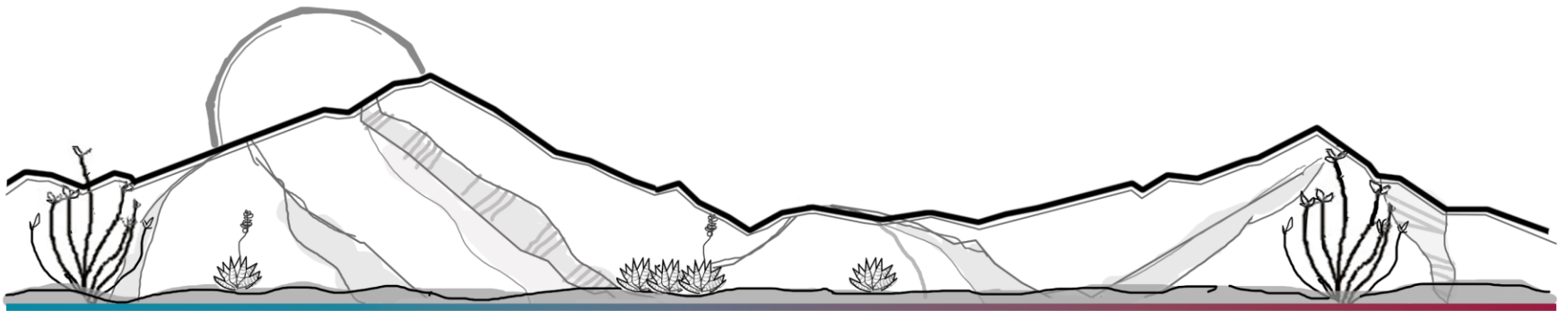


## RZ24-02 (Sunsites Ranches)

Rezone from R-36 to RU-4

Planning and Zoning Commission  
March 13, 2024



# DEVELOPMENT SERVICES

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## Request

Applicant: Mohamad Hodai

Location: Sunsites Ranches (APN 403-54-241A)

Current Zoning: R-36

Proposed Zoning: RU-4

Growth Area: D – Rural

Plan Designation: Rural

Existing Use: Undeveloped

Proposed Use: Single Family Residence



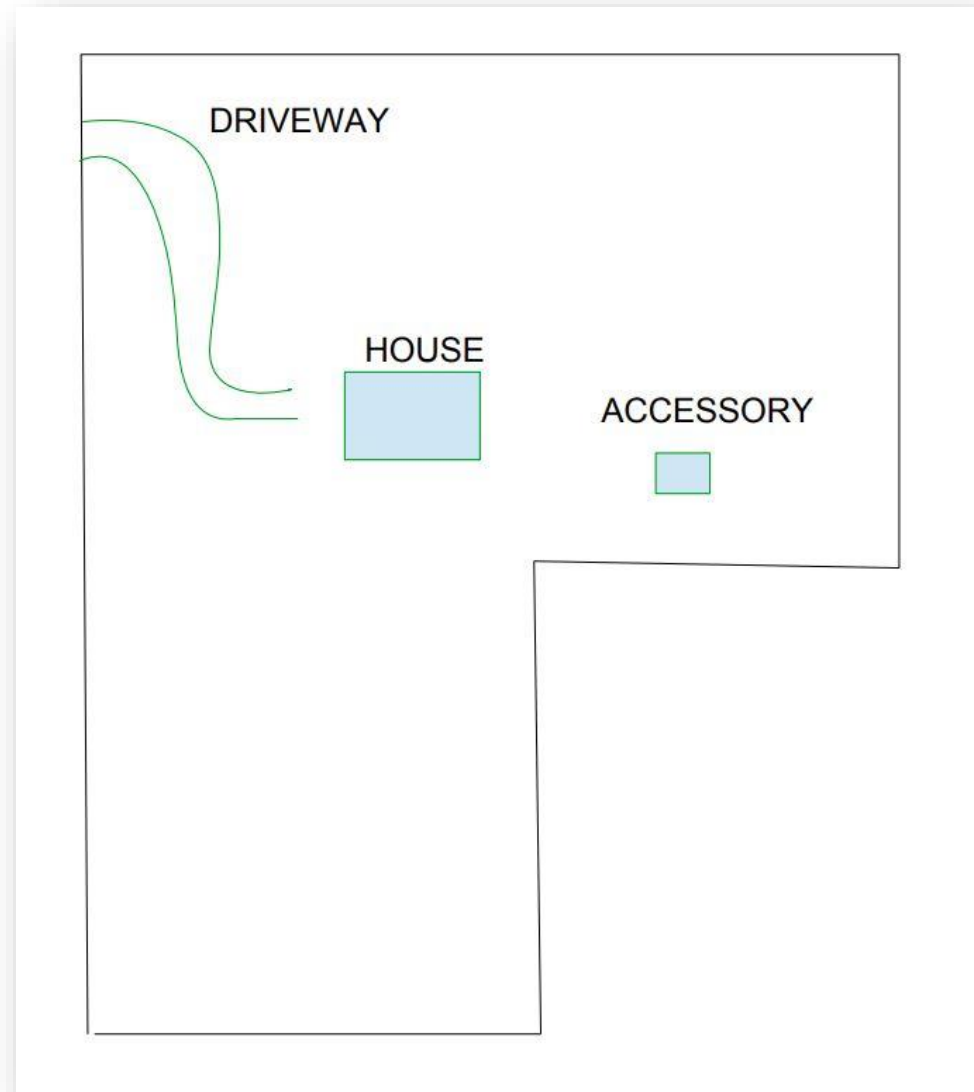
## Property Location



# DEVELOPMENT SERVICES



## Concept Plan



## 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>Complies</b>       |
| 13. Public input:                             | <b>Complies</b>       |
| 14. Hazardous materials:                      | <b>Not Applicable</b> |
| 15. Consistent with planning policies:        | <b>Complies</b>       |

