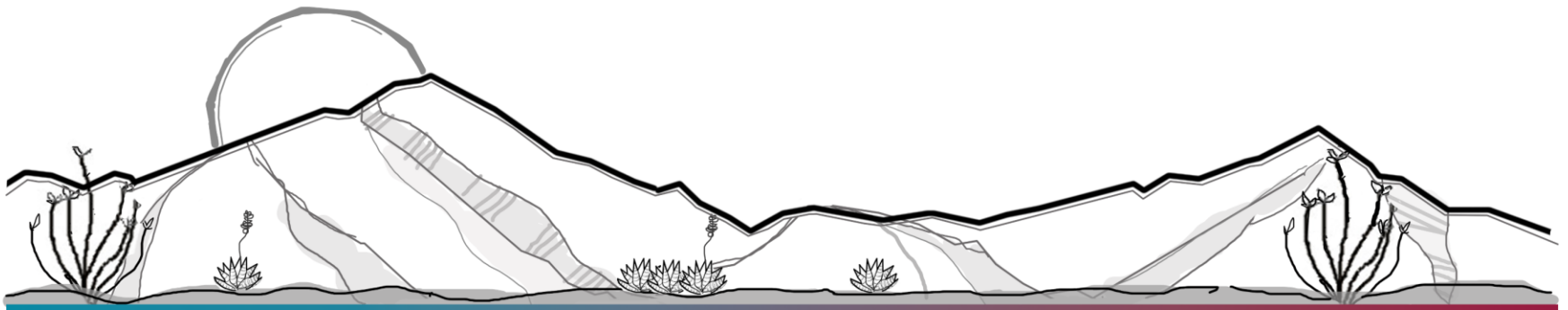


# **RZ23-20 (Eastland Road)**

**Rezone from SR-22 to RU-4**

**Planning and Zoning Commission**

**November 8, 2023**



# DEVELOPMENT SERVICES

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## Request

Applicant:	Phyllis Peachey
Current Zoning:	SR-22
Proposed Zoning:	RU-4
Growth Area:	D – Rural Area
Plan Designation:	Rural
Area Plan:	Mid-Sulphur Springs Valley
Existing Uses:	Undeveloped
Proposed Uses:	Single Family Residence

