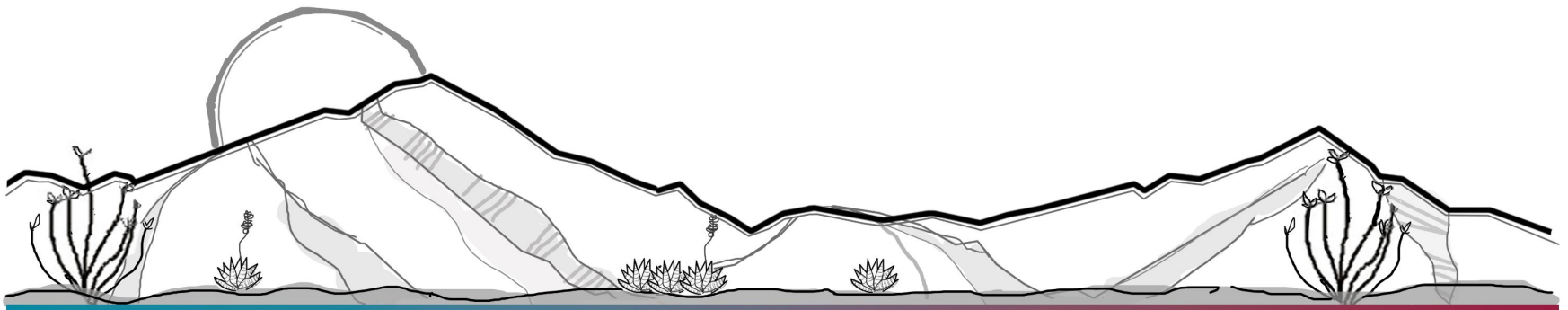


RZ24-14 / CPA24-04 (Border Road)

Planning and Zoning Commission
September 11, 2024



DEVELOPMENT SERVICES



Applicant: Steve and Arlene Eastman

Location: 653 E. Border Road
(APN 101-48-005)

Plan Amendment: Neighborhood Conservation to Rural
Growth Area C to Growth Area D

