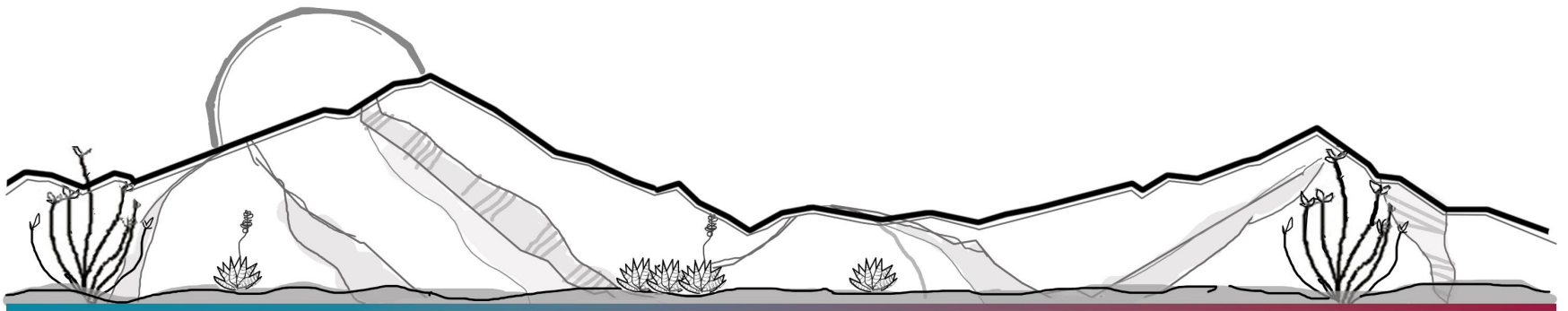


## RZ23-06 (Dill)

Rezone from R-36 to RU-4

Planning and Zoning Commission

May 10, 2023



## The Request

Applicant:	Mr. Seth Wilson
Current Zoning:	R-36 (Residential, one dwelling per 36,000 SF)
Proposed Zoning:	RU-4 (Rural, one dwelling per 4-acres)
Growth Area:	D
Plan Designation:	Rural Residential
Area Plan:	None
Existing Uses:	Recreational vehicle, assessor buildings
Proposed Uses:	Permitted single family residence



# DEVELOPMENT SERVICES

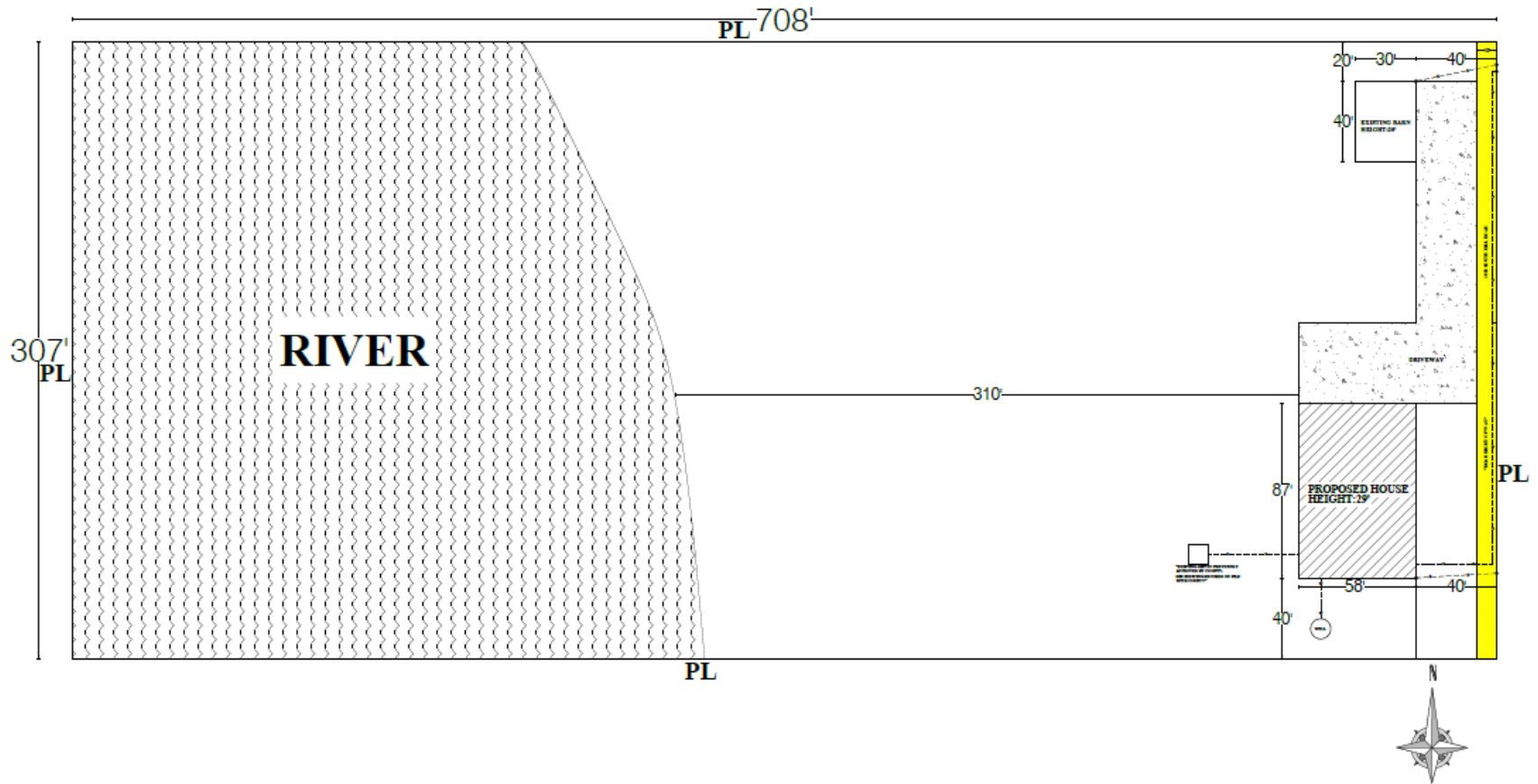
Location:  
1050 South Dill Road, Benson

APN:  
123-37-007

Parcel Size:  
5 acres



## Site Plan



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES

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## **Factors in Favor of Approval**

- 1.The request complies with eleven 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.

## **Factors Against Approval**

- 1.None identified.

## Discussion



## Staff Recommendation

Docket RZ23-06, Staff recommends **Approval**

### **Sample Motion:**

Commission Chair, I move to recommend approval to the Board of Supervisors of rezoning, Docket RZ23-06 (Dill) located on parcels 123-37-007, from R-36 to RU-4; the Factors in Favor of Approval constituting the Findings of Fact.