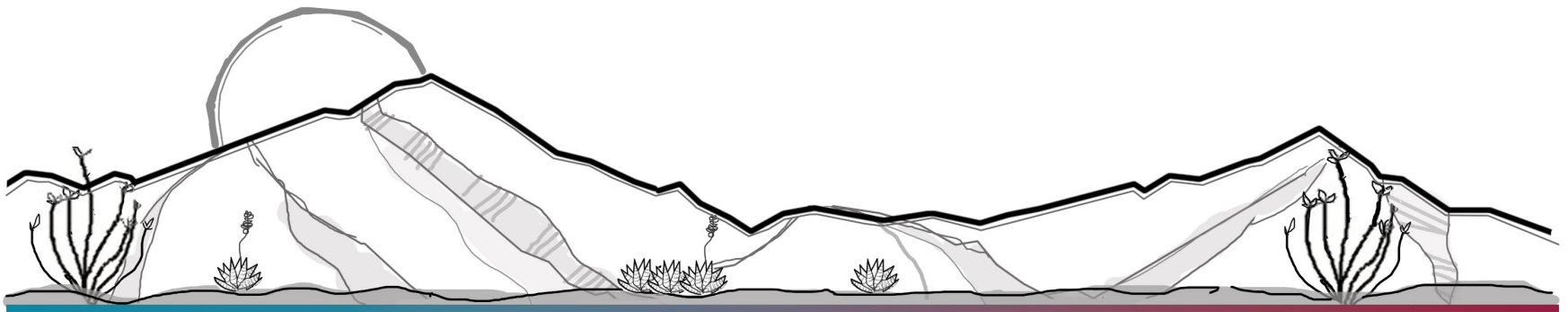


## RZ24-14 / CPA24-04

Board of Supervisors  
September 24, 2024



# DEVELOPMENT SERVICES

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Applicant: Steve and Arlene Eastman

Location: 653 E. Border Road  
(APN 101-48-005)

Plan Amendment: Neighborhood Conservation to Rural  
Growth Area C to Growth Area D

