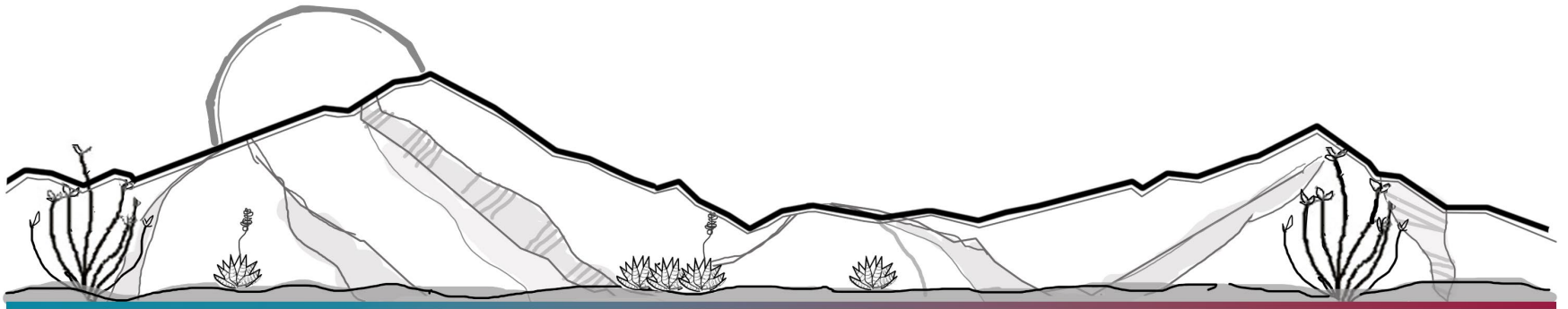


Docket RZ24-13 (Fort Grant)

R-36 to RU-4

Board of Supervisors
September 24, 2024



DEVELOPMENT SERVICES



Applicant: Cynthia Griffin

Location: Fort Grant Road, APN 202-12-010A

Current Zoning: R-36

Proposed Zoning: RU-4

Growth Area: D – Rural Areas

Plan Designation: Rural

Existing Use: 40 x 60 Metal Bldg., with Living Quarters

Proposed Use: None



DEVELOPMENT SERVICES



Property Location



RZ24-13 (R-36 to RU-4)

Fort Grant Road (APN 202-12-010A)

N.T.S



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



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: | Complies |
| 10. Infill compatibility: | Not Applicable |
| 11. Unique topographic features: | Not Applicable |
| 12. Water conservation: | Not Applicable |
| 13. Public input: | Complies |
| 14. Hazardous materials: | Not Applicable |
| 15. Consistent with planning policies: | Complies |

Factors in Favor of Approval

1. Complies with 10 of 10 applicable factors used to evaluate rezoning requests.
2. Existing use is compatible with established low-density residential growth patterns.
3. Downzone reduces the number of allowed principal dwellings.
4. No opposition from nearby property owners.

Factors Not in Favor

None Identified

Applicant Presentation / Discussion



RECOMMENDATIONS

Based on the factors in favor of approval, the Planning and Zoning Commission recommended approval of Docket RZ24-13 without conditions (7-0) during their September 11, 2024, meeting.

Based on the factors in favor of approval, Staff also recommends approval of Docket RZ24-13 without conditions.

Sample Motion

Madam Chair, I move to approve Docket RZ24-13 without conditions, rezoning tax parcel 202-12-010A from R-36 to RU-4, the factors of approval constituting the findings of fact.

Docket RZ24-13 (Fort Grant)

R-36 to RU-4

Board of Supervisors
September 24, 2024

