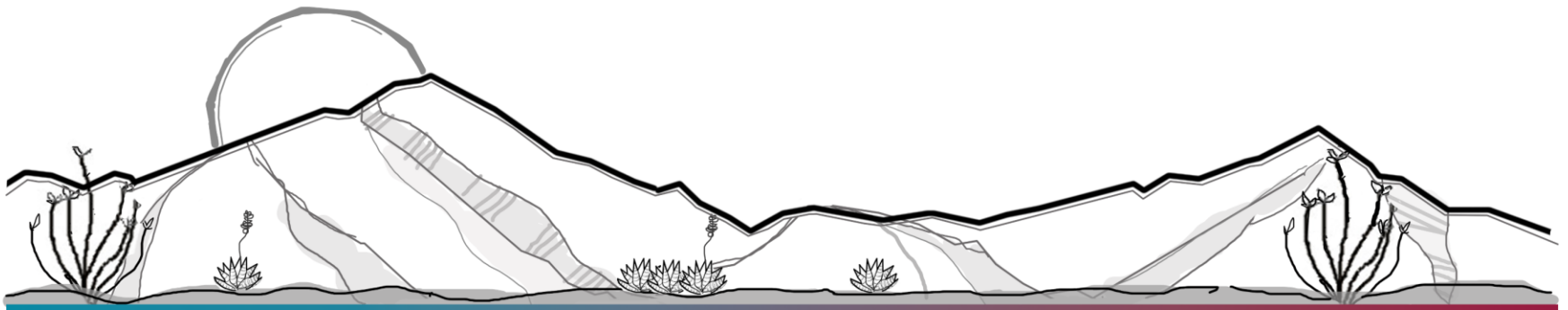


## Docket RZ24-03

Rezone from RU-4 to GB

Board of Supervisors

March 26, 2024



# DEVELOPMENT SERVICES

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Applicant: Clinton Gray

Location: 10501 Dove Song Lane  
(2 acres out of APN 104-68-005G)

