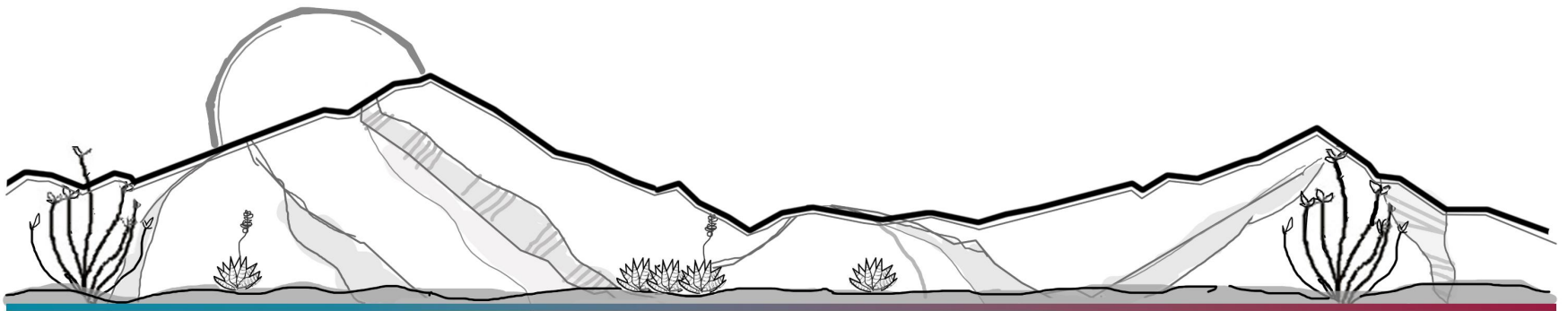


Docket RZ24-11 (Redwing Place)

R-18 to RU-4

Board of Supervisors
July 23, 2024



DEVELOPMENT SERVICES



Applicant: Thomas Farnsworth III

Location: 1471 Redwing Place
(APN 208-47-045H)

Current Zoning: R-18

Proposed Zoning: RU-4

Plan Designation: Rural

Growth Area: C – Rural Community Areas

Existing Use: Single Family Residential

Proposed Use: Single Family Residential



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES

Property Location and Zoning



RZ24-11 (R-18 to RU-4)