Zoning Amendment: R-36 to RU-4

Existing Use: Single Family Residential

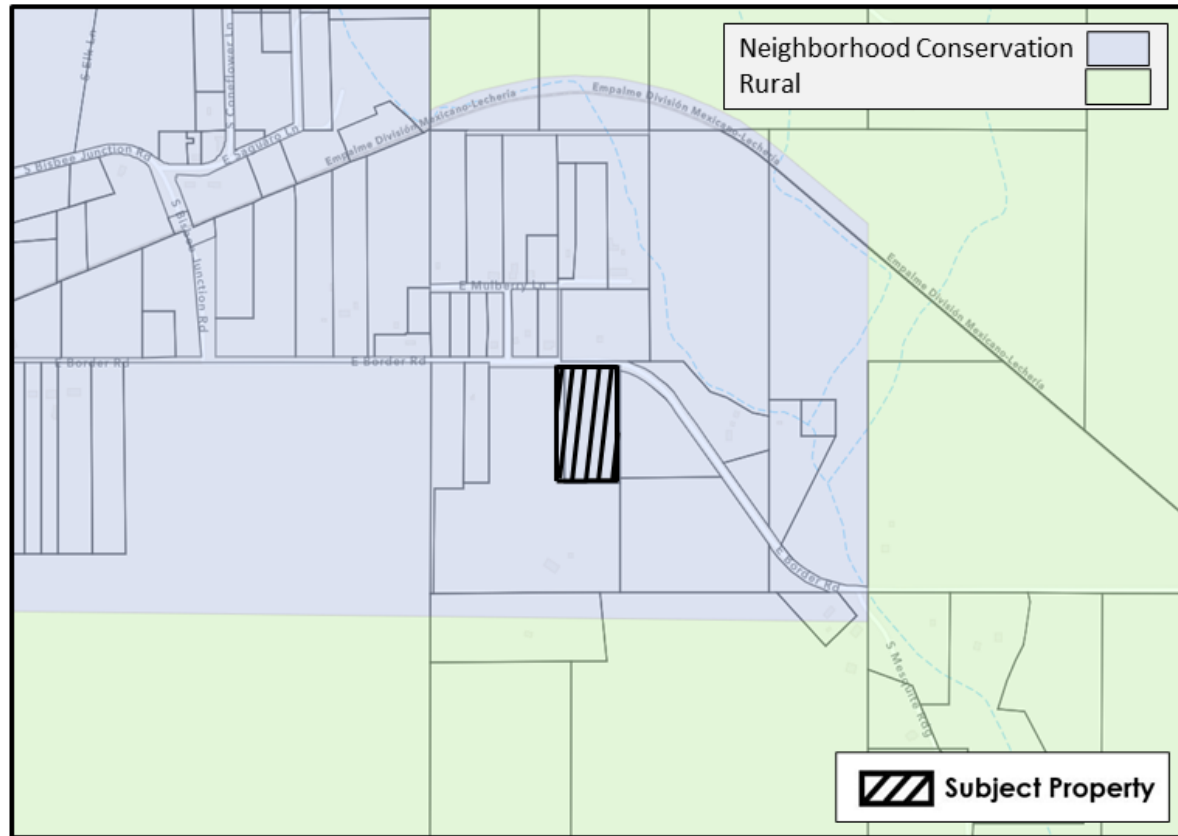
Proposed Use: Single Family Residential



# DEVELOPMENT SERVICES



## Comprehensive Plan Designation



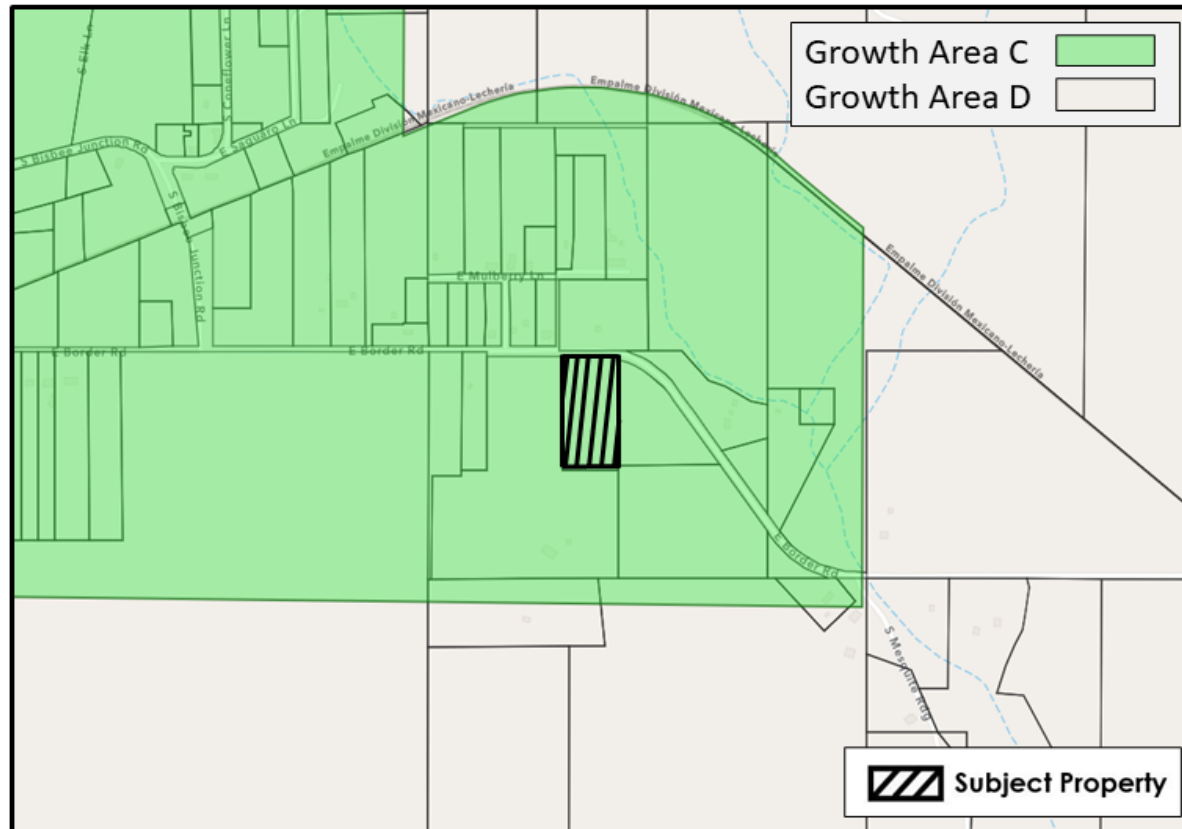
CPA24-04 Land Use (NC to R)

