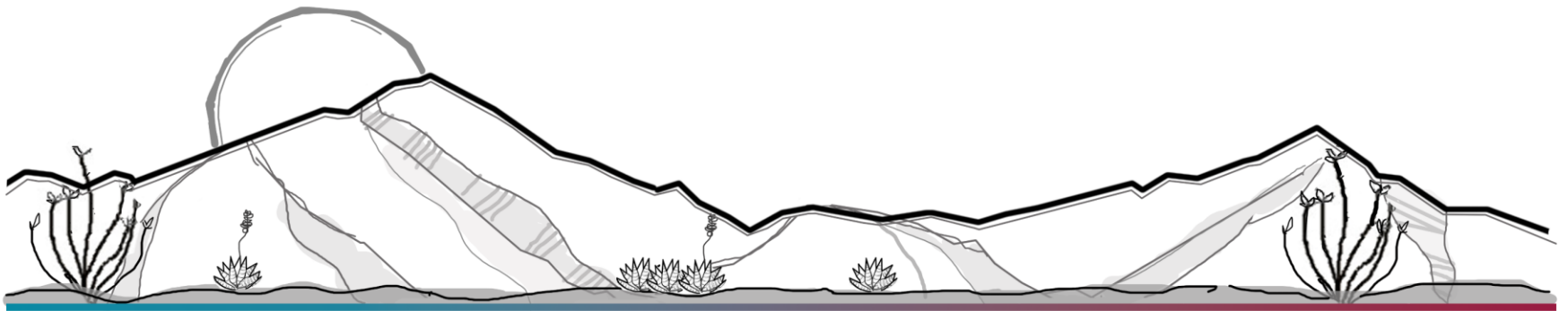


## RZ24-03 (Dove Song Lane)

Rezone from RU-4 to GB

Planning and Zoning Commission

March 13, 2024



# DEVELOPMENT SERVICES

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## Request

Applicant: Clinton Gray

Location: 10501 Dove Song Lane  
(2 acres out of APN 104-68-005G)