Current Zoning: RU-4

Proposed Zoning: GB

Growth Area: C – Rural Community Area

Plan Designation: Business/High Density Residential

Existing Use: Undeveloped

Proposed Use: Veterinary Clinic



## Property Location





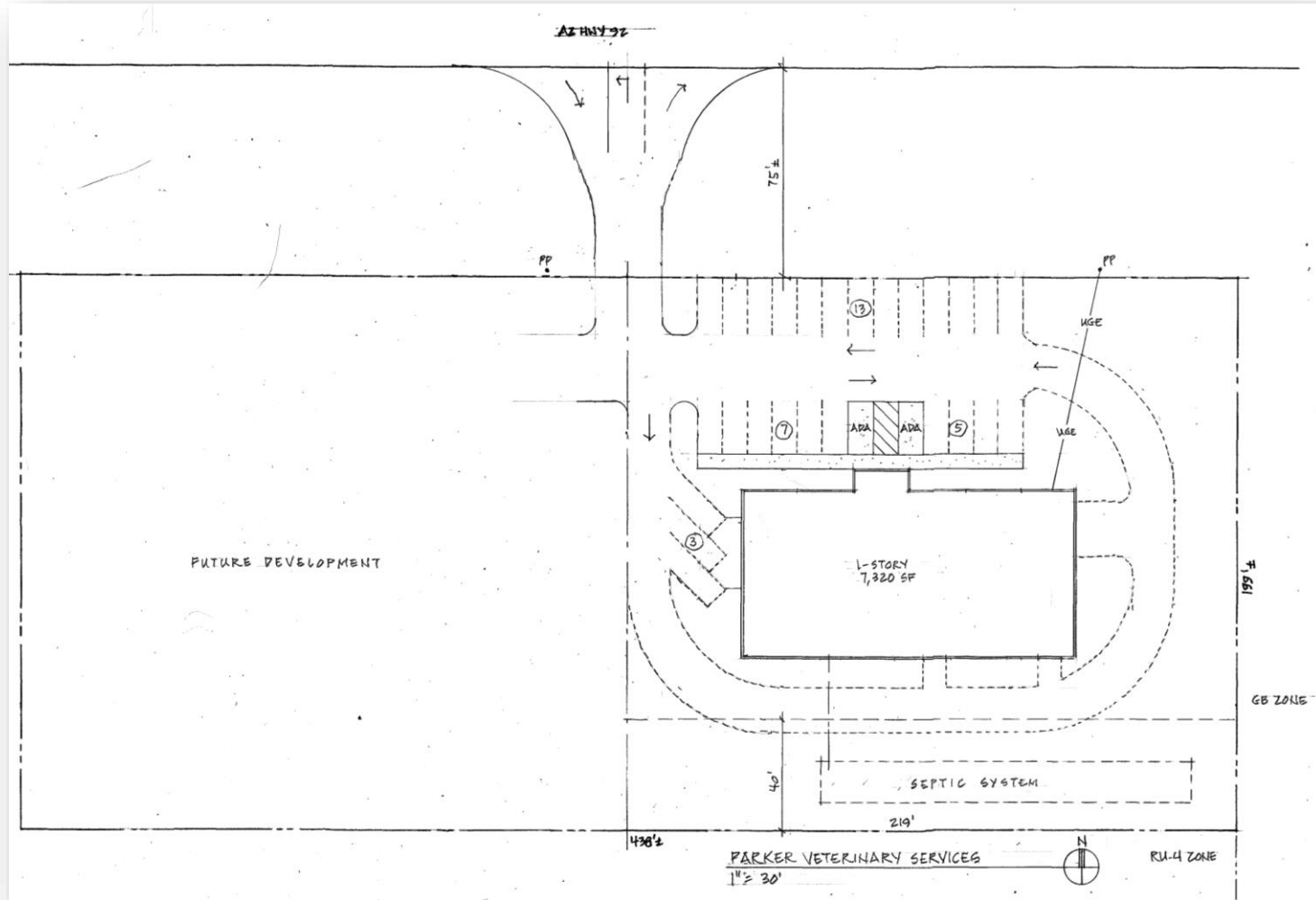
# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



## Concept Plan



## Citizen Review / Public Notice

- 26 January
  - Applicant letters
- 20-21 February
  - Notices
  - Posting
  - Legal ad



## Rezoning Factors

- |   |                       |
|---|-----------------------|
| 1. Adequate site/concept plan:                | <b>Complies</b>       |
| 2. Comply with site development standards:    | <b>Complies</b>       |
| 3. Adjacent districts capable of development: | <b>Complies</b>       |
| 4. Does not create nonconforming uses:        | <b>Complies</b>       |
| 5. Compatible with existing development:      | <b>Complies</b>       |
| 6. Rezone to more intense zoning district     | <b>Complies</b>       |
| 7. Adequate services and infrastructure:      | <b>Complies</b>       |
| 8. Traffic circulation:                       | <b>Complies</b>       |
| 9. Development along major streets:           | <b>Complies</b>       |
| 10. Infill compatibility:                     | <b>Complies</b>       |
| 11. Unique topographic features:              | <b>Complies</b>       |
| 12. Water conservation:                       | <b>Complies</b>       |
| 13. Public input:                             | <b>Complies</b>       |
| 14. Hazardous materials:                      | <b>Not Applicable</b> |
| 15. Consistent with planning policies:        | <b>Complies</b>       |

# DEVELOPMENT SERVICES

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## Factors in Favor of Approval

