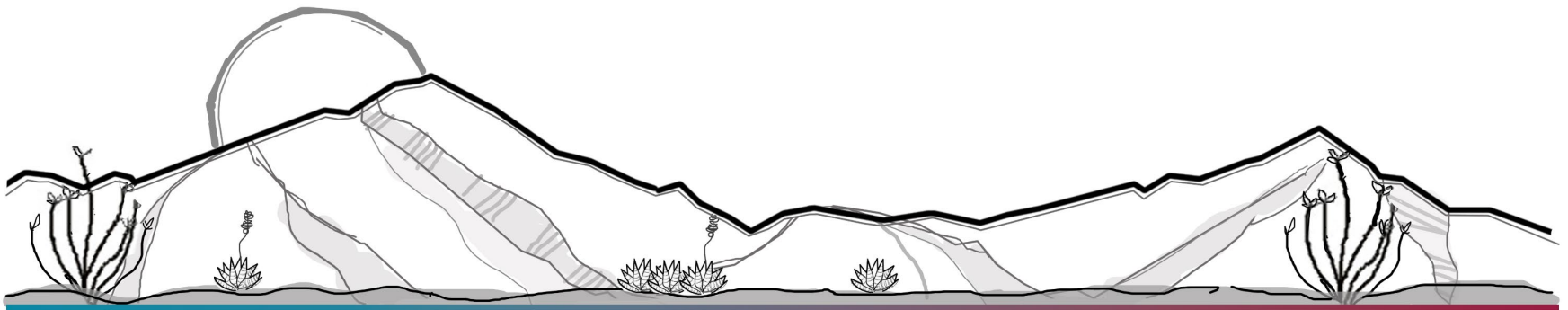


RZ22-23 (Done, Davis Rd)

Rezone from R-9 to RU-4

Planning and Zoning Commission

January 11, 2023



The Request

Applicant:	Laura Done
Current Zoning:	R-9 (Residential, one dwelling per 9,000 SF)
Proposed Zoning:	RU-4 (Rural, one dwelling per 4-acres)
Growth Area:	D
Plan Designation:	Rural
Area Plan:	None
Existing Uses:	Residential (one-dwelling)
Proposed Uses:	Same



DEVELOPMENT SERVICES

Location:
3876 W. Davis Rd,
McNeal, AZ 85617

APN:
404-21-012A

Parcel Size:
10.13 acres

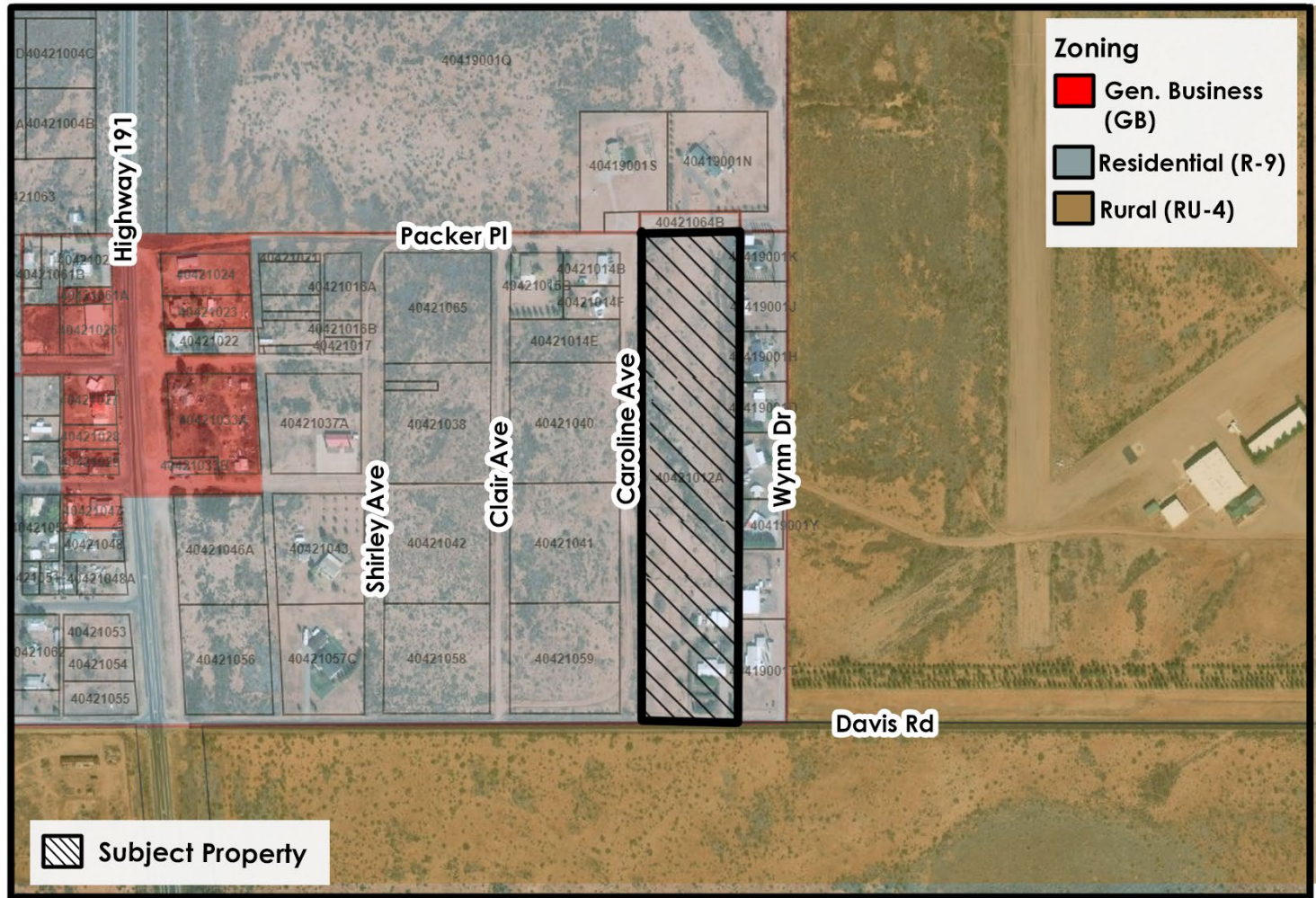


DEVELOPMENT SERVICES



DEVELOPMENT SERVICES

Current Zoning



Location and Zoning
RZ 22-23 Done, Davis Rd

N.T.S



Factors in Favor of Approval

1. The request complies with all the applicable rezoning factors used to analyze rezoning requests;
2. The current zoning (R-9) would allow over 40 single family homes, which would be a strain on utilities and infrastructure;
3. Approximately 3 acres of the property is within the floodplain, the less intense RU-4 designation limits future development potential;
4. The request is an expansion of RU-4 zoning to the south, immediately adjacent; and
5. The proposed RU-4 designation is a permitted designation in D-Rural land use, while the current R-9 designation is not.

Factors Against Approval

1. Rural zoning allows a greater range of uses not permitted within residential zoning; and
2. It breaks the existing zoning pattern of R-9 north of Davis Rd, west of Wynn Drive.

Discussion



Staff Recommendation

Docket RZ 22-23, Staff recommends **Conditional Approval**

The applicant shall provide the County with a signed Acceptance of Conditions and a Waiver of Claims form arising from ARS Section 12-1134 signed by the property owner of the subject property within thirty (30) days of Board of Supervisors approval of the rezoning.

Sample Motion:

Board Chairman, I move to recommend approval to the Board of Supervisors of rezoning, Docket RZ22-23 (Done, Davis Rd) located on parcel 404-21-012A, from R-9 to RU-4, with the Conditions of Approval recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.

