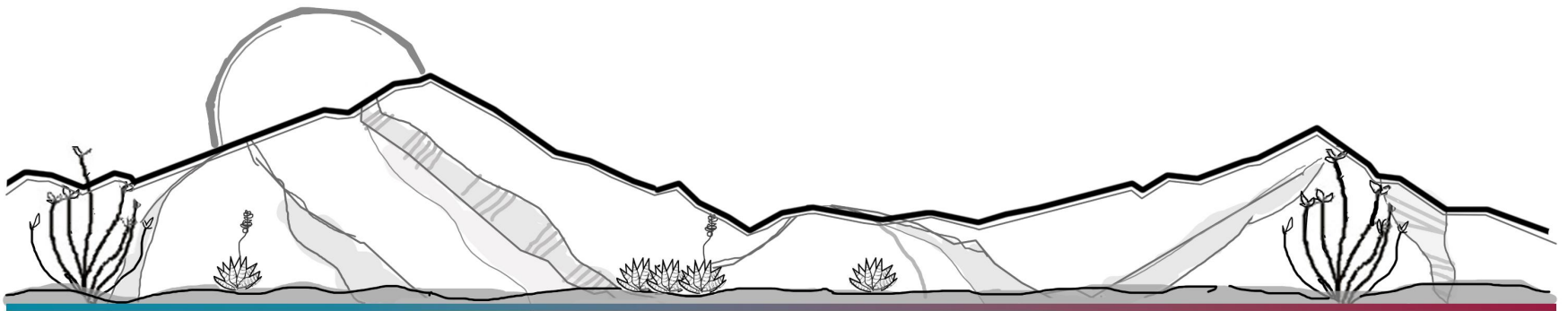


Docket RZ24-19

R-36 to R-9

Board of Supervisors
November 26, 2024



DEVELOPMENT SERVICES



Applicant: Trystan Trenberth

Location: Primrose St/Lincoln Ave
(APN 410-07-427B)