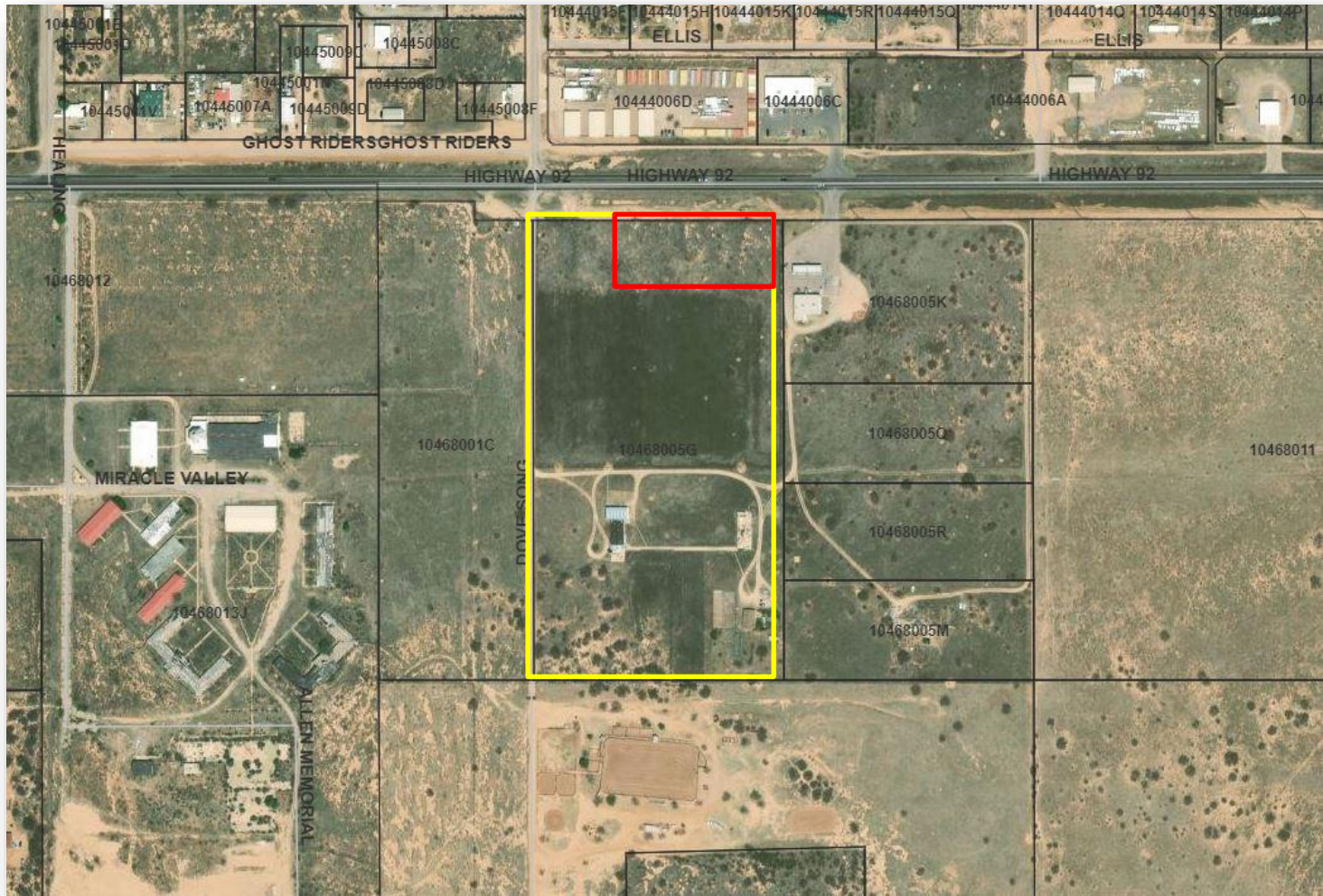
1. Complies with 14 applicable factors
2. GB zoning is consistent with Southern San Pedro Valley Area Plan land use designation and established in the vicinity
3. Proposed use is generally consistent with existing development pattern along Highway 92

## Factors Against Approval

- None identified

# DEVELOPMENT SERVICES

## Applicant Presentation / Discussion



## Recommendations

Based on the factors in favor of approval, the Planning and Zoning Commission recommended approval of Docket RZ24-03 (7-0) at their March 13, 2024, meeting without conditions.

Based on the factors in favor of approval, Staff also recommends approval of Docket RZ24-03 without conditions, rezoning 2 acres out of parcel 104-68-005G from RU-4 to GB.

## Docket RZ24-03

Rezone from RU-4 to GB

Board of Supervisors

March 26, 2024

