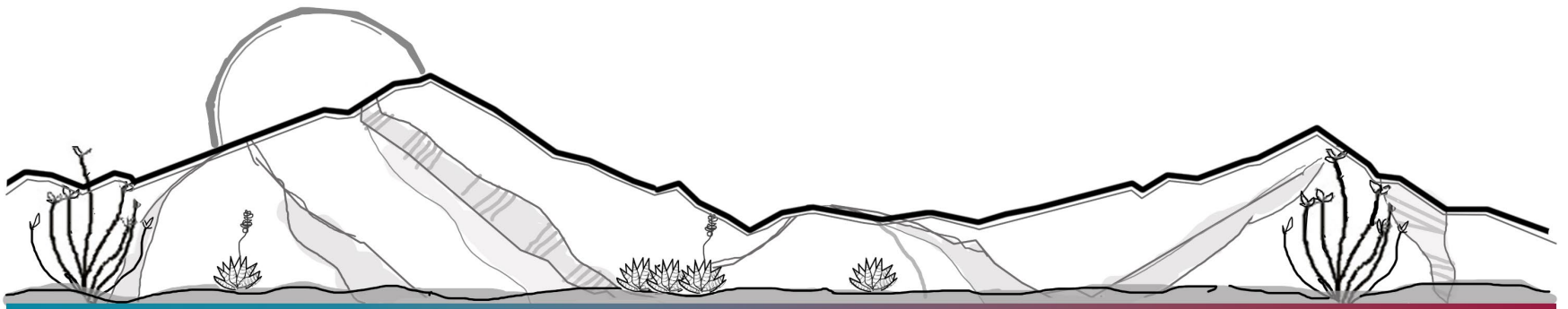


RZ23-15 (Austin Henley)

Rezone from R-36 to RU-4

Planning and Zoning Commission

August 9, 2023



The Request

Applicant:	Jennifer Johnson
Current Zoning:	R-36 (Residential, one dwelling per 36,000 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



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES

Location:
Elfrida, North of Austin Henley

APNs:
401-41-668, 655, and 654

Site Size:
7.2 acres



DEVELOPMENT SERVICES



Factors in Favor of Approval

- 1.The request complies with ten 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



DEVELOPMENT SERVICES



Staff Recommendation

Docket RZ23-15, Staff recommends **Approval**

Sample Motion:

I move to recommend approval to the Board of Supervisors rezoning Docket RZ23-15, located on parcels 401-41-668, 655 and 654, from R-36 to RU-4, the Factors in Favor of Approval constituting the Findings of Fact.

