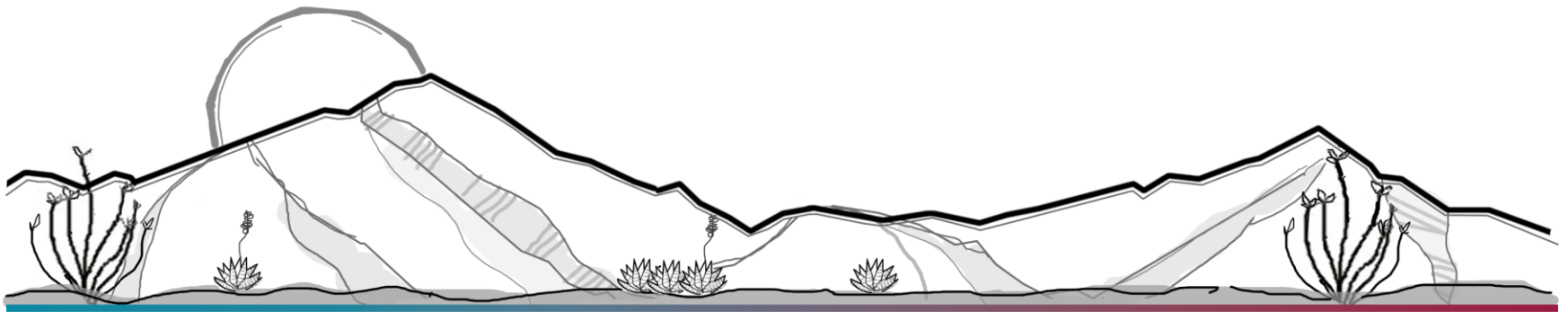


Docket RZ24-02

Rezone from R-36 to RU-4

Board of Supervisors
March 26, 2024



DEVELOPMENT SERVICES



Applicant: Mohamad Hodai

Location: Sunsites Ranches (APN 403-54-241A)

