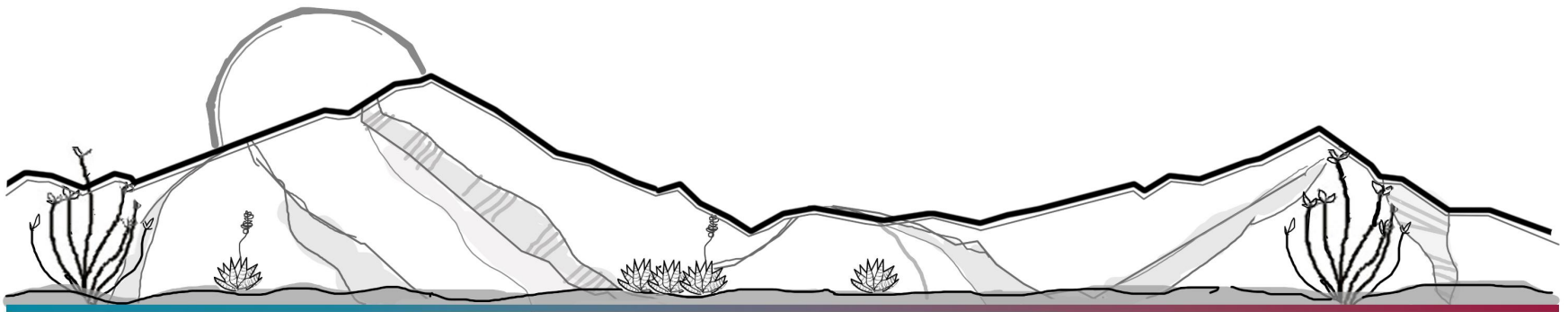


Docket RZ24-10 (Arizona St/Swan Rd)

RU-4 to HI

Planning and Zoning Commission
July 10, 2024



DEVELOPMENT SERVICES



Applicant:	Bima LLC
Location:	Arizona Street/Swan Road (APN 101-41-001H)
Current Zoning:	RU-4
Proposed Zoning:	HI
Growth Area:	C – Rural Community Areas
Plan Designation:	Developing
Existing Use:	Undeveloped
Proposed Use:	Undetermined



DEVELOPMENT SERVICES



Property Location and Zoning



RZ24-10 (RU-4 to HI)

Arizona St/Swan Rd (APN 101-41-001H)

N.T.S



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



Rezoning Factors

<input type="checkbox"/> Adequate site/concept plan:	Does Not Comply
<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:	Complies
<input type="checkbox"/> Adequate services and infrastructure:	Complies
<input type="checkbox"/> Traffic circulation:	Complies
<input type="checkbox"/> Development along major streets:	Complies
<input type="checkbox"/> Infill compatibility:	Complies
<input type="checkbox"/> Unique topographic features:	Complies
<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 13 of 14 applicable factors
2. Continuation of existing HI zoning
3. Eliminates a substandard parcel
4. No opposition from nearby property owners

Factors Not in Favor

None identified

Public Notice

28 May

Applicant letter

19 June

Legal ad

Notices

Posting



Applicant Presentation / Discussion



Staff Recommendation

Based on the factors in favor of approval, Staff recommends forwarding Docket RZ24-10 to the Board of Supervisors with a recommendation of approval.

Sample Motion

Madam Chair, I move to recommend to the Board of Supervisors approval of Docket RZ24-10, rezoning parcel 101-41-001H from RU-4 (Rural District, one dwelling per 4 acres) HI (Heavy Industry District), the factors of approval constituting the findings of fact.

Docket RZ24-10 (Arizona St/Swan Rd)

RU-4 to HI

Planning and Zoning Commission
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