Zoning Amendment: R-36 to RU-4

Existing Use: Single Family Residential

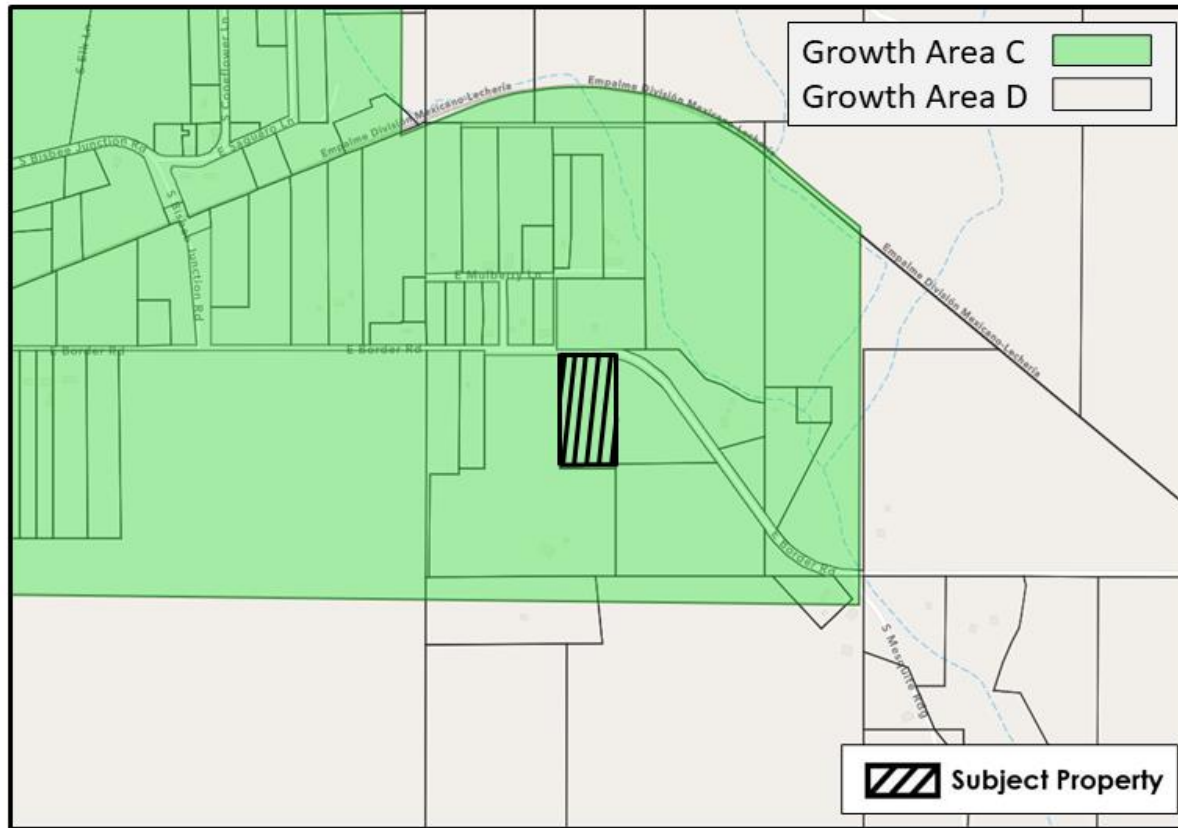
Proposed Use: Single Family Residential



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Growth Area Category

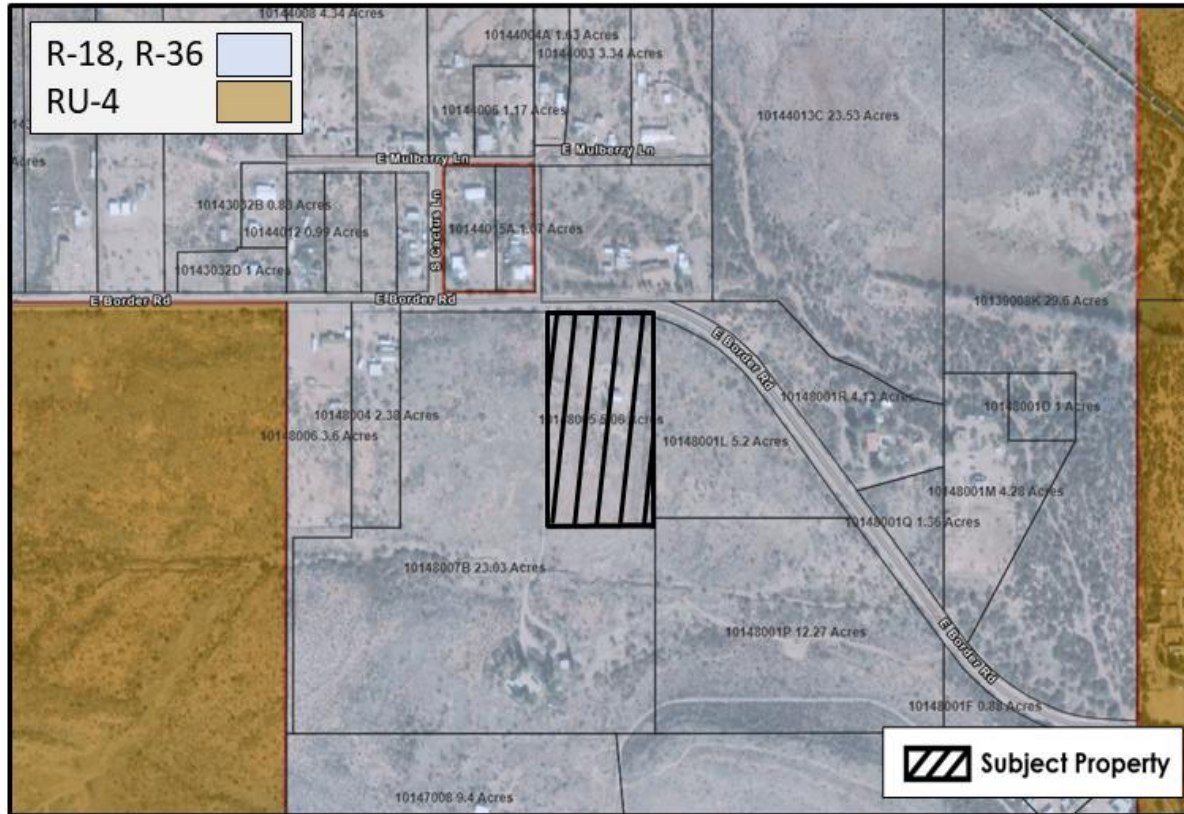


CPA24-04 Growth Area (C to D)
653 Border Road (APN 101-48-005)

N.T.S



Zoning and Location Map



RZ24-14/CPA24-04 (R-36 to RU-4)

653 Border Road (APN 101-48-005)

N.T.S



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Plan Amendment (Land Use Designations)

- Neighborhood Conservation
 - Established residential character; lot sizes one acre or less; warrants protection from non-residential uses; appropriate for platted residential subdivisions

- Rural
 - Sparsely populated; larger lot sizes; large expanses of private and public land; agriculture

Plan Amendment (Growth Area Categories)

- Category C (Rural Communities)
 - Slowing growing rural communities; small clusters of residential and non-residential development; variety of lot sizes; unimproved roads; prevalent agricultural activities

- Category D (Rural Areas)
 - Outlying rural areas; low growth rate; unimproved roads; low densities on large lots; large tracts of undeveloped private and public lands

Plan Amendment Criteria

- Pattern of growth no longer reflects type of growth expected under current designation: **Complies**
- Substantial changes have made development that conforms with existing designation undesirable: **Not Applicable**
- Extension of facilities and services have changed the type of development appropriate to the area: **Not Applicable**
- Substantial property owner support: **Does Not Comply**
- 'Developing' designations should be changed if a distinguishable development pattern has emerged: **Not Applicable**
- New designations should provide a harmonious transition between existing designations: **Complies**

Plan Amendment – Factors in Favor

- Pattern of growth no longer reflects type of growth expected in the current designation
- New designation is harmonious with existing designations
- Three factors do not apply
- No opposition from nearby property owners.

Plan Amendment – Factors Against

- Does not have substantial support from nearby property owners

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

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Rezoning – Factors in Favor

Complies with all applicable factors

Compatible with residential growth pattern

Reduces number of allowed principal dwellings

No opposition from nearby property owners

Rezoning – Factors Not in Favor

None identified

Public Notice

7-21 August

Legal ad

Notices

Posting



Applicant Presentation / Discussion



Staff Recommendation

Based on the factors in favor of approval, Staff recommends forwarding Dockets RZ24-14 and CPA24-04 to the Board of Supervisors with a recommendation of approval.

Sample Motion

Madam Chair, I move to recommend approval of Dockets RZ24-14 and CPA24-04 to the Board of Supervisors, amending Comprehensive Plan designations and zoning district classification of APN 101-48-005 from *Neighborhood Conservation* to *Rural*; *Growth Area C* to *Growth Area D*; and rezoning from *R-36* to *RU-4*, the Factors in Favor of Approval constituting Findings of Fact.

RZ24-14 / CPA24-04 (Border Road)

Planning and Zoning Commission
September 11, 2024

