland and Central (Sun Sites)
Docket RZ23-20

N.T.S



DEVELOPMENT SERVICES



Location: Eastland and Central (Sun Sites)
Docket RZ23-20

N.T.S



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



Eastland Road, viewing west



Central Road, viewing south



Victory Street, viewing east

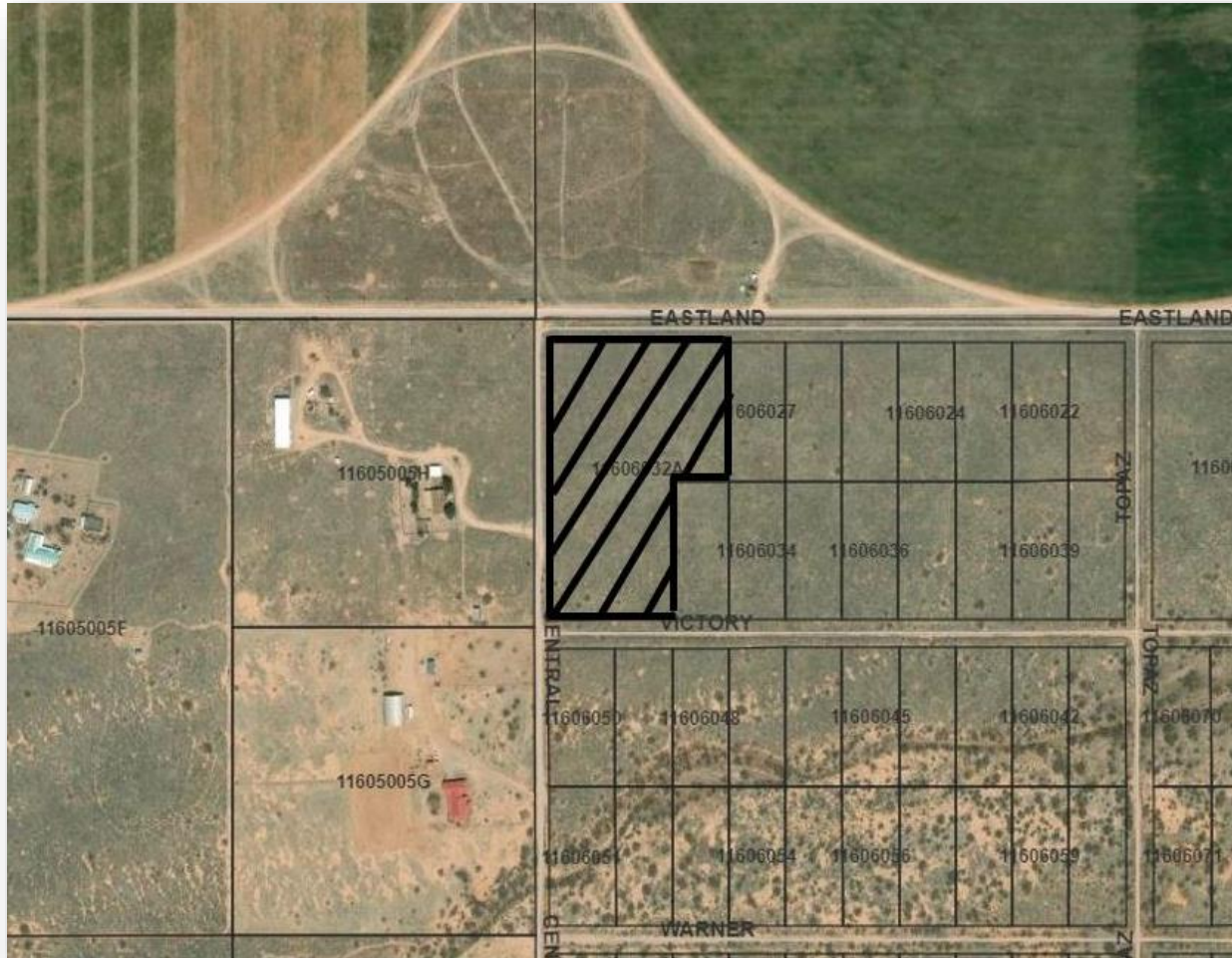
Factors in Favor of Approval

1. Complies with eight applicable rezoning factors used to analyze zoning amendments.
2. Allows uses compatible with the existing development pattern.

Factors Against Approval

None identified.

Discussion



Recommendations

- Based on factors in favor of approval, the Planning and Zoning Commission forwarded a recommendation of approval to the Board of Supervisors (5-0) at their November 8, 2023, meeting.
- Based on factors in favor of approval, Staff forwards a recommendation of approval to the Board of Supervisors to rezone parcel 116-06-032A, previously described as parcels 116-06-028 through 116-06-032, from SR-22 to RU-4.

RZ23-20 (Eastland Road)

Rezone from SR-22 to RU-4

Board of Supervisors
November 28, 2023

