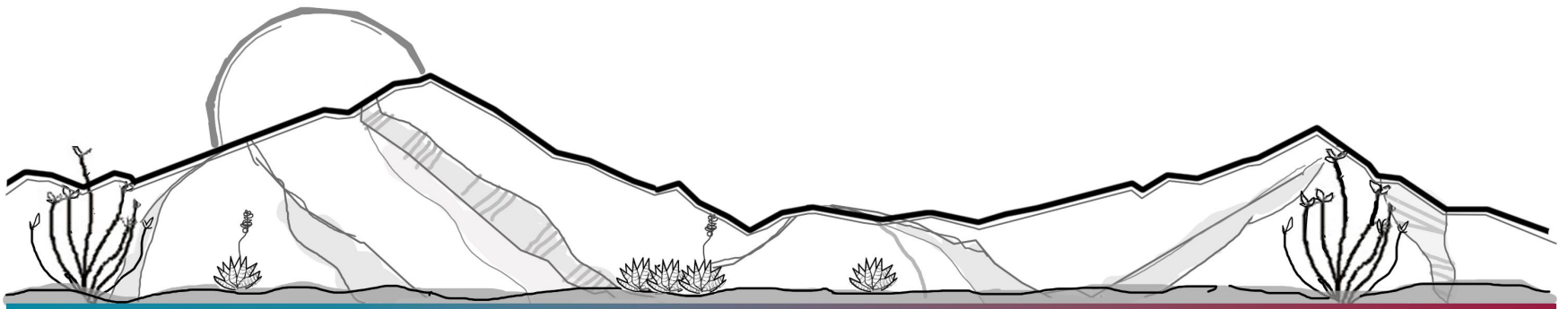


## Docket RZ24-21

R-36 to RU-2

Board of Supervisors  
November 26, 2024



# DEVELOPMENT SERVICES

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Applicant: Anthony Peters

Location: Fort Grant/Taylor Roads  
(APN 202-28-028)

Current Zoning: R-36

Proposed Zoning: RU-2

Growth Area: B – Community Growth Areas

Plan Designation: Developing

Existing Use: Undeveloped

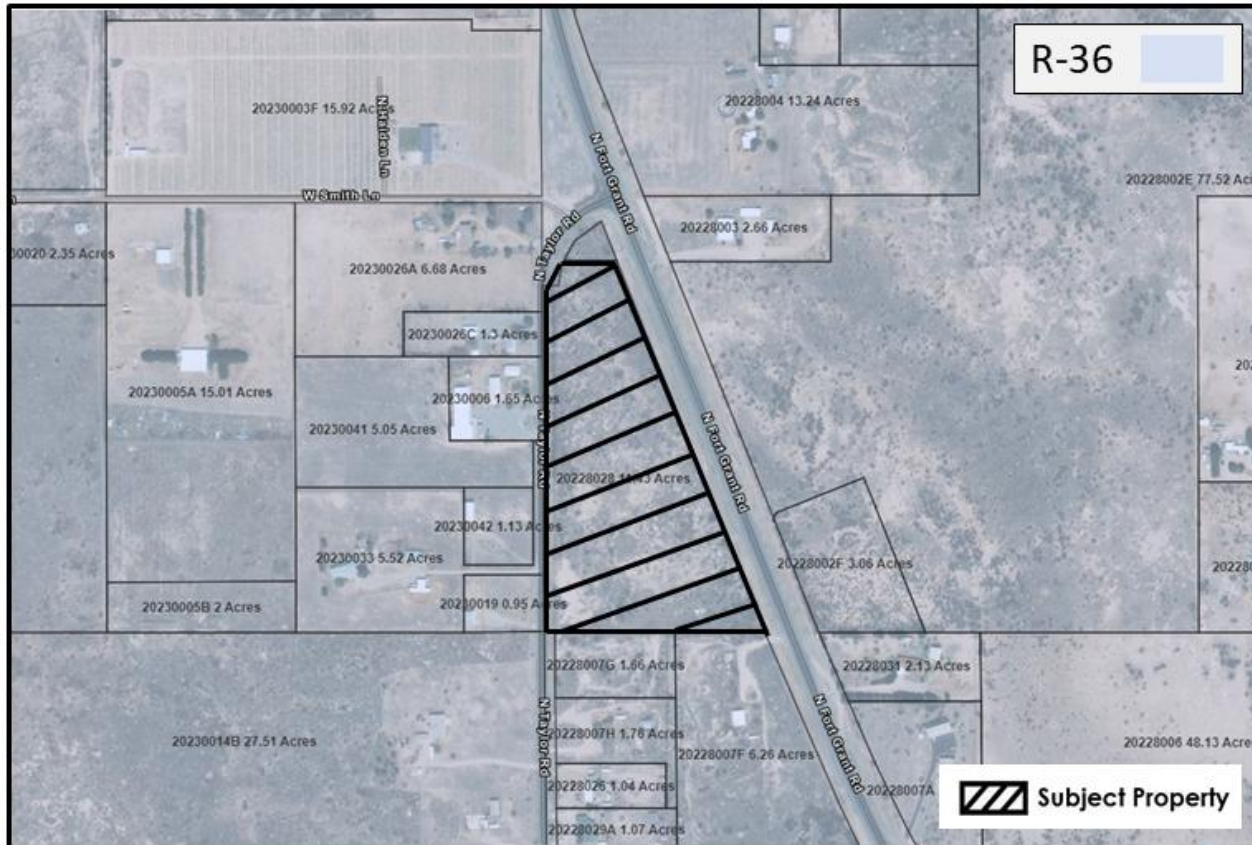
Proposed Use: Lavender Farm



# DEVELOPMENT SERVICES



## Property Location and Zoning



RZ24-21 (R-36 to RU-2)

Fort Grant/Taylor Roads (APN 202-28-028)

N.T.S



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



## Rezoning Factors

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

# DEVELOPMENT SERVICES

## Factors in Favor of Approval

1. Complies with all applicable factors
2. Downzone reduces number of allowed principal dwellings
3. No opposition from nearby property owners

## Factors Not in Favor

None identified

## Public Notice

16-25 October

Legal ad

Notices

Posting



## Recommendations

Based on the factors in favor of approval, the Planning and Zoning Commission recommended approval of Docket RZ24-21 without conditions (8-0) during its November 13, 2024, meeting.

Based on the factors in favor of approval, Staff also recommends approval of Docket RZ24-21 without conditions, rezoning tax parcel 202-28-028 from R-36 (Residential District, one dwelling per 36,000 square feet) to RU-2 (Rural District, one dwelling per 2 acres).

## Docket RZ24-21

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