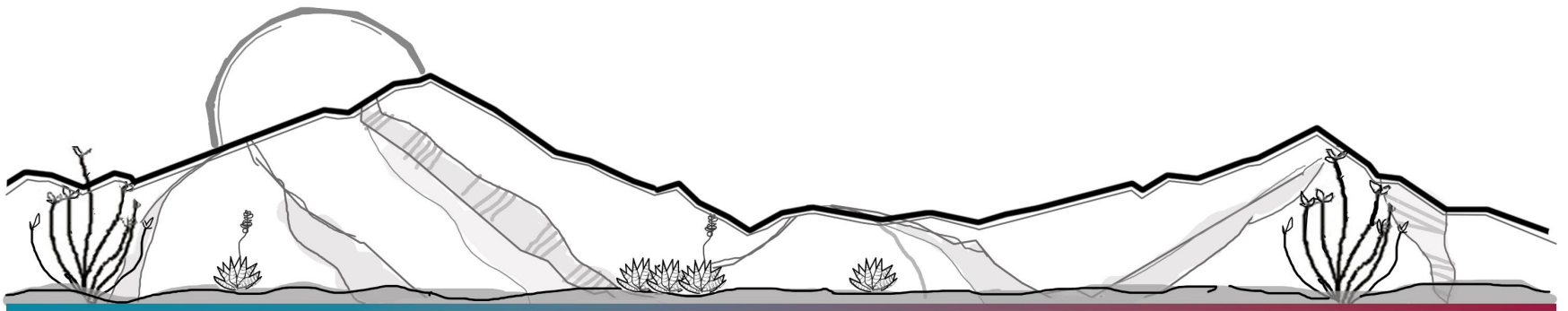


# Docket RZ23-02 and CPA23-01 (Patton)

**Request for a Rezoning From R-18 to GB**

Planning & Zoning Commission

March 8, 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.

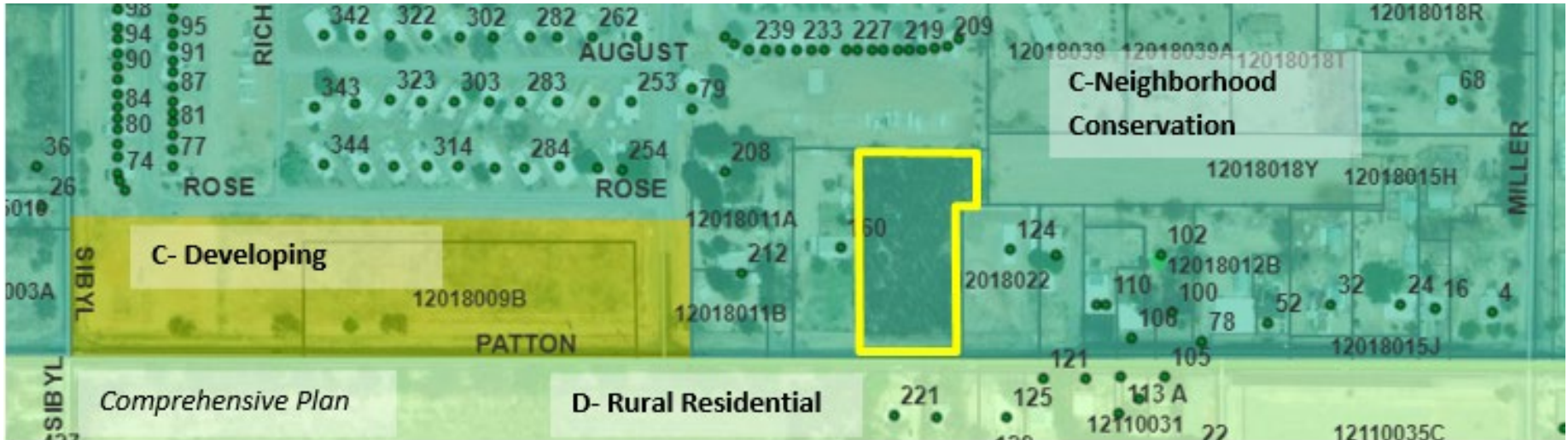


# DEVELOPMENT SERVICES

## Location



## Comprehensive Plan



## Zoning





## Existing Project



# DEVELOPMENT SERVICES

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

**Complies: 10 factors**

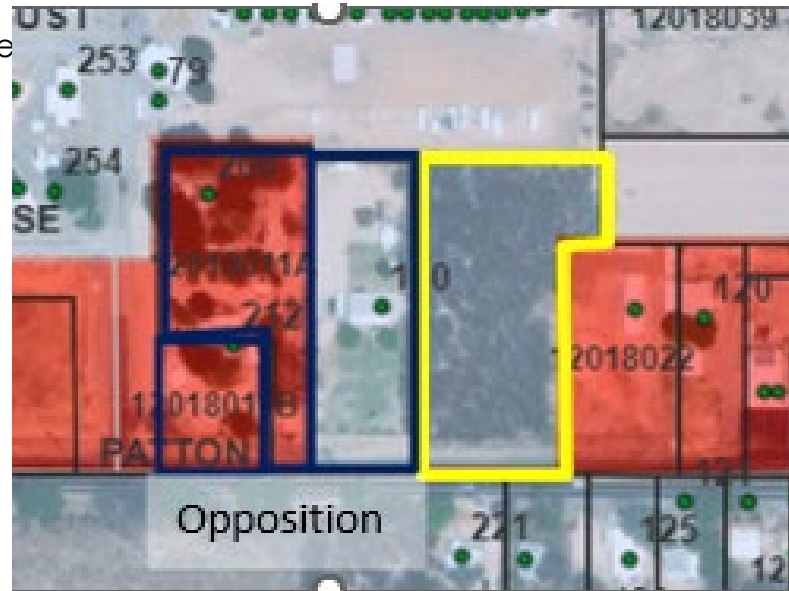
- Provides adequate site plan/concept plan
- Applicable site development standards
- Adjacent districts remain capable of development
- Limitation on the creation of nonconforming uses
- Compatibility with existing development
- Rezoning to more intense districts
- Adequate services and infrastructure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

**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



# DEVELOPMENT SERVICES

## Surrounding Photos



## Discussion:



## Recommendation: Conditional Approval

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.



## Sample Motion

*Mr. Chairman, I move to recommend approval to the Board of Supervisors Comprehensive Plan Amendment CPA23-01 (Patton) located on parcel 120-18-021, with the Conditions of Approval recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.*

*Mr. Chairman, I move to recommend approval to the Board of Supervisors Rezoning, RZ23-01 (Patton) located on parcel 120-18-021, with the Conditions of Approval recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.*

