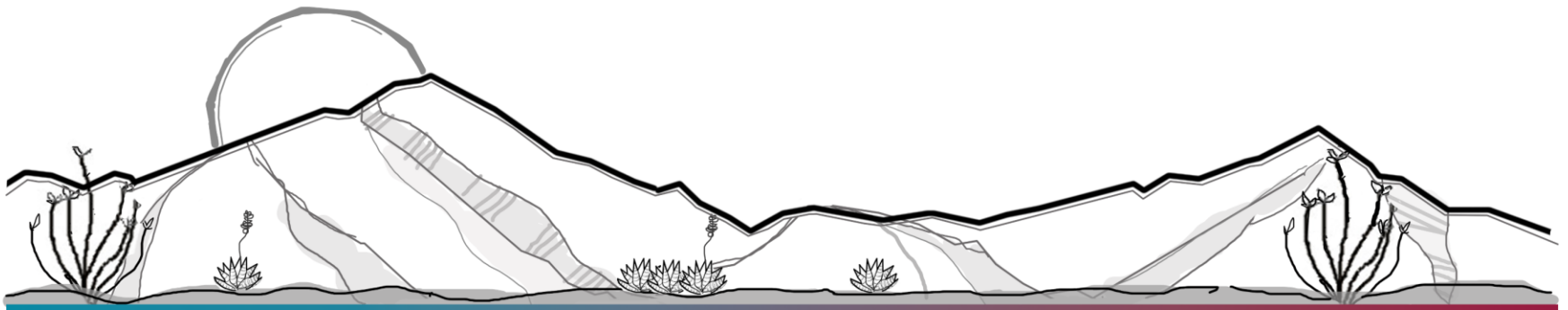


RZ24-04 (Valley Vista)

Rezone from RU-2 to RU-4

Board of Supervisors

April 23, 2024



DEVELOPMENT SERVICES



Request

Applicant: Wesley Jackson / Maranatha Jackson

Location: NE Corner Highway 92 and Valley Vista Drive
(APN 104-12-016)

Current Zoning: RU-2

Proposed Zoning: RU-4

Growth Area: D – Rural Areas

Plan Designation: Rural

Existing Use: Undeveloped

Proposed Use: Single Family Residence



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Property Location and Zoning



RZ24-04 (RU-2 to RU-4)

Valley Vista Estates (APN 104-12-016)

N.T.S



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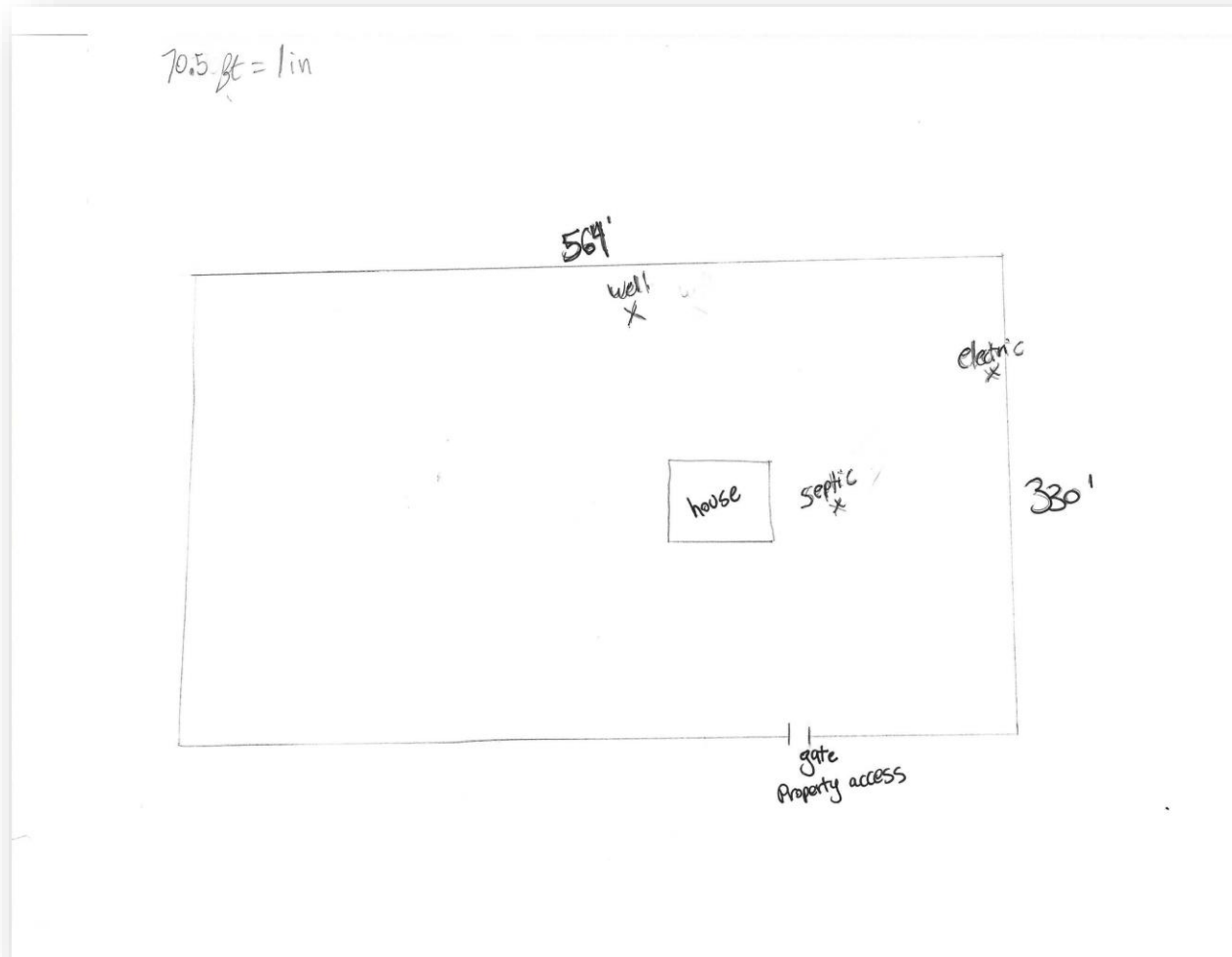
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Concept Plan

