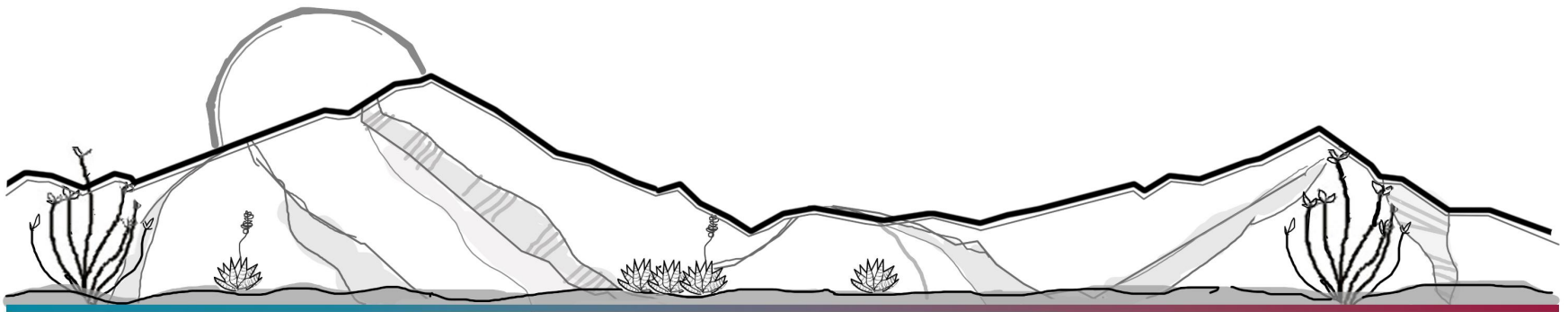


Docket RZ24-11 (Redwing Place)

R-18 to RU-4

Planning and Zoning Commission
July 10, 2024



DEVELOPMENT SERVICES



Applicant: Thomas Farnsworth III

Location: 1471 Redwing Place
(APN 208-47-045H)

Current Zoning: R-18

Proposed Zoning: RU-4

Growth Area: C – Rural Community Areas

Plan Designation: Rural

Existing Use: Single Family Residential

Proposed Use: Single Family Residential



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES

Property Location and Zoning



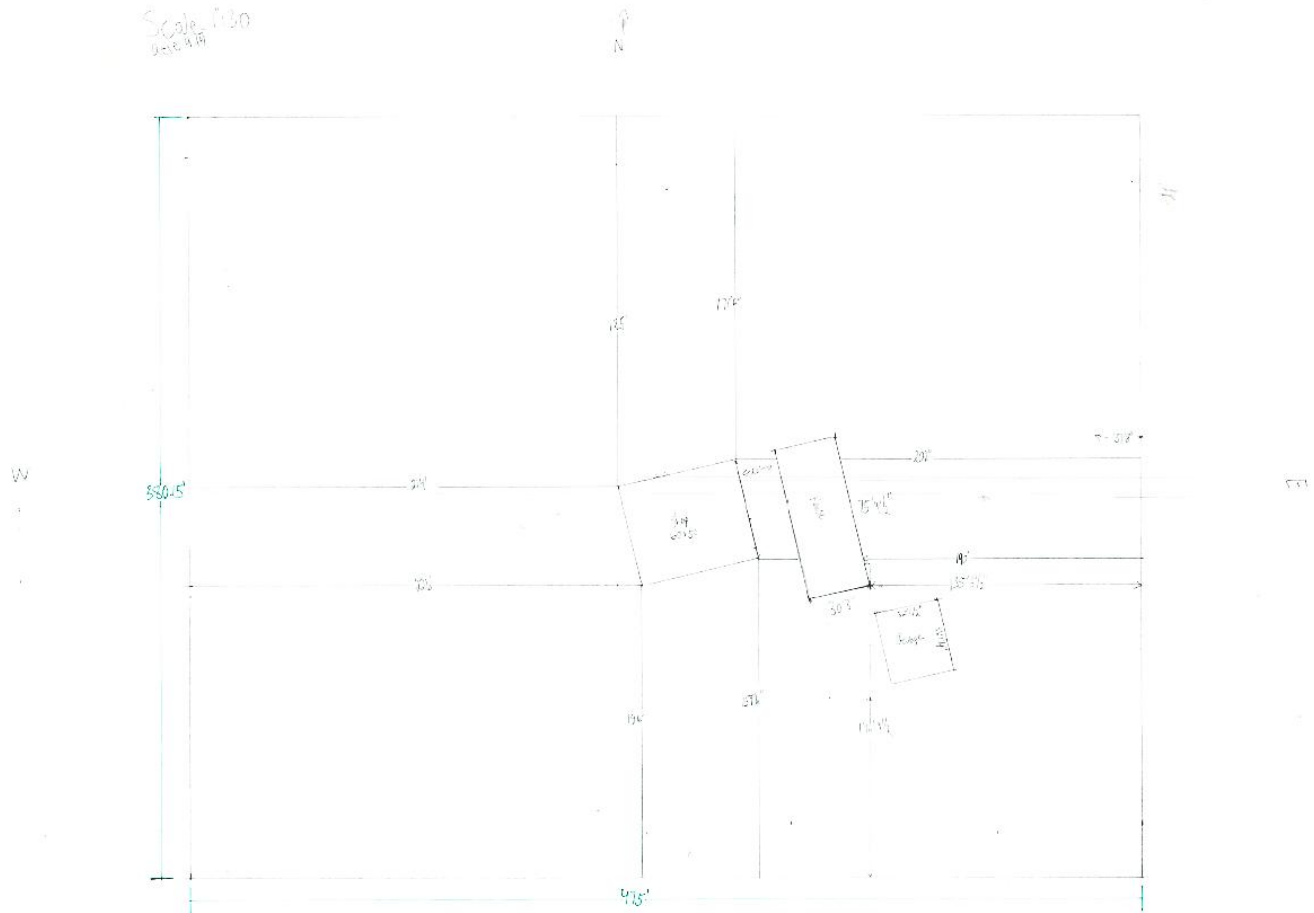
RZ24-11 (R-18 to RU-4)

1471 Redwing Place (APN 208-47-045H)

N.T.S



Site Plan



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



Rezoning Factors

<input type="checkbox"/> Adequate site/concept plan:	Complies
<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:	Not Applicable
<input type="checkbox"/> Adequate services and infrastructure:	Complies
<input type="checkbox"/> Traffic circulation:	Complies
<input type="checkbox"/> Development along major streets:	Not Applicable
<input type="checkbox"/> Infill compatibility:	Not Applicable
<input type="checkbox"/> Unique topographic features:	Not Applicable
<input type="checkbox"/> Water conservation:	Not Applicable
<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 9 of 9 applicable factors
2. Compatible with residential growth pattern
3. Reduces number of allowed principal dwellings
4. No opposition from nearby property owners

Factors Not in Favor

None identified

Public Notice

19 June

Legal ad

Notices

Posting



Applicant Presentation / Discussion



Staff Recommendation

Based on the factors in favor of approval, Staff recommends forwarding Docket RZ24-11 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 RZ24-11, rezoning parcel 208-47-045H from R-18 (Residential District, one dwelling per 18,000 square feet) to RU-4 (Rural District, one dwelling per 4 acres), the factors of approval constituting the findings of fact.

Docket RZ24-11 (Redwing Place)

R-18 to RU-4

Planning and Zoning Commission
July 10, 2024