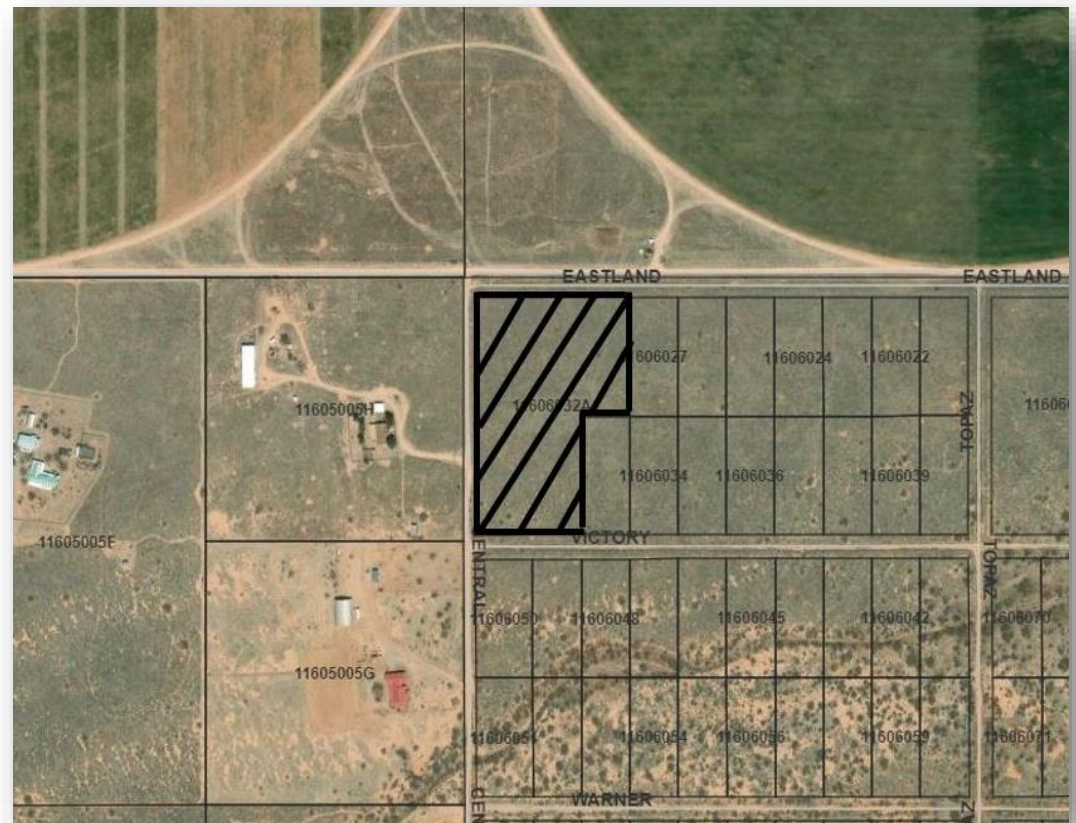


## Property Location



## Property Details

- Eastland and Central Roads (Sunsites)
- APN 116-06-032A
- 4.5 acres



## Subject Property



# DEVELOPMENT SERVICES



*Eastland Road, viewing west*

*Central Road, viewing south*



# DEVELOPMENT SERVICES



*Victory Street, viewing east*



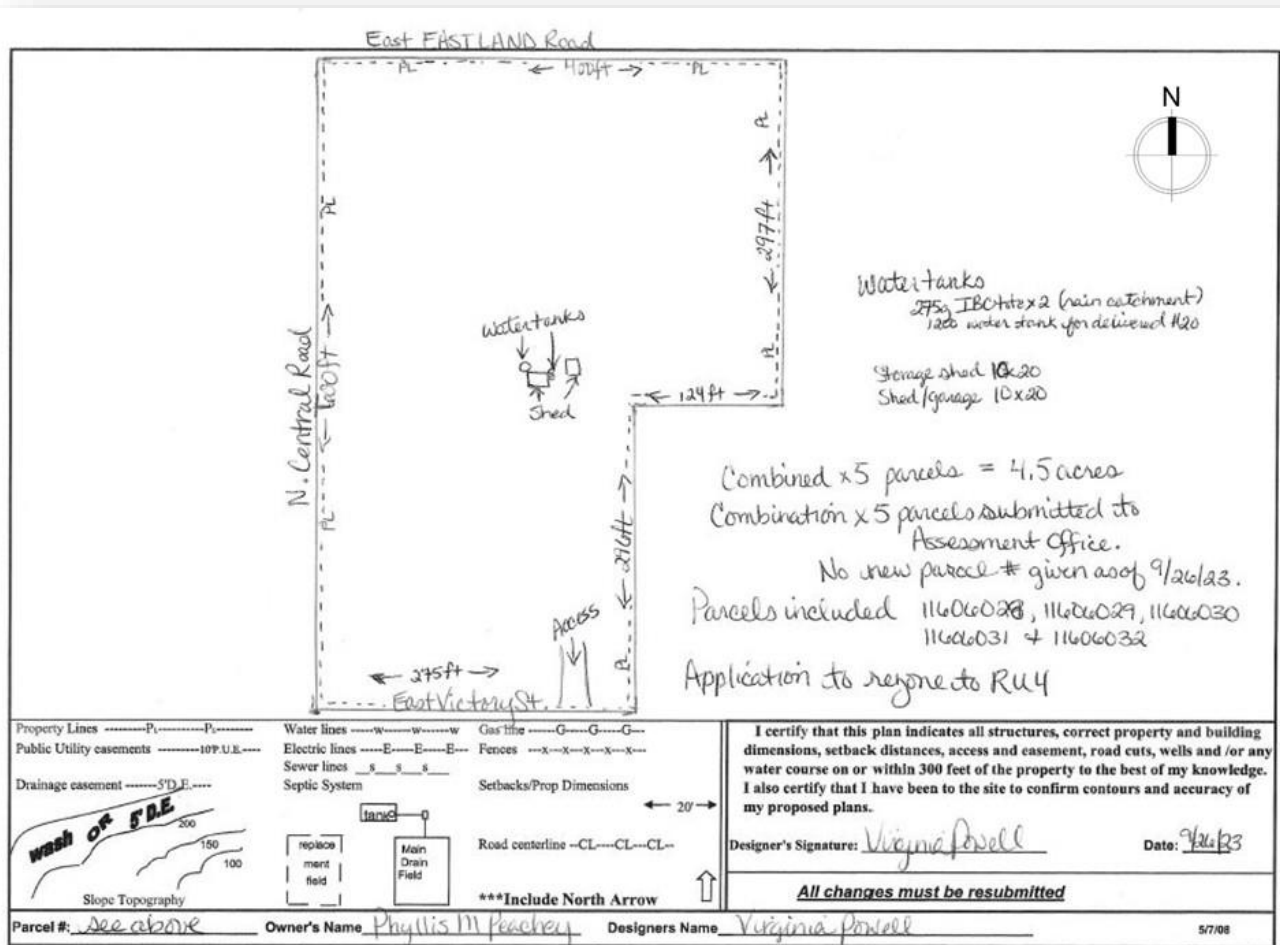
*Property to east*



*Property to east*

# DEVELOPMENT SERVICES

## Site Plan



## Rezoning Factors

1. Provides adequate site plan/concept plan: **Complies**
2. Capable of complying with applicable site development standards: **Complies**
3. Adjacent districts remain capable of development: **Complies**
4. Does not create nonconforming uses: **Complies**
5. Compatible with existing development: **Complies**
6. Rezoning to more intense districts: **Not Applicable**
7. Adequate services and infrastructure for intensification of zoning: **Not Applicable**
8. Traffic Circulation Criteria: **Complies**
9. Development along Major Streets: **Not Applicable**
10. Infill Compatibility: **Not Applicable**
11. Unique topographic features: **Not Applicable**
12. Water conservation: **Complies**
13. Public input: **Not Applicable**
14. Hazardous Materials: **Not Applicable**
15. Consistent with Planning Policies: **Complies**

# DEVELOPMENT SERVICES

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## Factors in Favor of Rezoning

- Adequate land use/concept plan.
- Applicable RU-4 development standards can be met.
- Adjacent districts remain capable of development.
- Does not create nonconforming land uses.
- Compatible with existing development.
- Downzone reduces strain on limited services and infrastructure.
- Reduced residential density may result in reduced water consumption.
- Complies with Mid-Sulphur Springs Valley Area Plan.

## Factors Not in Favor of Rezoning

- None identified.

## Factors in Favor of Approval

1. Complies with eight applicable rezoning factors used to analyze zoning amendments.
2. Allows uses compatible with the existing development pattern.

## Factors Against Approval

None identified.

*\*7 rezoning factors do not apply to this downzone.*

## Discussion



## Staff Recommendation

Staff recommends approval without special conditions.

## Sample Motion

I move to recommend approval to the Board of Supervisors Docket RZ23-20, rezoning parcel 116-06-032A, previously described as parcels 116-06-028 through 116-06-032, from SR-22 to RU-4 with Factors of Approval constituting Findings of Fact.

# **RZ23-20 (Eastland Road)**

**Rezone from SR-22 to RU-4**

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