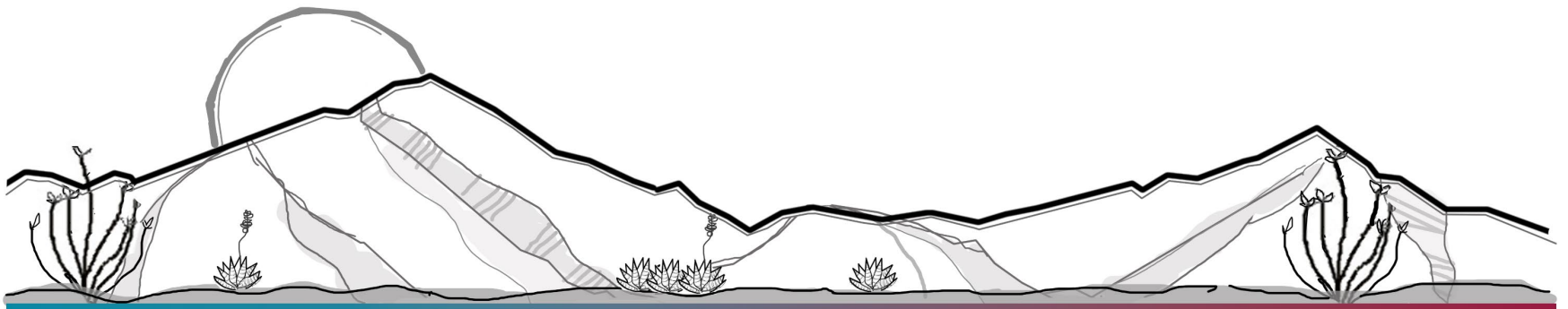


## Docket RZ24-15

RU-2 to RU-4

Planning and Zoning Commission  
October 9, 2024



# DEVELOPMENT SERVICES

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Applicant: Dan and Rose Weber

Location: Moonbeam Drive and Night Sky Road  
(APN 404-02-432)

Current Zoning: RU-2

Proposed Zoning: RU-4

Growth Area: D – Rural Areas

Plan Designation: Rural

Existing Use: Accessory Structures

Proposed Use: Single Family Residence

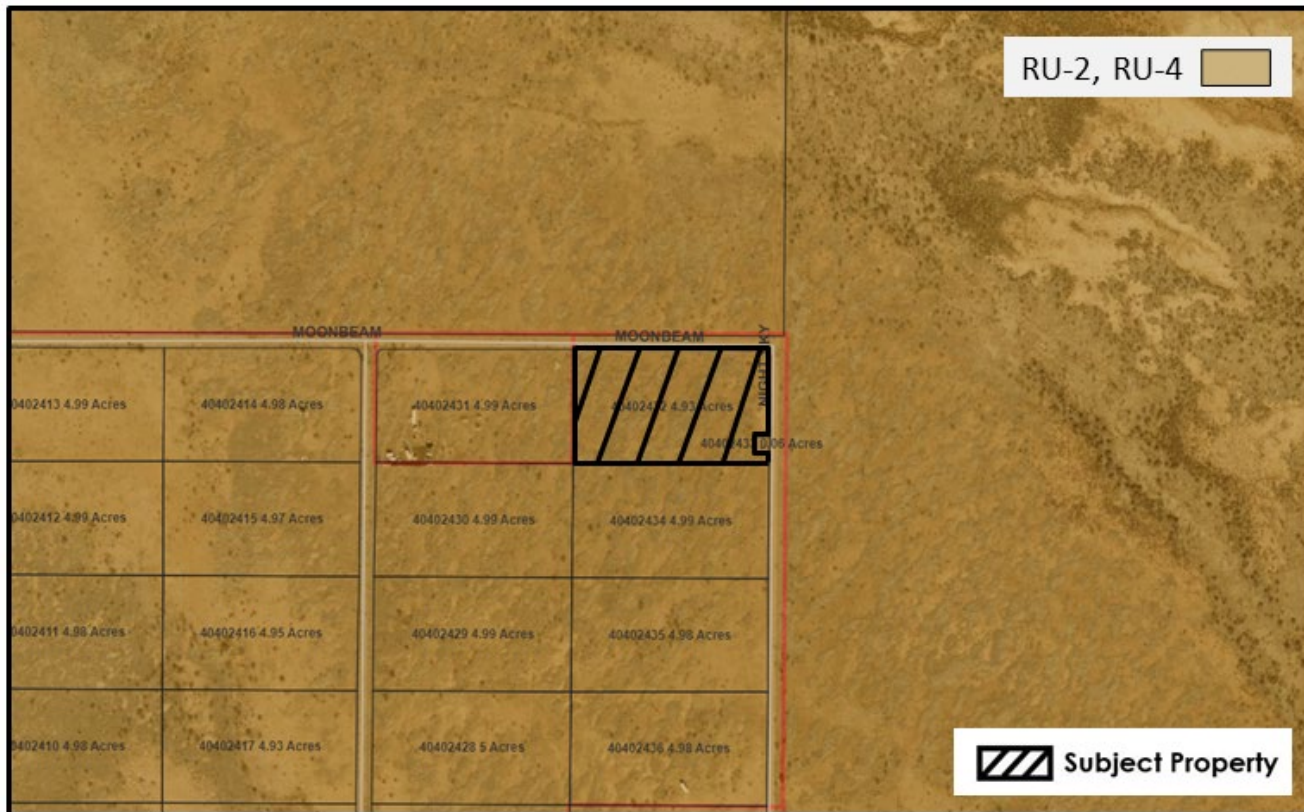


# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES

## Property Location and Zoning



RZ24-15 (RU-2 to RU-4)

Moonbeam Dr (APN 404-02-432)

N.T.S



# DEVELOPMENT SERVICES



## Rezoning Factors

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

## Factors in Favor of Approval

1. Complies with all 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

- 18-23 September
  - Notices
  - Posting
  - Legal ad



## Applicant Presentation / Discussion



## Staff Recommendation

Based on the factors in favor of approval, Staff recommends forwarding Docket RZ24-15 to the Board of Supervisors with a recommendation of approval without special conditions.

## Sample Motion

Madam Chair, I move to recommend approval of Docket RZ24-15 to the Board of Supervisors without special conditions, rezoning tax parcel 404-02-432 from RU-2 (Rural District, one dwelling per 2 acres) to RU-4 (Rural District, one dwelling per 4 acres), the factors of approval constituting the findings of fact.

## Docket RZ24-15

RU-2 to RU-4

Planning and Zoning Commission  
October 9, 2024