Current Zoning: R-36

Proposed Zoning: RU-4

Growth Area: D – Rural

Plan Designation: Rural

Existing Use: Undeveloped

Proposed Use: Single Family Residence

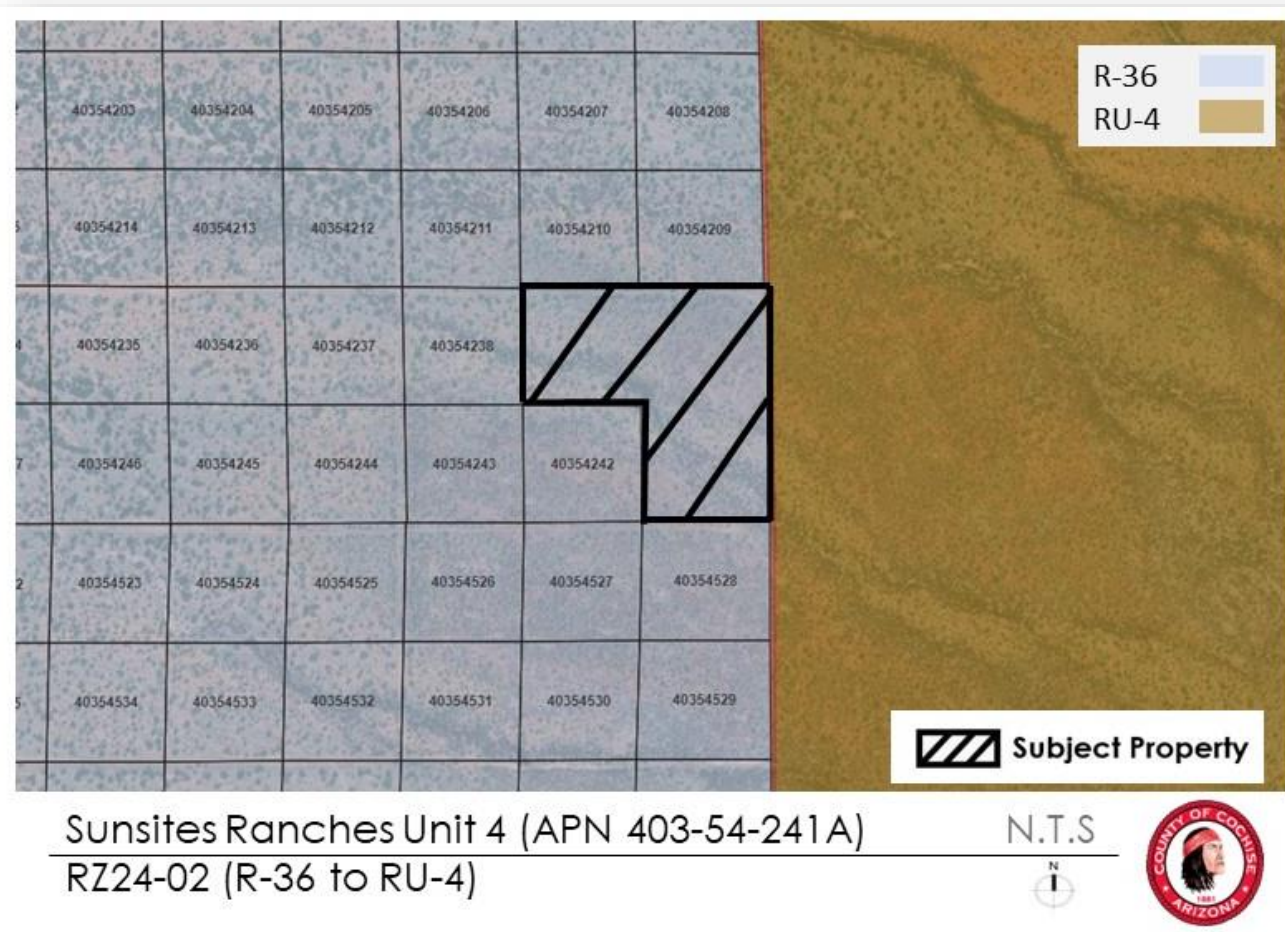


Property Location



DEVELOPMENT SERVICES

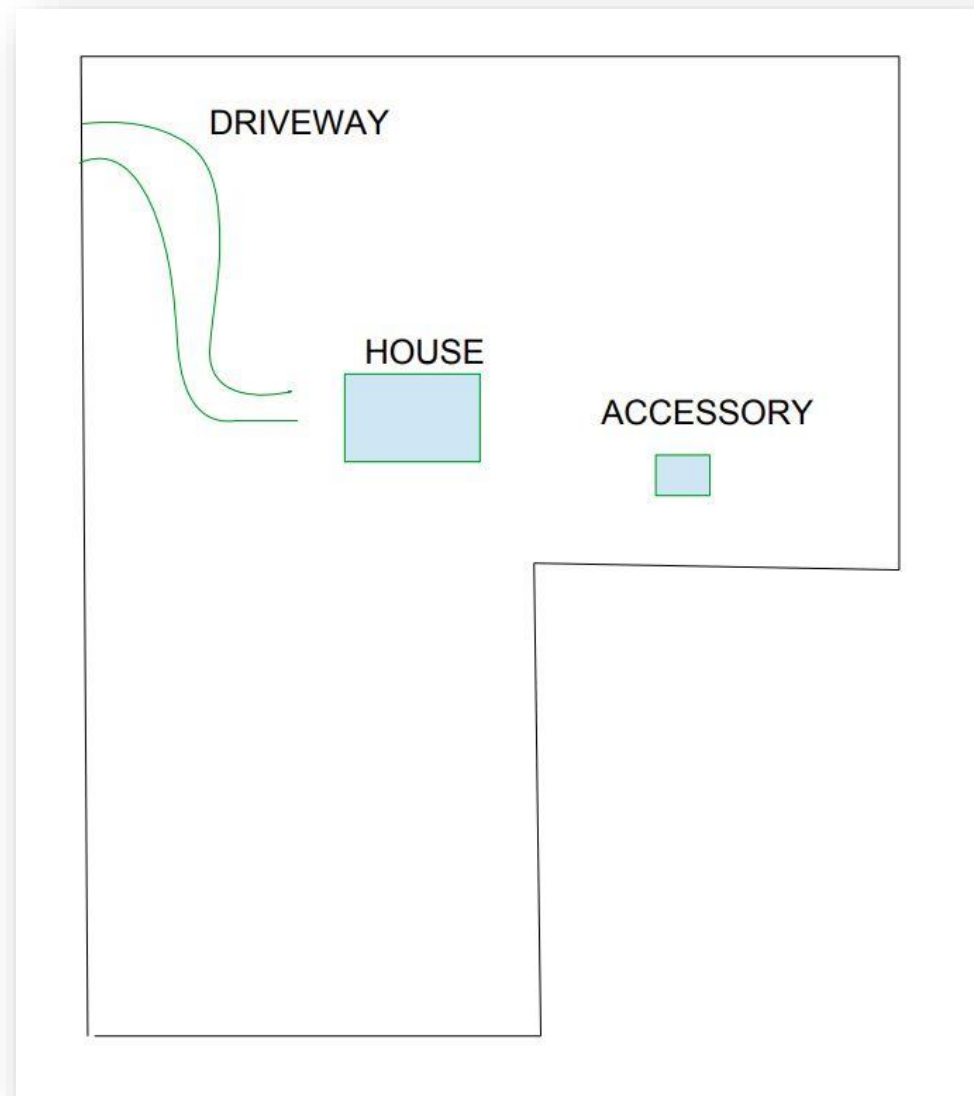
Property Location and Zoning



DEVELOPMENT SERVICES

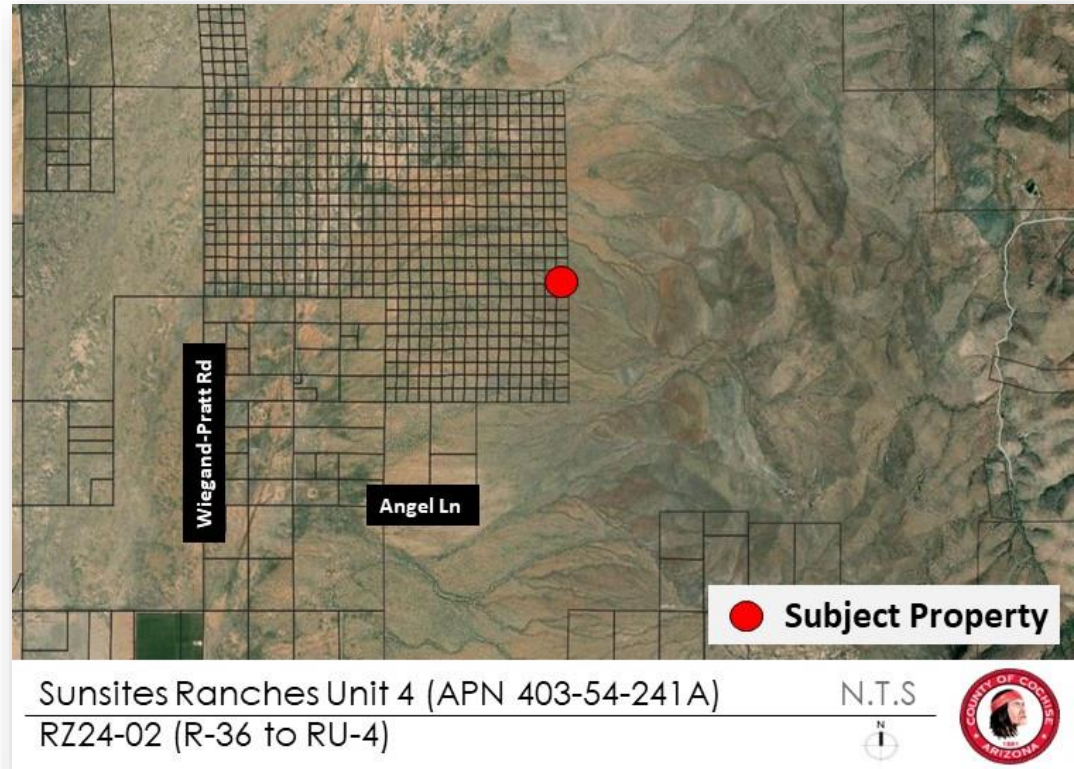


Concept Plan



Public Notice

- 21 February
 - Notices
 - Posting
 - Legal ad



Rezoning Factors

- | | |
|---|-----------------------|
| 1. Adequate site/concept plan: | Complies |
| 2. Comply with site development standards: | Complies |
| 3. Adjacent districts capable of development: | Complies |
| 4. Does not create nonconforming uses: | Complies |
| 5. Compatible with existing development: | Complies |
| 6. Rezone to more intense zoning district | Not Applicable |
| 7. Adequate services and infrastructure: | Complies |
| 8. Traffic circulation: | 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: | Complies |
| 14. Hazardous materials: | Not Applicable |
| 15. Consistent with planning policies: | Complies |