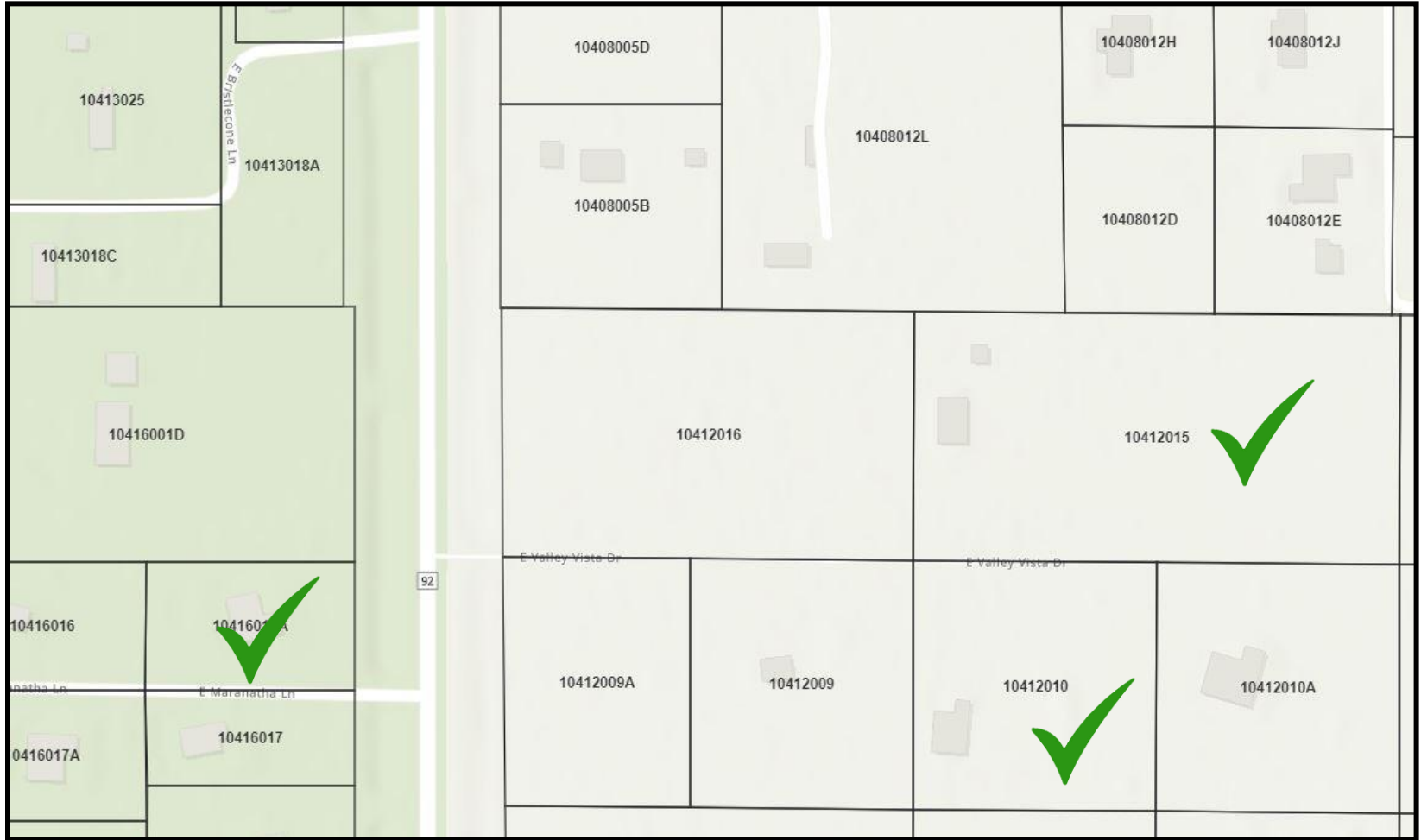


Public Notice

- 20-22 March
 - Notices
 - Posting
 - Legal ad



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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 |

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Factors in Favor of Approval

1. Complies with 10 applicable factors
2. Proposed use is compatible with residential growth pattern
3. Downzone reduces number of allowed dwellings
4. No opposition from nearby property owners

Factors Against Approval

None identified

Recommendations

Based on the factors in favor of approval, the Planning and Zoning Commission recommended approval of Docket RZ24-04 without conditions (7-0) at their April 10, 2024, meeting.

Based on the factors in favor of approval, Staff also recommends approval of Docket RZ24-04, rezoning parcel 104-12-016 from RU-2 to RU-4 without conditions.

Applicant Presentation / Discussion



RZ24-04 (Valley Vista)

Rezone from RU-2 to RU-4

Board of Supervisors

April 23, 2024