Current Zoning: R-36

Proposed Zoning: R-9

Growth Area: B – Community Growth Areas

Plan Designation: Developing

Existing Use: Undeveloped

Proposed Use: Manufactured Home Subdivision

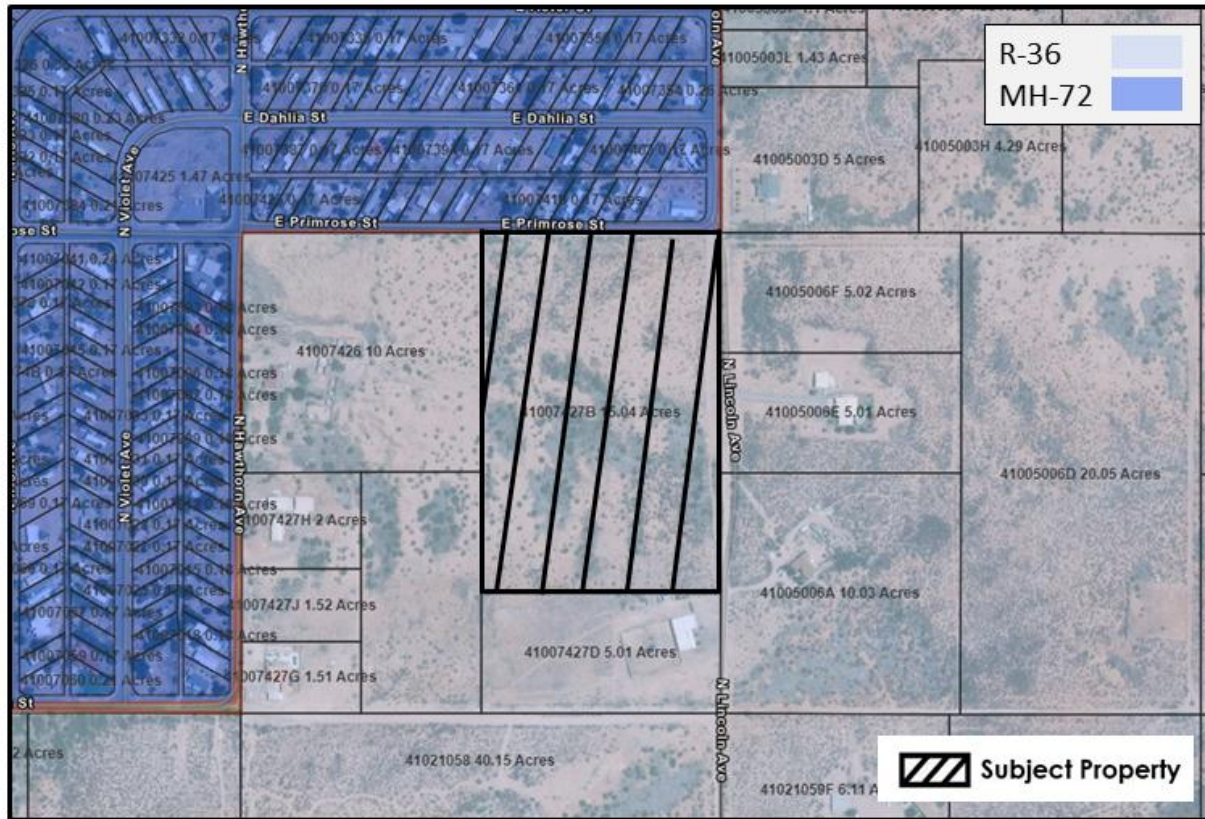


DEVELOPMENT SERVICES



DEVELOPMENT SERVICES

Property Location and Zoning



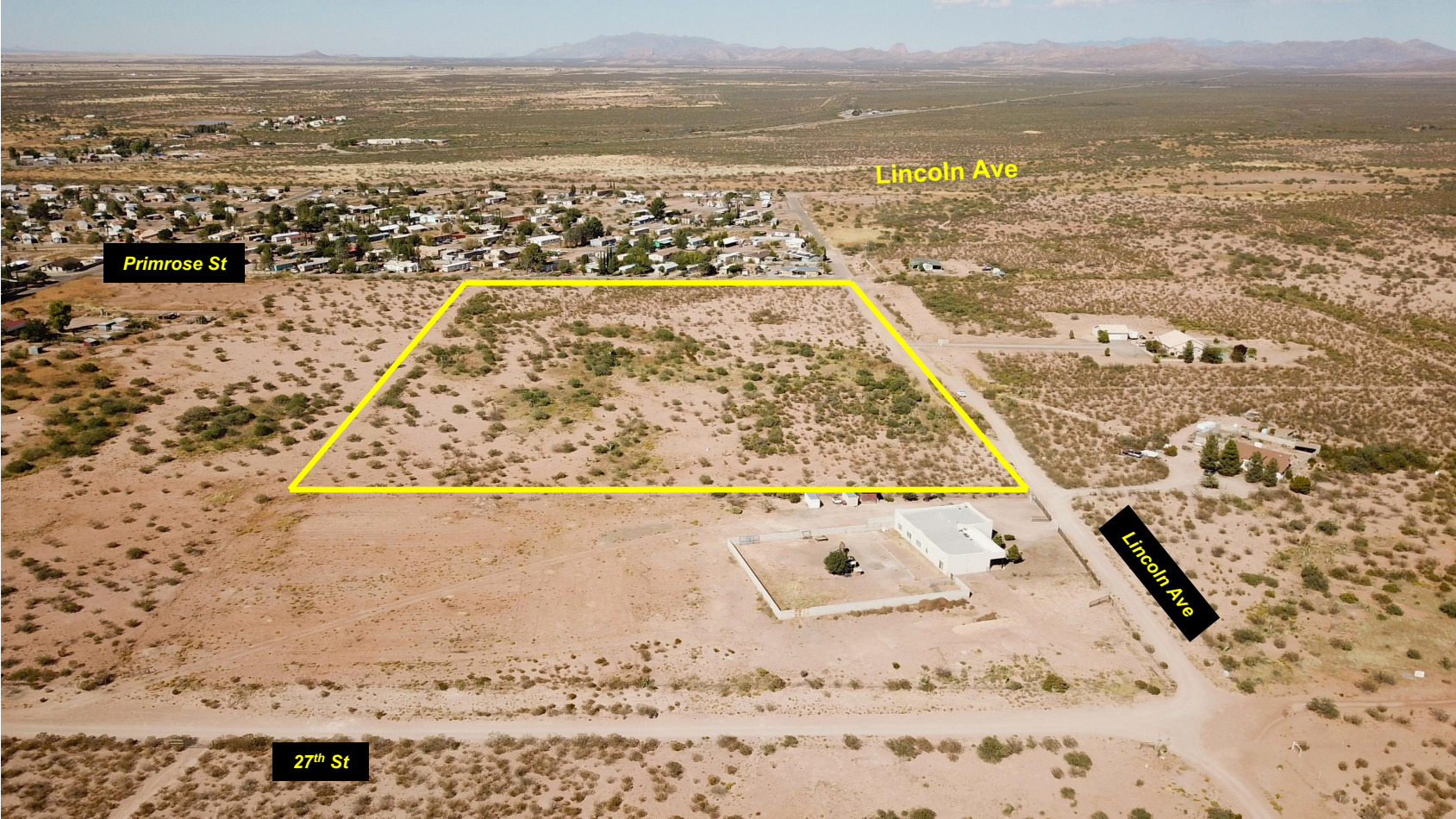
RZ24-19 (R-36 to R-9)

Primrose Street (APN 410-07-427B)

N.T.S



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



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:	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 applicable factors
2. Manufactured home subdivision with similar density nearby
3. Affordable housing opportunity