DEVELOPMENT SERVICES

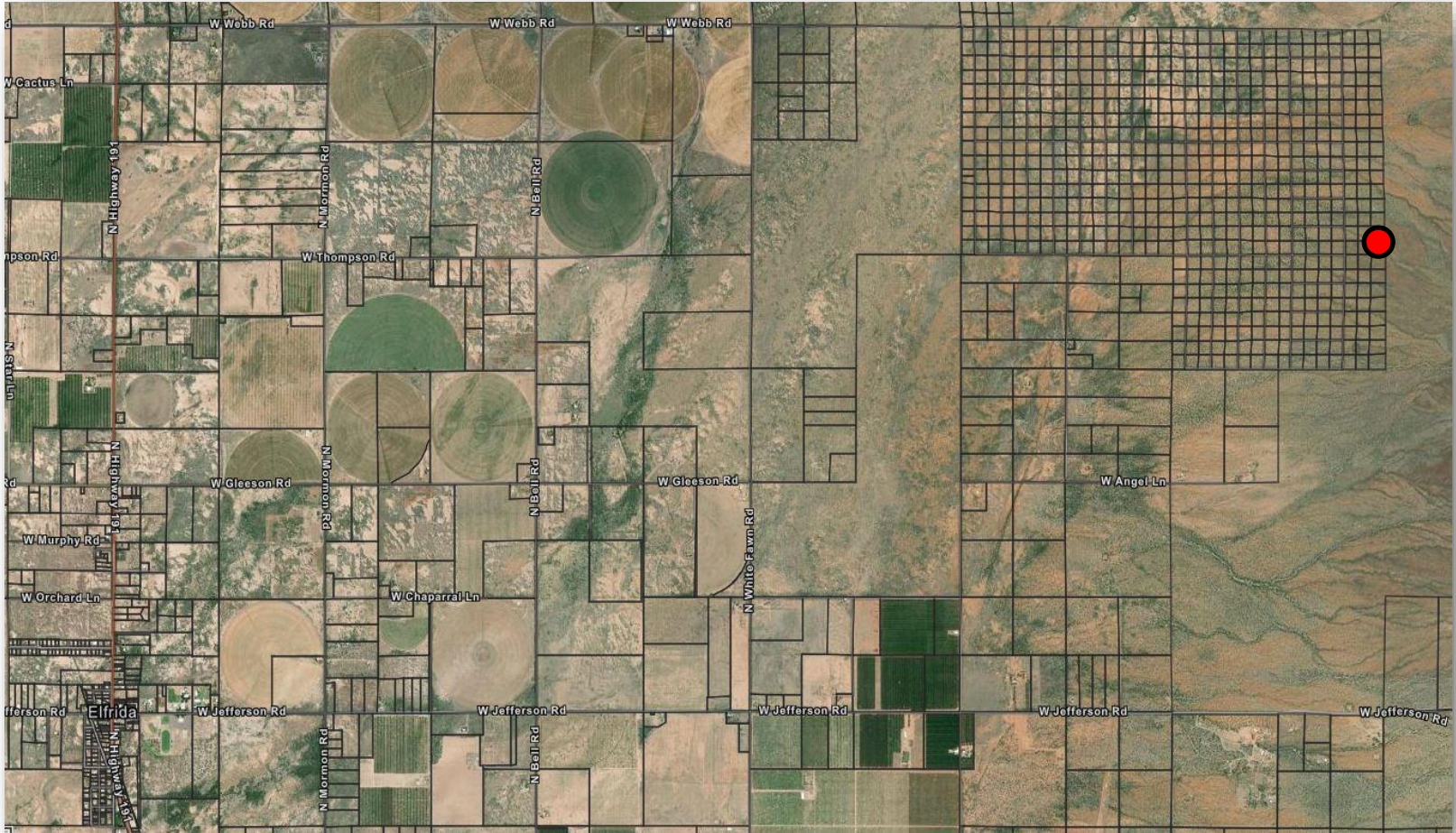
Factors in Favor of Approval

1. Complies with 10 applicable factors
2. Compatible with rural development pattern
3. Downzone reduces number of allowed residences
4. No opposition from nearby property owners

Factors Against Approval

- None identified

Applicant Presentation / Discussion



Recommendations

Based on the factors in favor of approval, the Planning and Zoning Commission recommended approval of Docket RZ24-02 (7-0) at their March 13, 2024, meeting without conditions.

Based on the factors in favor of approval, Staff also recommends approval of Docket RZ24-02 without conditions, rezoning parcel 403-54-241A from R-36 to RU-4.

Docket RZ24-02

Rezone from R-36 to RU-4

Board of Supervisors
March 26, 2024

