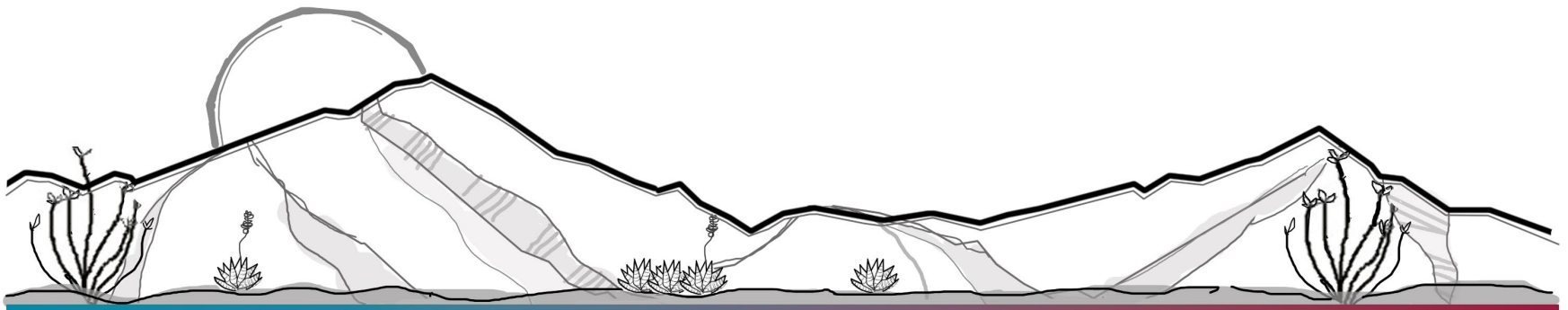


## RZ24-17 / CPA24-05 (Border Road)

Planning and Zoning Commission  
October 9, 2024



# DEVELOPMENT SERVICES

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Applicant: Vici Seaver

Location: 856 E. Border Road  
(APNs 101-39-008K, 101-48-001M)

