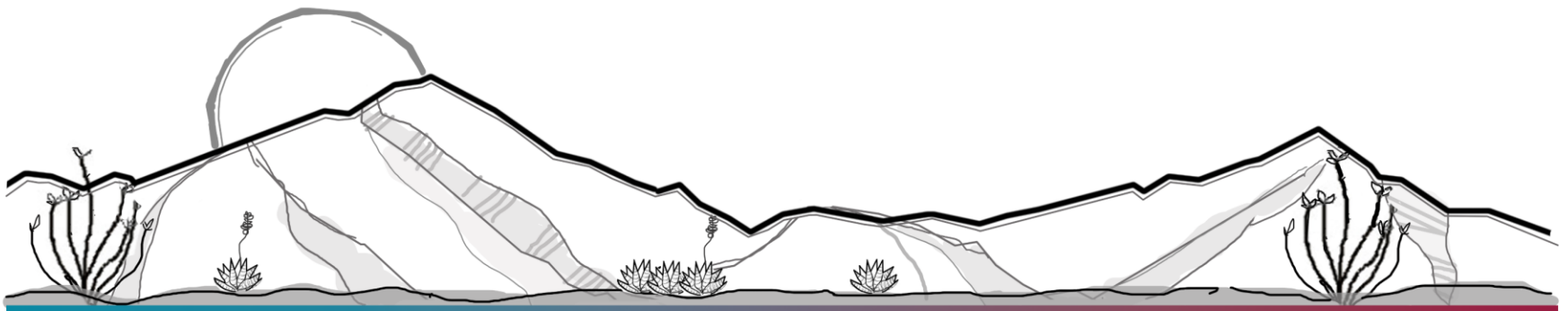


RZ24-04 (Valley Vista)

Rezone from RU-2 to RU-4

Planning and Zoning Commission

April 10, 2024



DEVELOPMENT SERVICES



Request

Applicant: Wesley Jackson / Maranatha Jackson

Location: NE Corner Highway 92 and Valley Vista Drive
(APN 104-12-016)