Factors Not in Favor

Adjacent to large residential lots with single family residences
Opposition from nearby property owners

Public Notice

22 August

Applicant letter

23-25 October

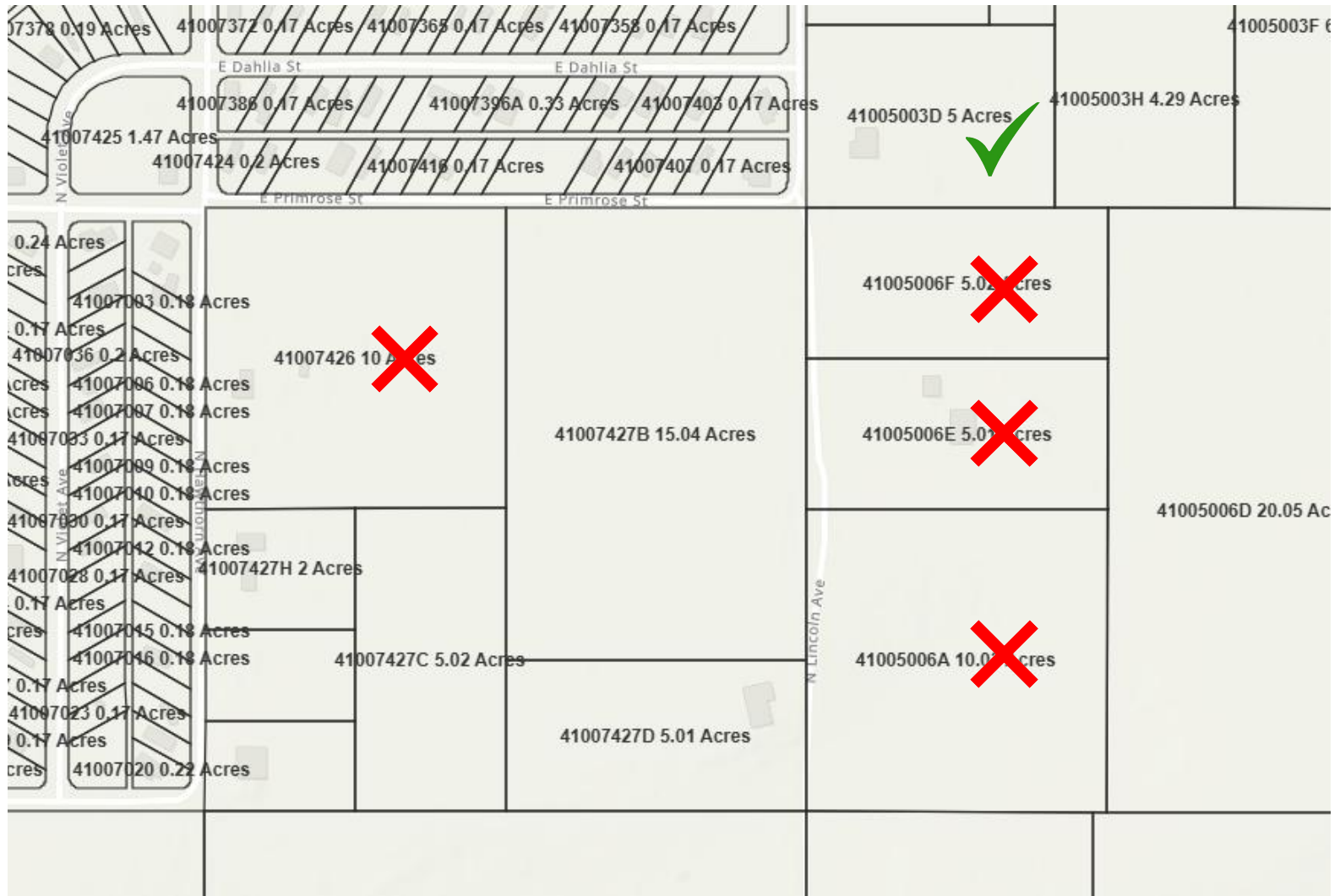
Legal ad

Notices

Posting



DEVELOPMENT SERVICES



Recommendations

Based on the factors in favor of approval, the Planning and Zoning Commission recommended approval of Docket RZ24-19 with the following condition (5-3) during its November 13, 2024, meeting:

1. Within 24 months of the rezoning approval date, either an approved subdivision plat must be recorded or a permit for an approved manufactured home park must be issued; otherwise, the rezoning may be revoked by the Board of Supervisors.

Based on the factors in favor of approval, Staff also recommends conditional approval of Docket RZ24-19, rezoning tax parcel 410-07-427B from R-36 (Residential District, one dwelling per 36,000 square feet) to R-9 (Residential District, one dwelling per 9,000 square feet).

Docket RZ24-19

R-36 to R-9

Board of Supervisors
November 26, 2024

