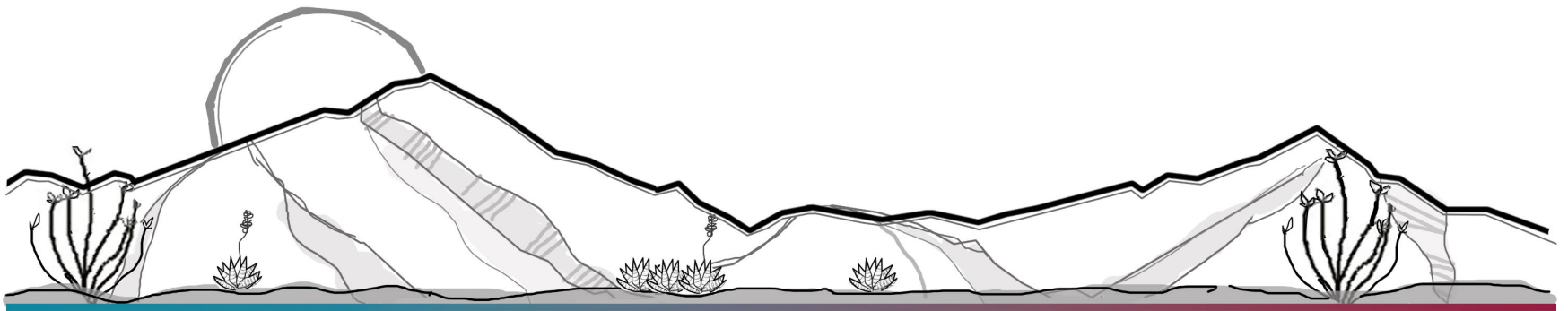


## Docket RZ24-19

R-36 to R-9

Planning and Zoning Commission  
November 13, 2024



# DEVELOPMENT SERVICES

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Applicant:	Trystan Trenberth
Location:	Primrose St/Lincoln Ave (APN 410-07-427B)
Current Zoning:	R-36
Proposed Zoning:	R-9
Growth Area:	B – Community Growth Areas
Plan Designation:	Developing
Existing Use:	Undeveloped
Proposed Use:	Manufactured Home Subdivision



# DEVELOPMENT SERVICES





# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



# 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>Complies</b>       |
| 13. Public input:                             | <b>Complies</b>       |
| 14. Hazardous materials:                      | <b>Not Applicable</b> |
| 15. Consistent with planning policies:        | <b>Complies</b>       |

# **DEVELOPMENT SERVICES**

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## Factors in Favor of Approval

1. Complies with applicable factors
2. Manufactured home subdivision with similar density nearby
3. Affordable housing opportunity

## Factors Not in Favor

1. Adjacent to large residential lots with single family residences
2. Opposition from nearby property owners

## Public Notice

- 22 August
  - Applicant letter
- 23-25 October
  - Legal ad
  - Notices
  - Posting



## Applicant Presentation / Discussion



## Staff Recommendation

Based on the factors in favor of approval, Staff recommends forwarding Docket RZ24-19 to the Board of Supervisors with the following condition of approval:

1. Within 24 months of the rezoning approval date, either an approved subdivision plat must be recorded or a permit for an approved manufactured home park must be issued; otherwise, the rezoning may be revoked by the Board of Supervisors.

## Sample Motion

Madam Chair, I move to recommend to the Board of Supervisors approval of Docket RZ24-19 with staff's recommended condition, rezoning tax parcel 410-07-427B from R-36 to R-9, the factors of approval constituting the findings of fact.

## Docket RZ24-19

R-36 to R-9

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