Current Zoning: RU-2

Proposed Zoning: RU-4

Growth Area: D – Rural Areas

Plan Designation: Rural

Existing Use: Undeveloped

Proposed Use: Single Family Residence

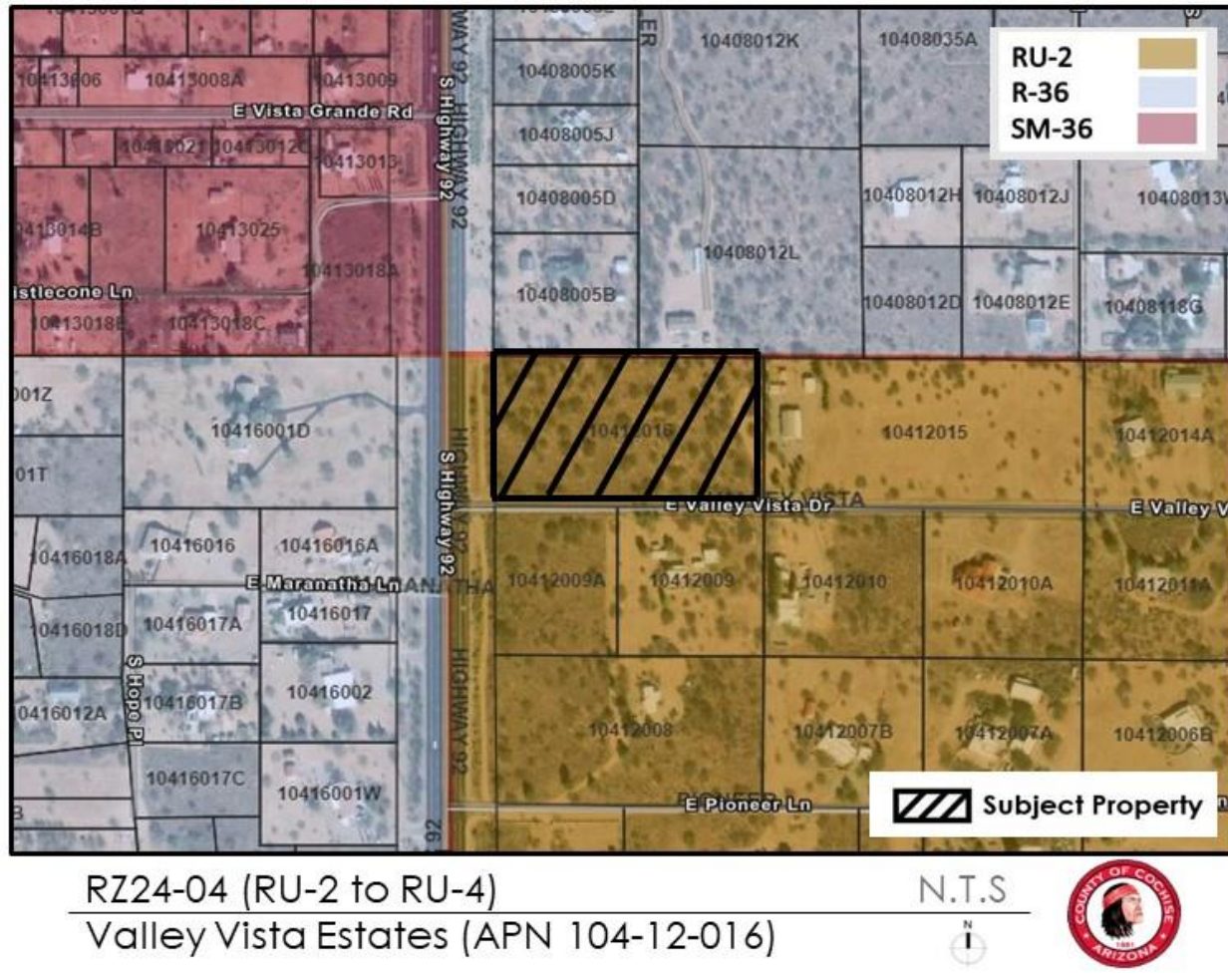


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Property Location and Zoning