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

Zoning Amendment: R-36 / RU-4 to RU-18

Existing Use: Single Family Residential

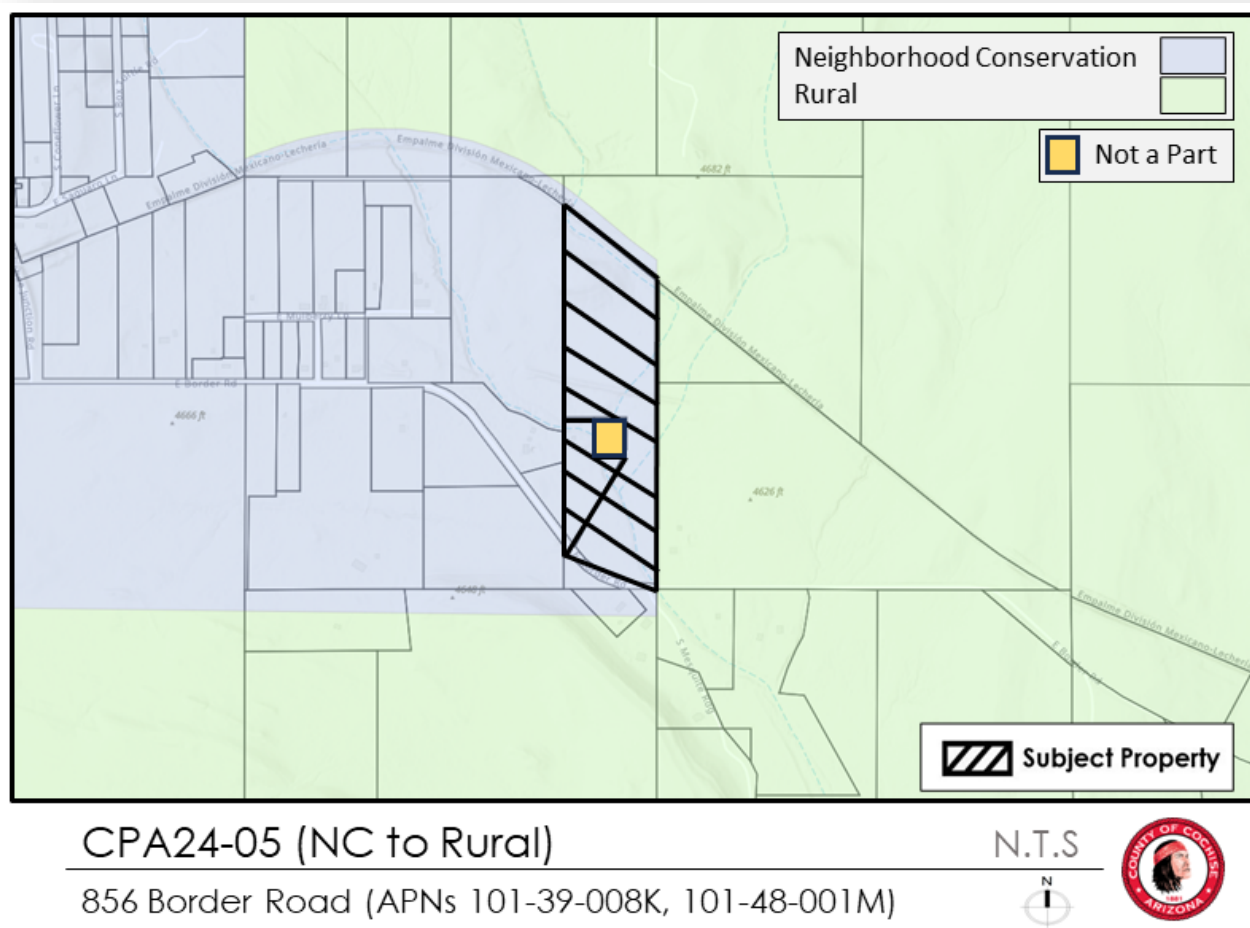
Proposed Use: Single Family Residential



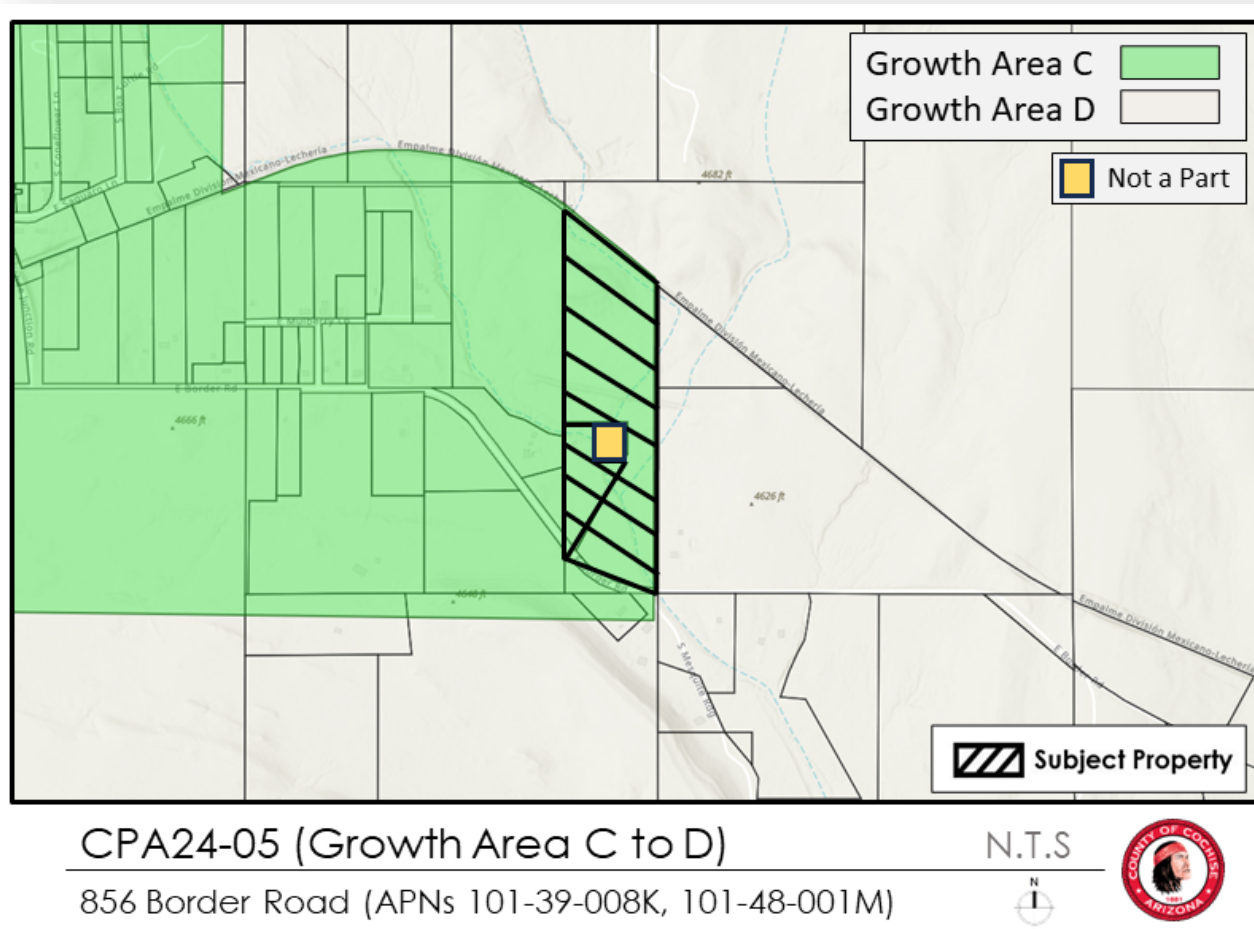
# DEVELOPMENT SERVICES



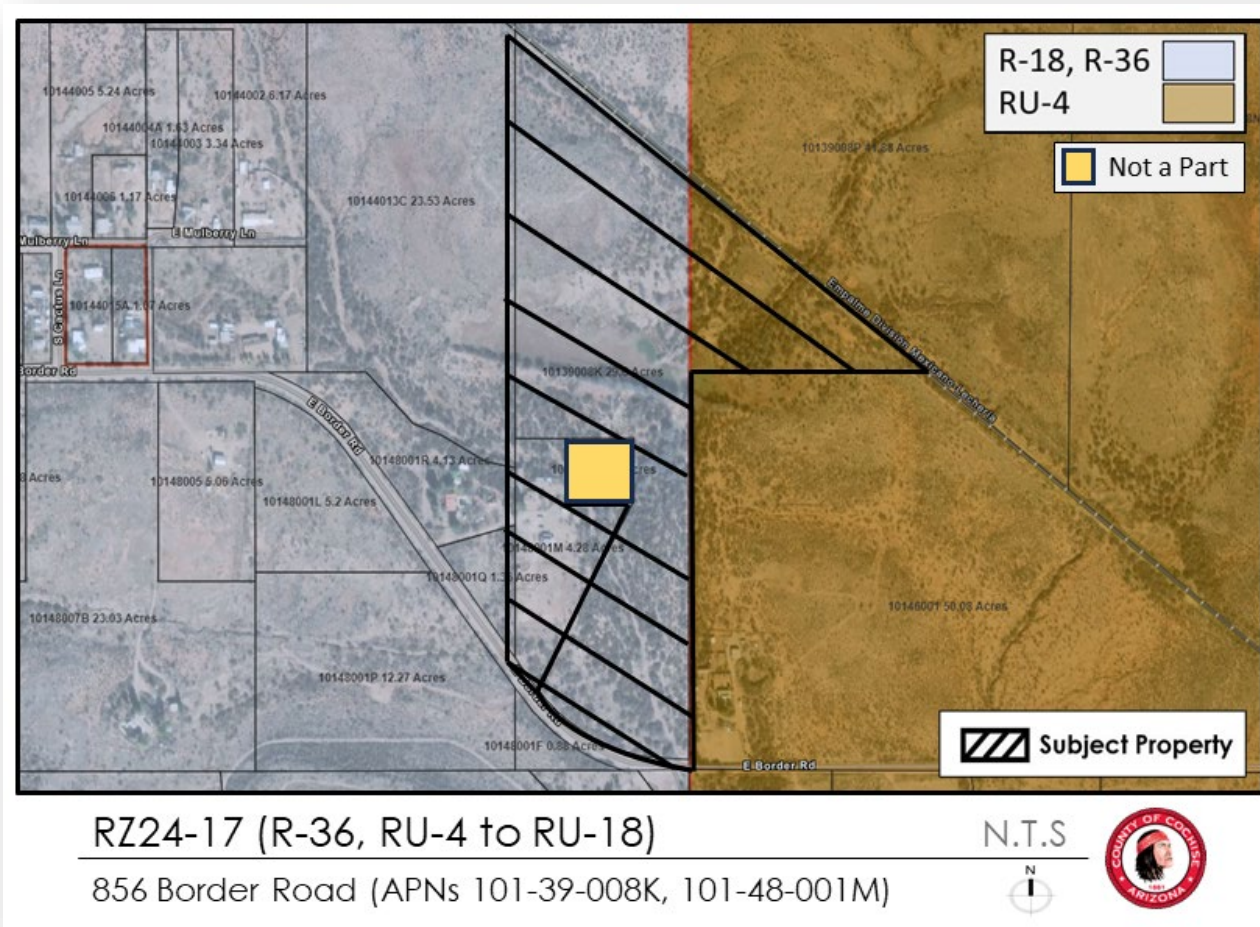
## Comprehensive Plan Designation



## Growth Area Category



## Zoning and Location Map



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



## 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

- |   |                        |
|---|------------------------|
| 1. Adequate site/concept plan:                | <b>Does Not Comply</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>        |

# DEVELOPMENT SERVICES

## Rezoning – Factors in Favor

- Complies with 8 of 9 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

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



## Applicant Presentation / Discussion



## Staff Recommendation

Based on the factors in favor of approval, Staff recommends forwarding Dockets RZ24-17 and CPA24-05 to the Board of Supervisors with a recommendation of approval without special conditions.

## Sample Motion

Madam Chair, I move to recommend approval of Dockets RZ24-17 and CPA24-05 to the Board of Supervisors without special conditions, amending Comprehensive Plan designations and zoning district classification of tax parcels 101-39-008K and 101-48-001M from *Neighborhood Conservation* to *Rural*; *Growth Area C* to *Growth Area D*; and rezoning from *R-36* and *RU-4* to *RU-18*, the Factors in Favor of Approval constituting Findings of Fact.

## RZ24-17 / CPA24-05 (Border Road)

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