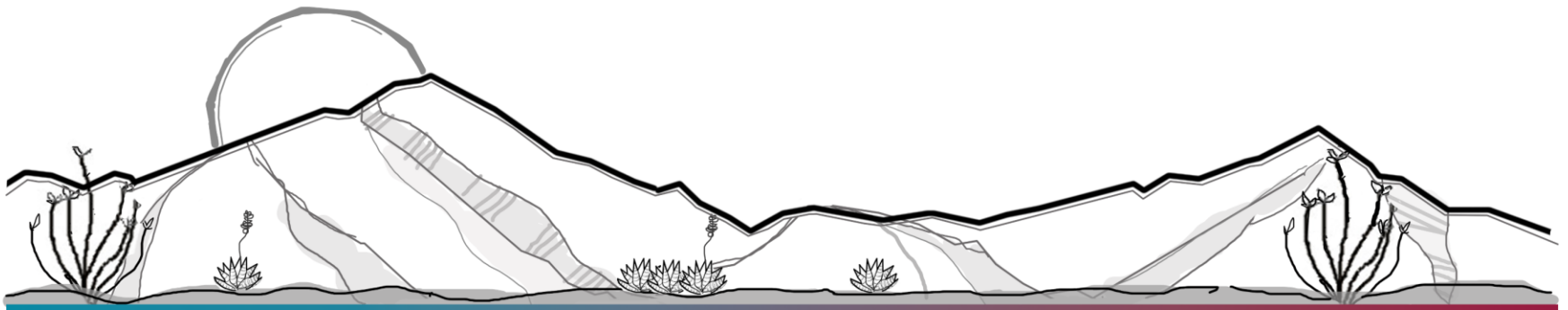


RZ22-19 (Rancho del Sol)

Rezone from R-36 to RU-4

Planning and Zoning Commission

November 8, 2023



The Request

Applicant:	Justin Uhrig
Current Zoning:	R-36 (Residential, Min lot size 36,000 SF)
Proposed Zoning:	RU-4 (Rural, Min lot size 4-acres)
Growth Area:	D
Plan Designation:	Rural
Area Plan:	None
Existing Uses:	Residential, temp RV (unpermitted)
Proposed Uses:	Residential, opt-out tiny home



DEVELOPMENT SERVICES

APN:
401-37-227A

Parcel Size:
5.0 acres



DEVELOPMENT SERVICES

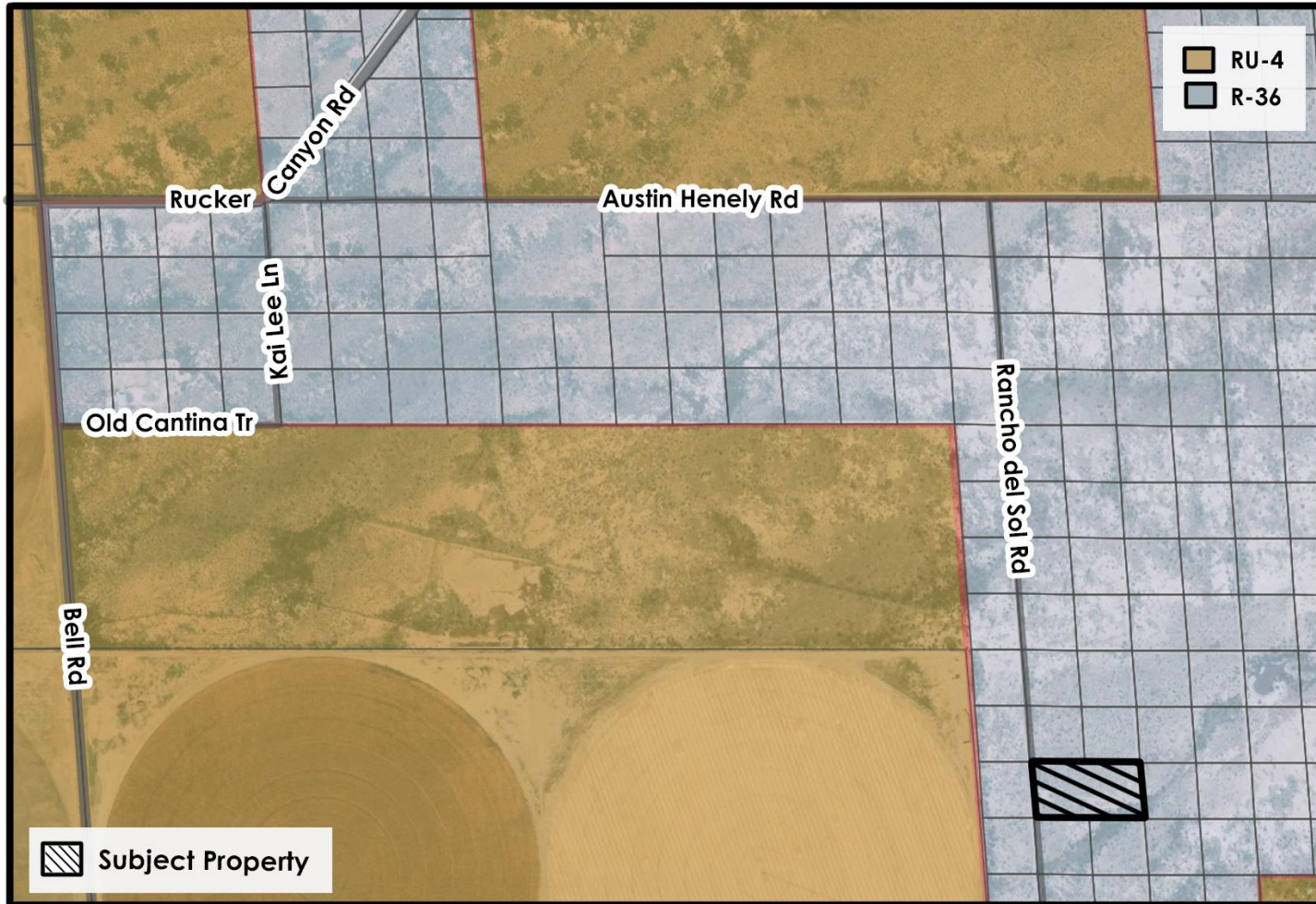


Location
RZ 23-19 (Rancho del Sol)

N.T.S



DEVELOPMENT SERVICES



Zoning
RZ 23-19 (Rancho del Sol)

N.T.S



The Site



Factors in Favor of Approval

1. The proposed zoning of RU-4 (Rural, one dwelling per 4-acres) would bring the zoning into compliance with the existing land use (D-Rural);
2. The proposed RU-4 zoning is more appropriate than the existing R-36 given the condition and extent of existing utilities and infrastructure; and
3. The request complies with all the applicable rezoning factors used to analyze rezoning requests.

Factors Against Approval

1. Letter of opposition received
2. The parcel is very near, but not directly contiguous to RU-4 zoning

Discussion



Recommendation and Sample Motion

Docket RZ 23-19, Staff recommends Approval

Madam Chair, I move to recommend approval to the Board of Supervisors of the rezoning, Docket RZ 23-19 (Rancho del Sol) located on parcel 401-37-227A, from R-36 to RU-4, the Factors in Favor of Approval constituting the Findings of Fact.