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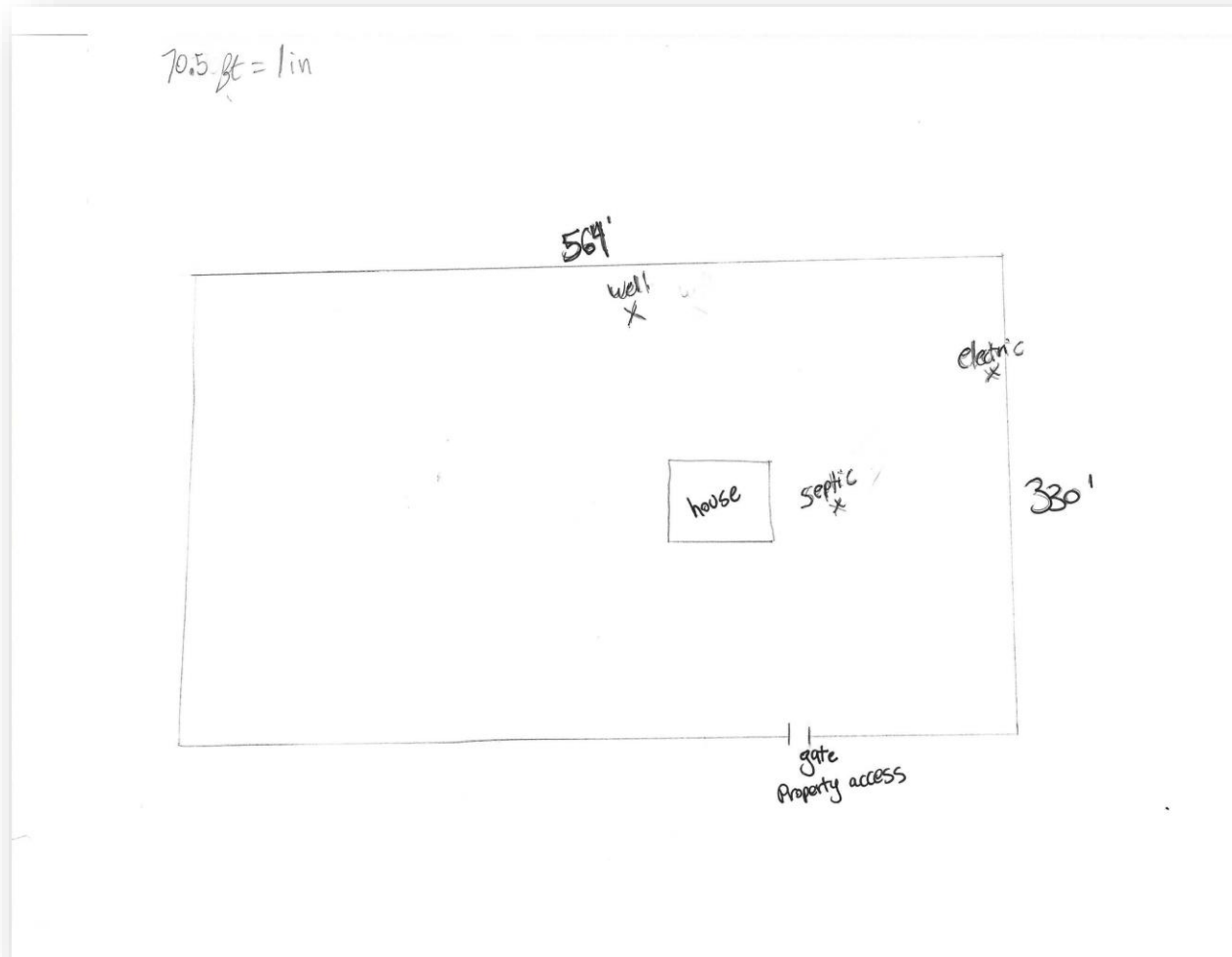
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Concept Plan



Public Notice

- 20-22 March
 - Notices
 - Posting
 - Legal ad



Rezoning Factors

- | | |
|---|-----------------------|
| 1. Adequate site/concept plan: | Complies |
| 2. Comply with site development standards: | Complies |
| 3. Adjacent districts capable of development: | Complies |
| 4. Does not create nonconforming uses: | Complies |
| 5. Compatible with existing development: | Complies |
| 6. Rezone to more intense zoning district: | Not Applicable |
| 7. Adequate services and infrastructure: | Complies |
| 8. Traffic circulation: | Complies |
| 9. Development along major streets: | Not Applicable |
| 10. Infill compatibility: | Not Applicable |
| 11. Unique topographic features: | Not Applicable |
| 12. Water conservation: | Complies |
| 13. Public input: | Complies |
| 14. Hazardous materials: | Not Applicable |
| 15. Consistent with planning policies: | Complies |

DEVELOPMENT SERVICES

Factors in Favor of Approval

1. Complies with 10 applicable factors
2. Proposed use is compatible with residential growth pattern
3. Downzone reduces number of allowed principal dwellings
4. No opposition from nearby property owners

Factors Against Approval

None identified

Applicant Presentation / Discussion



Staff Recommendation

Based on the factors in favor of approval, Staff recommends forwarding Docket RZ24-04 to the Board of Supervisors with a recommendation of approval.

Sample Motion

Madam Chair, I move to recommend approval of Docket RZ24-04 to the Board of Supervisors, rezoning parcel 104-12-016 from RU-2 to RU-4, the factors in favor of approval constituting the findings of fact.

RZ24-04 (Valley Vista)

Rezone from RU-2 to RU-4

Planning and Zoning Commission

April 10, 2024