1471 Redwing Place (APN 208-47-045H)

N.T.S



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



Public Notice

19 June

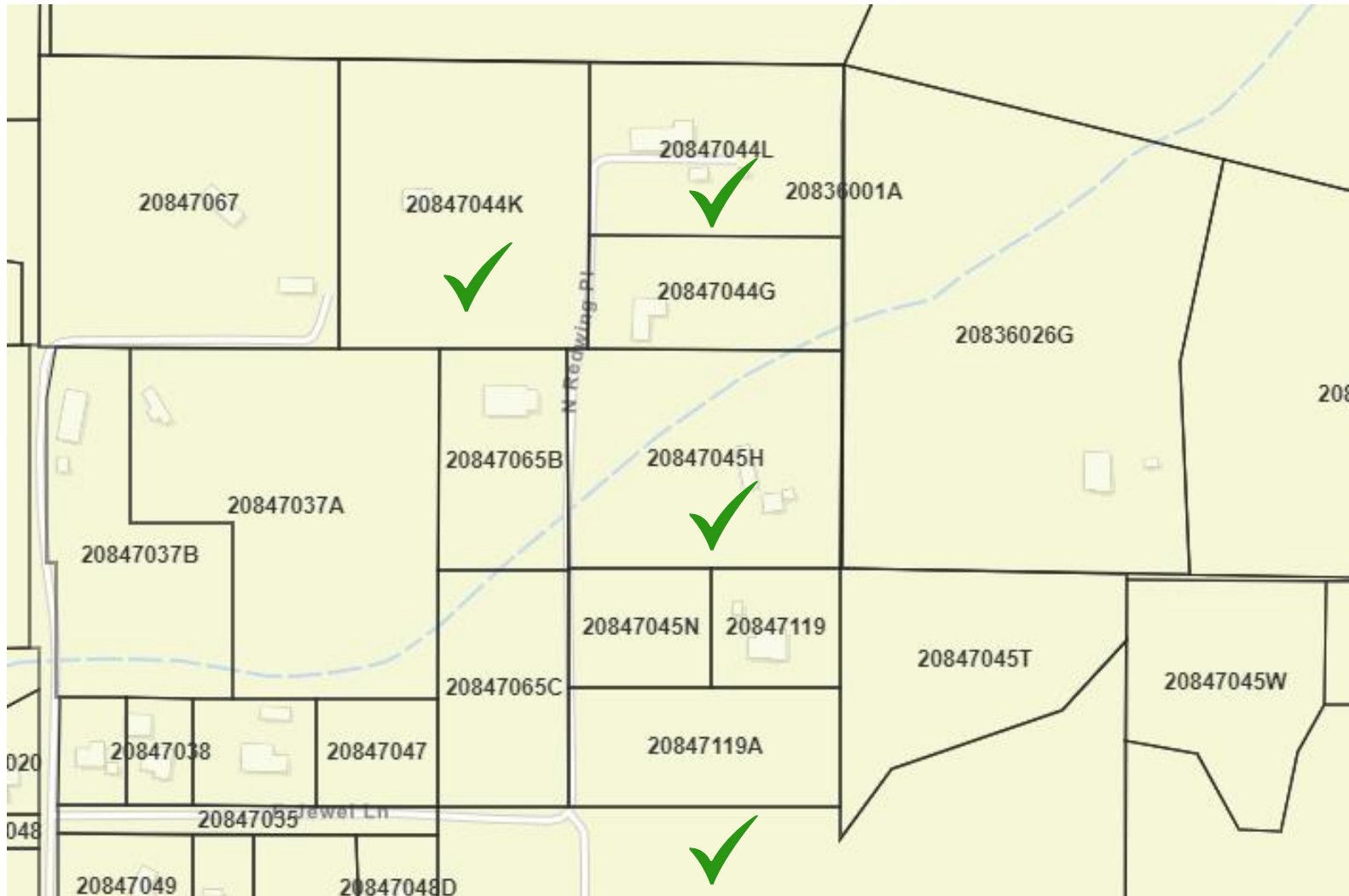
Legal ad

Notices

Posting



DEVELOPMENT SERVICES



Rezoning Factors

<input type="checkbox"/> Adequate site/concept plan:	Complies
<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:	Not Applicable
<input type="checkbox"/> Adequate services and infrastructure:	Complies
<input type="checkbox"/> Traffic circulation:	Complies
<input type="checkbox"/> Development along major streets:	Not Applicable
<input type="checkbox"/> Infill compatibility:	Not Applicable
<input type="checkbox"/> Unique topographic features:	Not Applicable
<input type="checkbox"/> Water conservation:	Not Applicable
<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 9 of 9 applicable factors
2. Compatible with residential growth pattern
3. Downzone reduces number of allowed dwellings
4. 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 RZ24-11 without conditions (8-0) during their July 10, 2024, meeting.

Based on the factors in favor, Staff also recommends approval of Docket RZ24-11 without conditions, rezoning tax parcel 208-47-045H from R-18 (Residential District, one dwelling per 18,000 square feet) to RU-4 (Rural District, one dwelling per 4 acres).

Sample Motion

Madam Chair, I move to approve Docket RZ24-11 without conditions, rezoning parcel 208-47-045H from R-18 (Residential District, one dwelling per 18,000 square feet) to RU-4 (Rural District, one dwelling per 4 acres), the factors of approval constituting the findings of fact.

Docket RZ24-11 (Redwing Place)

R-18 to RU-4

Board of Supervisors
July 23, 2024