653 Border Road (APN 101-48-005)

N.T.S



## Growth Area Category

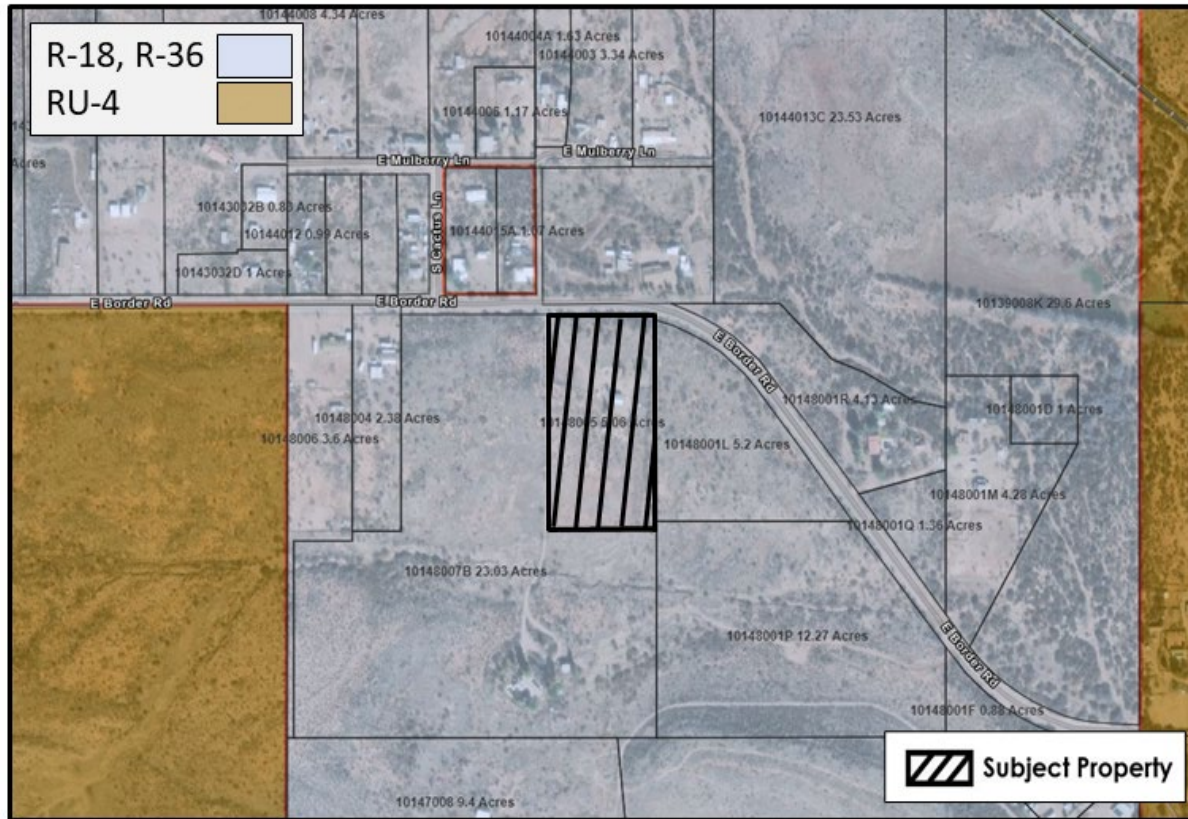


CPA24-04 Growth Area (C to D)  
653 Border Road (APN 101-48-005)

N.T.S



## Zoning and Location Map



RZ24-14/CPA24-04 (R-36 to RU-4)

653 Border Road (APN 101-48-005)

N.T.S



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



## Plan Amendment Criteria

- Pattern of growth no longer reflects type of growth expected under current designation: **Complies**
- Substantial changes have made development that conforms with existing designation undesirable: **Not Applicable**
- Extension of facilities and services have changed the type of development appropriate to the area: **Not Applicable**
- Substantial property owner support: **Does Not Comply**
- 'Developing' designations should be changed if a distinguishable development pattern has emerged: **Not Applicable**
- New designations should provide a harmonious transition between existing designations: **Complies**

## Plan Amendment – Factors in Favor

- Pattern of growth no longer reflects type of growth expected in the current designation
- New designation is harmonious with existing designations
- Three factors do not apply
- No opposition from nearby property owners.

## Plan Amendment – Factors Against

- Does not have substantial support from nearby property owners

## 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>Not Applicable</b> |
| 7. Adequate services and infrastructure:      | <b>Complies</b>       |
| 8. Traffic circulation:                       | <b>Complies</b>       |
| 9. Development along major streets:           | <b>Not Applicable</b> |
| 10. Infill compatibility:                     | <b>Not Applicable</b> |
| 11. Unique topographic features:              | <b>Not Applicable</b> |
| 12. Water conservation:                       | <b>Not Applicable</b> |
| 13. Public input:                             | <b>Complies</b>       |
| 14. Hazardous materials:                      | <b>Not Applicable</b> |
| 15. Consistent with planning policies:        | <b>Complies</b>       |

# **DEVELOPMENT SERVICES**

## Rezoning – Factors in Favor

- Complies with all applicable factors
- Compatible with residential growth pattern
- Reduces number of allowed principal dwellings
- No opposition from nearby property owners

## Rezoning – Factors Not in Favor

- None identified

## Public Notice

- 7-21 August
  - Legal ad
  - Notices
  - Posting



## Recommendations

Based on the factors in favor of approval, the Planning and Zoning Commission recommended approval of Dockets RZ24-14 and CPA24-04 without conditions (7-0) during their September 11, 2024, meeting.

Based on the factors in favor of approval, Staff also recommends approval of Dockets RZ24-14 and CPA24-04 without conditions.

## Sample Motion

Madam Chair, I move to approve Dockets RZ24-14 and CPA24-04 without conditions, amending Comprehensive Plan designations and zoning district classification of tax parcel 101-48-005 from *Neighborhood Conservation* to *Rural; Growth Area C* to *Growth Area D*; and, from *R-36* to *RU-4*, the Factors in Favor of Approval constituting Findings of Fact.

## RZ24-14 / CPA24-04

Board of Supervisors  
September 24, 2024