# **DEVELOPMENT SERVICES**

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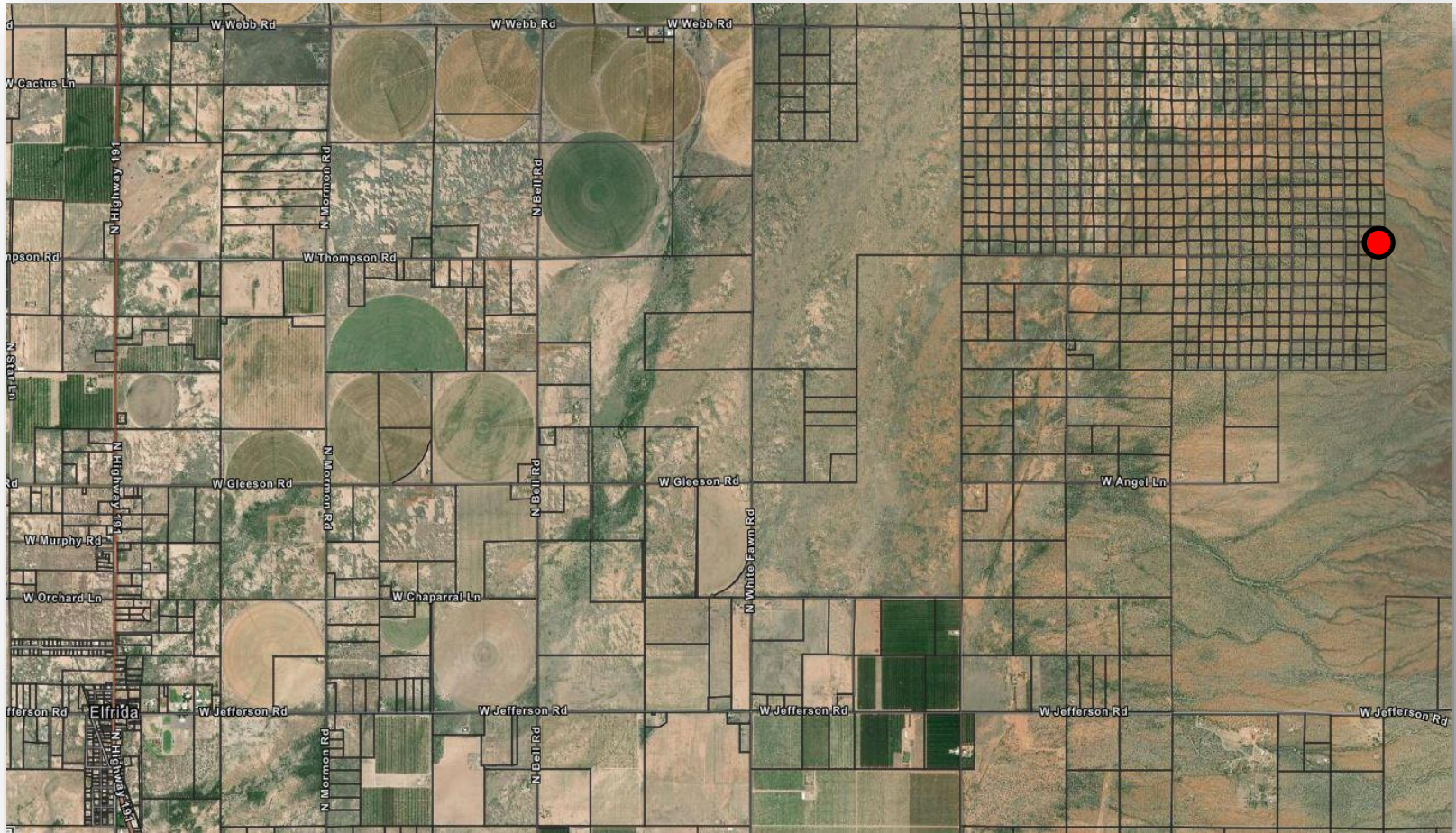
## Factors in Favor of Approval

1. Complies with 10 applicable factors
2. Compatible with rural development pattern
3. Downzone reduces number of allowed residences
4. No opposition from nearby property owners

## Factors Against Approval

- None identified

## Discussion



## Staff Recommendation

Based on the factors in favor of approval, Staff recommends forwarding Docket RZ24-02 to the Board of Supervisors with a recommendation of approval.

## Sample Motion

Madam Chair, I move to recommend approval of Docket RZ24-02 to the Board of Supervisors, rezoning parcel 403-54-0241 A from R-36 to RU-4, the Factors in Favor of Approval constituting Findings of Fact.

## RZ24-02 (Sunsites Ranches)

Rezone from R-36 to RU-4

Planning and Zoning Commission  
March 13, 2024

