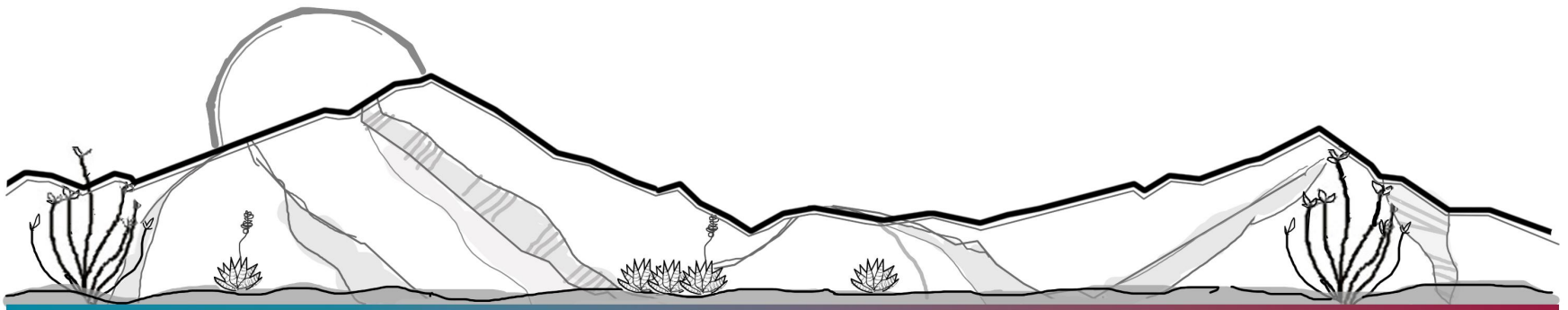


Docket RZ24-13 (Fort Grant)

R-36 to RU-4

Planning and Zoning Commission
September 11, 2024



DEVELOPMENT SERVICES



Applicant: Cynthia Griffin

Location: Fort Grant Road, APN 202-12-010A

Current Zoning: R-36

Proposed Zoning: RU-4

Growth Area: D – Rural Areas

Plan Designation: Rural

Existing Use: 40 x 60 Metal Bldg., with Living Quarters

Proposed Use: None



DEVELOPMENT SERVICES



Property Location



RZ24-13 (R-36 to RU-4)

Fort Grant Road (APN 202-12-010A)

N.T.S



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:	Complies
<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

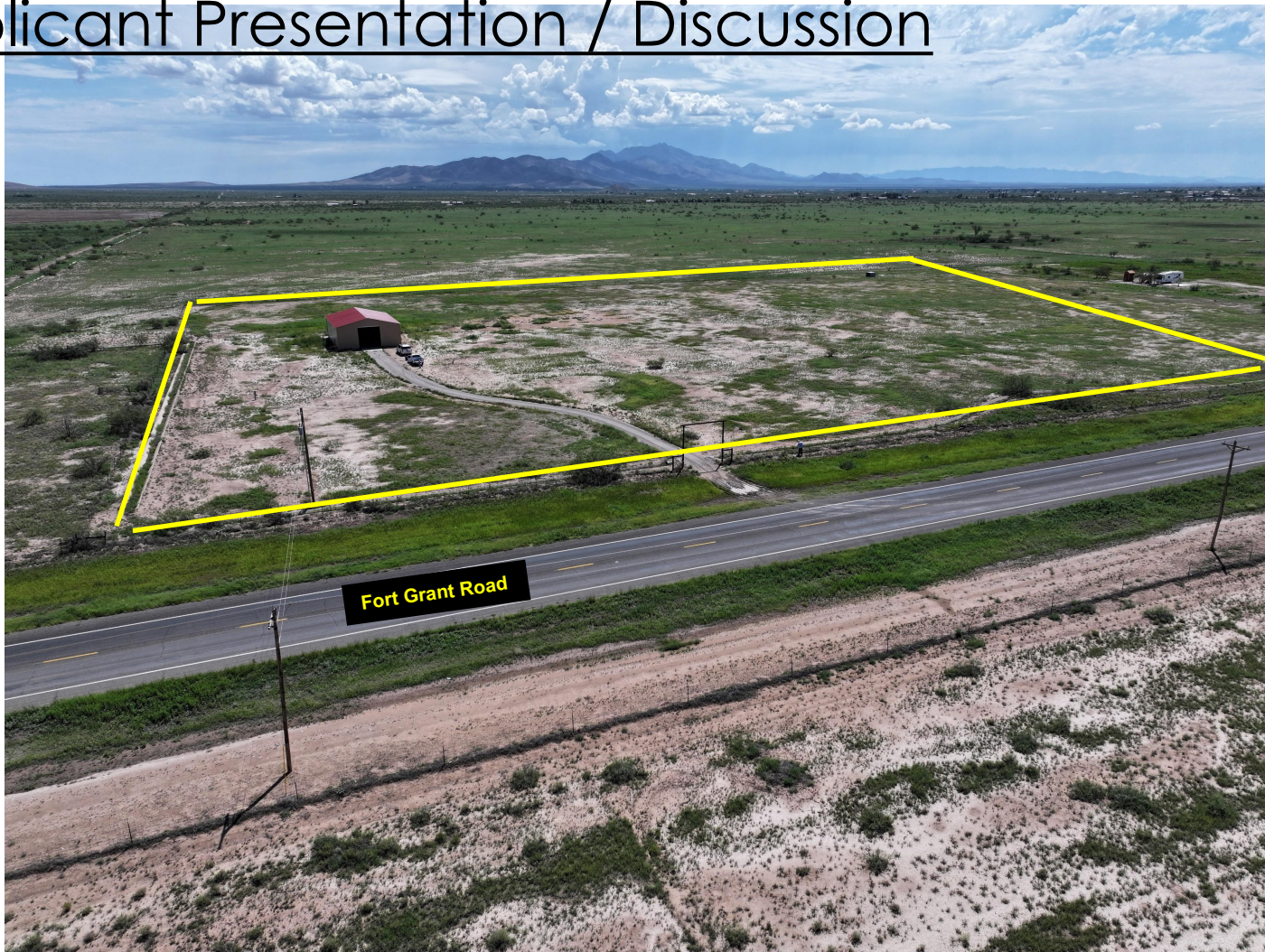
Factors in Favor of Approval

1. Complies with 10 of 10 applicable factors used to evaluate rezoning requests.
 2. Existing use is compatible with established low-density residential growth patterns.
 3. Downzone reduces the number of allowed principal dwellings.
- No opposition from nearby property owners.

Factors Not in Favor

None Identified

Applicant Presentation / Discussion



RECOMMENDATION

Based on the factors in favor of approval, Staff recommends forwarding the request to rezone parcel 202-12-010A from R-36 (Single-Household Residential District, one dwelling per 36,000 square feet) to RU-4 (Rural, one dwelling per 4 acres) 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 RZ24-13, rezoning parcel 202-12-010A from R-36 to RU-4, the factors of approval constituting the findings of fact.