Current Zoning: RU-4

Proposed Zoning: GB

Growth Area: C – Rural Community Area

Area Plan Designation: Business/High Density Residential

Existing Use: Undeveloped

Proposed Use: Veterinary Clinic



## Property Location



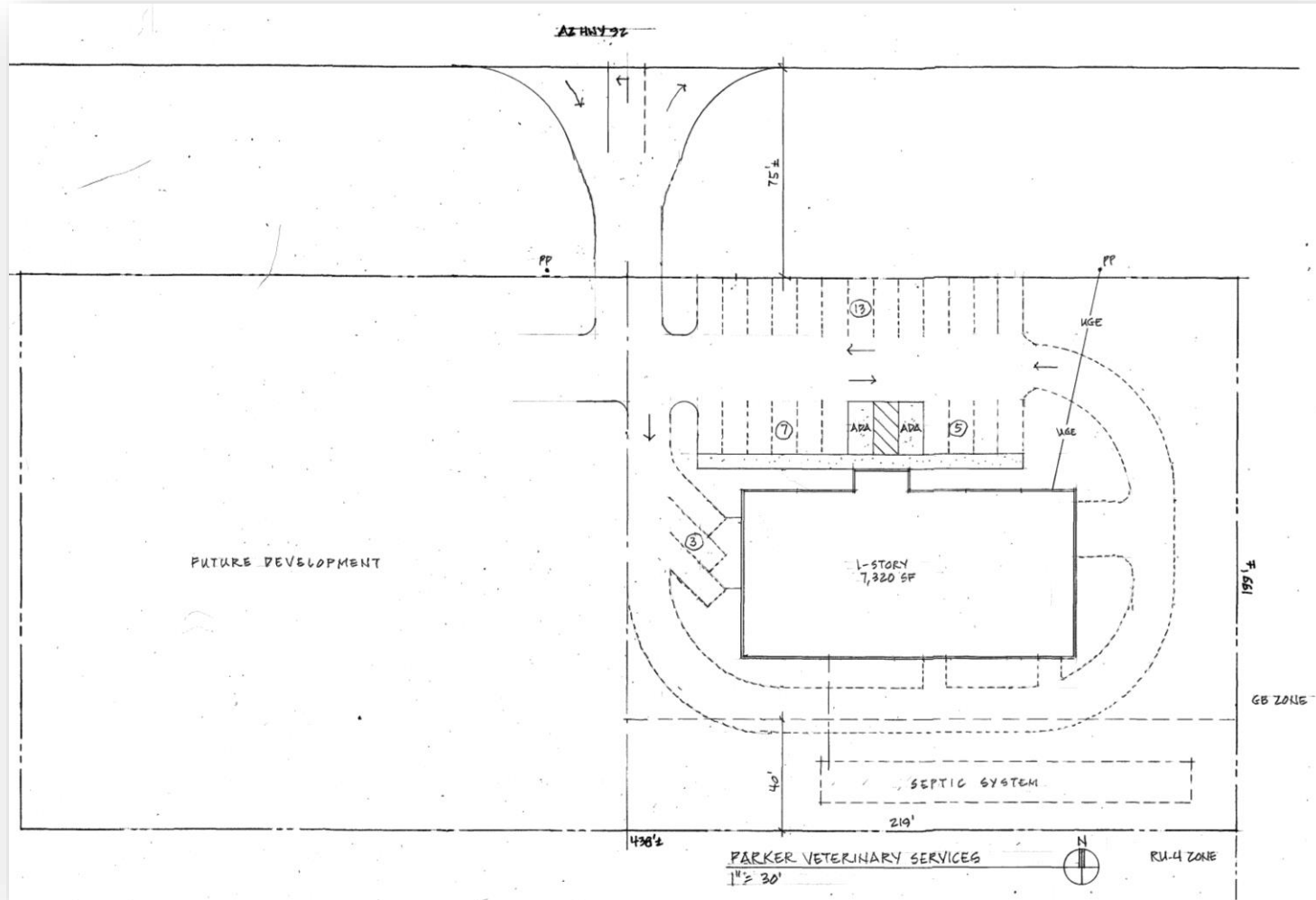
# DEVELOPMENT SERVICES



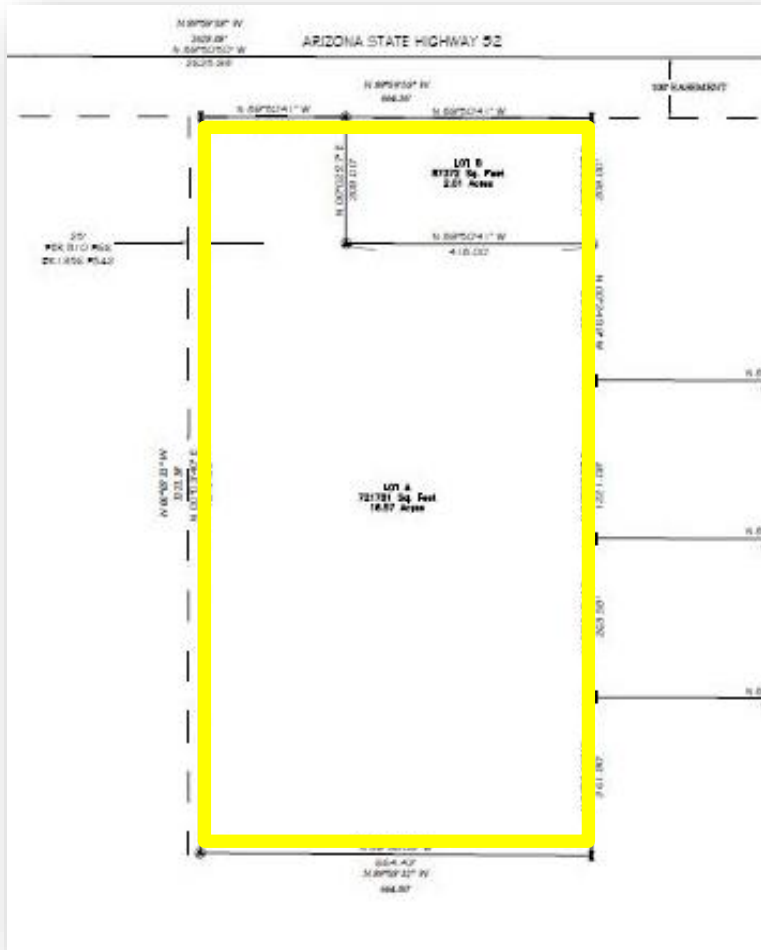
# DEVELOPMENT SERVICES



## Concept Plan



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## 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>Complies</b>       |
| 7. Adequate services and infrastructure:      | <b>Complies</b>       |
| 8. Traffic circulation:                       | <b>Complies</b>       |
| 9. Development along major streets:           | <b>Complies</b>       |
| 10. Infill compatibility:                     | <b>Complies</b>       |
| 11. Unique topographic features:              | <b>Complies</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 14 applicable factors
2. GB zoning is consistent with Southern San Pedro Valley Area Plan land use designation and established in the area
3. Proposed use is generally consistent with existing development pattern along Highway 92

## Factors Against Approval

- None identified

## Discussion



## Staff Recommendation

Based on the factors in favor of approval, Staff recommends forwarding Docket RZ24-03 to the Board of Supervisors with a recommendation of approval.

## Sample Motion

Madam Chair, I move to recommend approval of Docket RZ24-03 to the Board of Supervisors, rezoning 2 acres out of parcel 104-68-005G from RU-4 to GB, the Factors in Favor of Approval constituting Findings of Fact.

## RZ24-03 (Dove Song Lane)

Rezone from RU-4 to GB

Planning and Zoning Commission

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