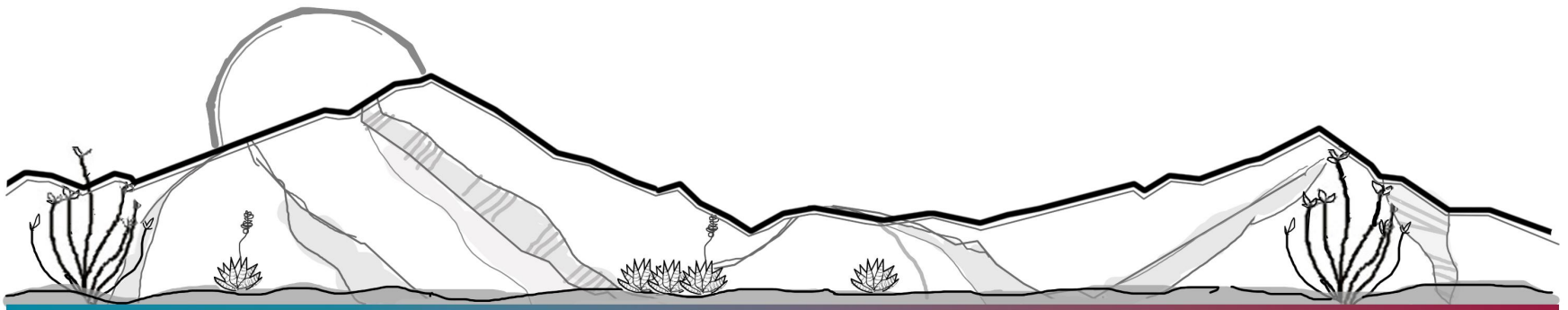


Docket RZ24-10 (Arizona St/Swan Rd)

RU-4 to HI

Board of Supervisors
July 23, 2024



DEVELOPMENT SERVICES



Applicant: Bima LLC – Marilyn Seibold

Location: Arizona Street/Swan Road
(north 1.7 acres of APN 101-41-008A,
formerly APN 101-41-001H)

Current Zoning: RU-4

Proposed Zoning: HI

Plan Designation: Developing

Growth Area: C – Rural Community Areas

Existing Use: Undeveloped

Proposed Use: Undetermined



DEVELOPMENT SERVICES



Property Location and Zoning



RZ24-10 (RU-4 to HI)

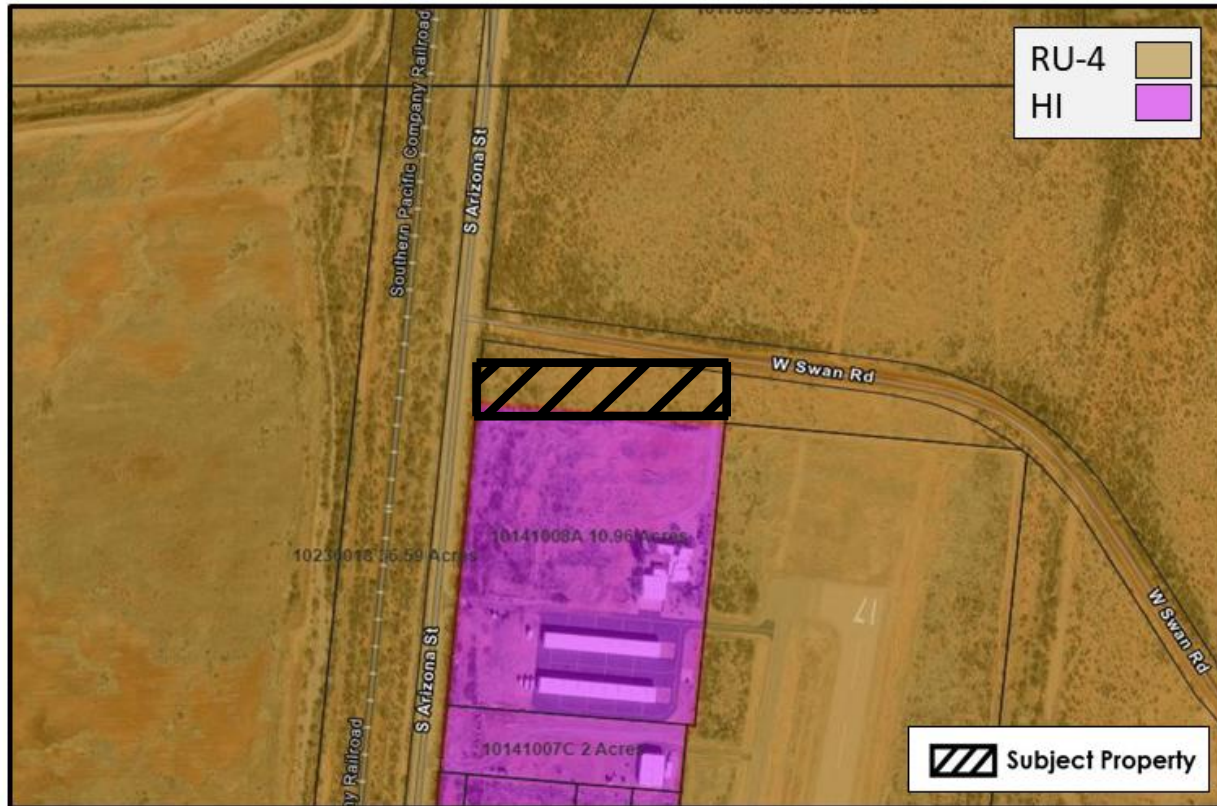
Arizona St/Swan Rd (APN 101-41-001H)

