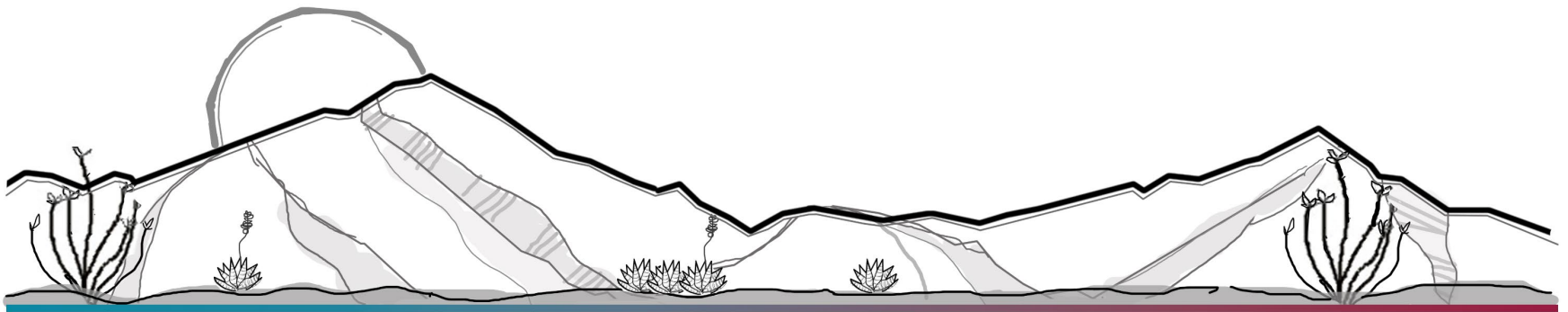


## **RZ23-14 (Ironwood)**

**Rezone from SR-43 to RU-4**

**Planning and Zoning Commission**

**August 9, 2023**



## The Request

Applicant:	Ronald Cladas, Jr.
Current Zoning:	SR-43 (Single Residential, one dwelling per 43,000 square feet)
Proposed Zoning:	RU-4 (Rural; one dwelling per 4 acres)
Growth Area:	D – Rural Areas
Plan Designation:	Rural
Area Plan:	NA
Existing Uses:	Vacant property
Proposed Uses:	Single Family Home and Barn



# DEVELOPMENT SERVICES

Location:

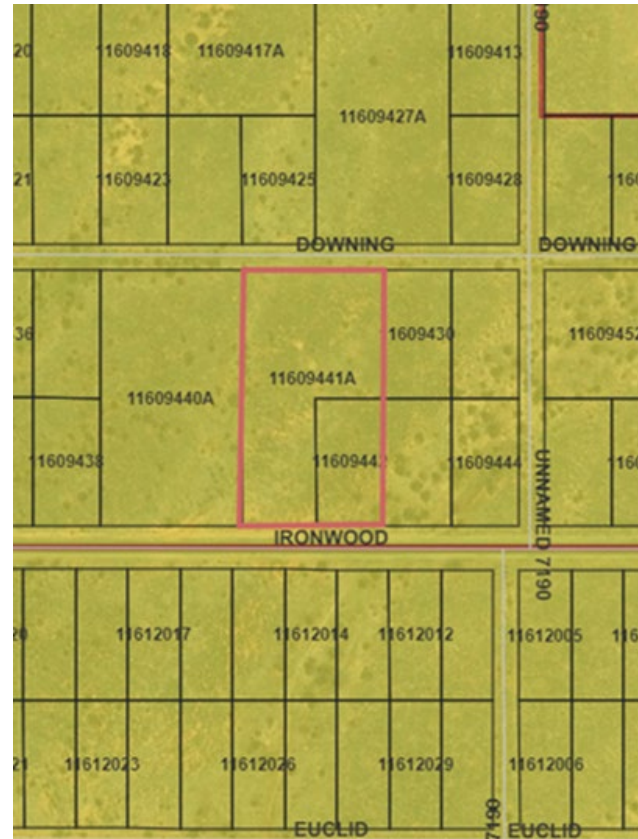
North of Ironwood Road, West of Sunsites

APNs:

116-09-441A and 442

Site Size:

4.5 acres



# DEVELOPMENT SERVICES



# **DEVELOPMENT SERVICES**

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## **Factors in Favor of Approval**

1. The request complies with thirteen 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. One letter in support

## **Factors Against Approval**

1. None identified.

## Discussion



## Staff Recommendation

Based on the factors in favor of approval, Staff recommends forwarding the rezoning request from SR-43 (Single Residential, one dwelling per 43,000) to RU-4 (Rural; one dwelling per four acres) on a 4.5-acre site to the Board of Supervisors with a recommendation of **approval** with the follow condition:

1. Combine the two parcels prior to permit issuance

## Sample Motion:

I move to recommend approval to the Board of Supervisors rezoning Docket RZ23-14, located on parcels 116-09-441A and 442, from SR-43 to RU-4, the Factors in Favor of Approval constituting the Findings of Fact.