N.T.S



DEVELOPMENT SERVICES

Property Location and Zoning



RZ24-10 (RU-4 to HI)

N.T.S

Arizona St/Swan Rd (portion of APN 101-41-008A)



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



Public Notice

28 May

Applicant letter

19 June

Legal ad

Notices

Posting



Rezoning Factors

<input type="checkbox"/> Adequate site/concept plan:	Does Not Comply
<input type="checkbox"/> Comply with site development standards:	Complies
<input type="checkbox"/> Adjacent districts capable of development:	Complies
<input type="checkbox"/> Does not create nonconforming uses:	Complies
<input type="checkbox"/> Compatible with existing development:	Complies
<input type="checkbox"/> Rezone to more intense zoning district:	Complies
<input type="checkbox"/> Adequate services and infrastructure:	Complies
<input type="checkbox"/> Traffic circulation:	Complies
<input type="checkbox"/> Development along major streets:	Complies
<input type="checkbox"/> Infill compatibility:	Complies
<input type="checkbox"/> Unique topographic features:	Complies
<input type="checkbox"/> Water conservation:	Complies
<input type="checkbox"/> Public input:	Complies
<input type="checkbox"/> Hazardous materials:	Not Applicable
<input type="checkbox"/> Consistent with planning policies:	Complies

Factors in Favor of Approval

1. Complies with 13 of 14 applicable factors
2. Continuation of existing HI zoning
3. No opposition from nearby property owners

Factors Not in Favor

None identified

Recommendations

Based on the factors in favor, the Planning and Zoning Commission recommended approval of Docket RZ24-10 without conditions (8-0) during their July 10, 2024, meeting.

Based on the factors in favor, Staff also recommends approval of Docket RZ24-10 without conditions, rezoning the north 1.7 acres of tax parcel 101-41-008A, formerly tax parcel 101-41-001H, from RU-4 (Rural District, one dwelling per 4 acres) to HI (Heavy Industry District).

Sample Motion

Madam Chair, I move to approve Docket RZ24-10 without conditions, rezoning the north 1.7 acres of tax parcel 101-41-008A, formerly tax parcel 101-41-001H, from RU-4 (Rural District, one dwelling per 4 acres) to HI (Heavy Industry District), the factors in favor of approval constituting the findings of fact.

Docket RZ24-10 (Arizona St/Swan Rd)

RU-4 to HI

Board of Supervisors
July 23, 2024

