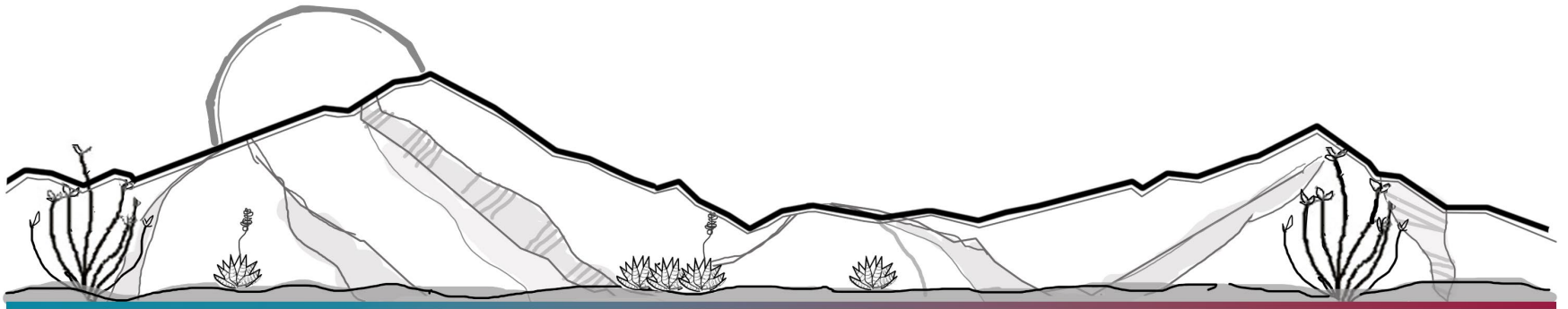


## Docket RZ24-21

R-36 to RU-2

Planning and Zoning Commission  
November 13, 2024



# DEVELOPMENT SERVICES

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Applicant: Anthony Peters

Location: Fort Grant/Taylor Roads  
(APN 202-28-028)

Current Zoning: R-36

Proposed Zoning: RU-2

Growth Area: B – Community Growth Areas

Plan Designation: Developing

Existing Use: Undeveloped

Proposed Use: Lavender Farm

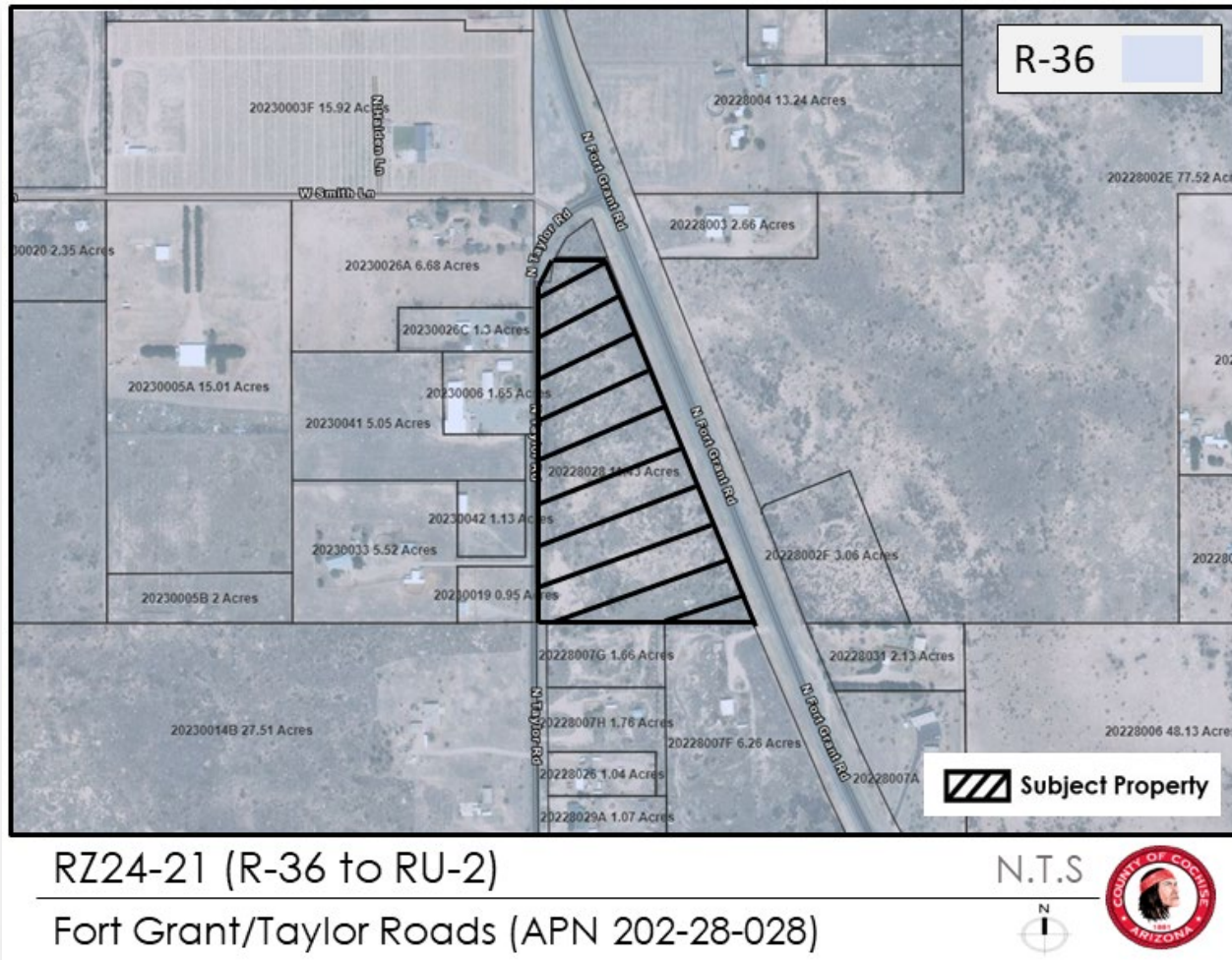


# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES

## Property Location and Zoning



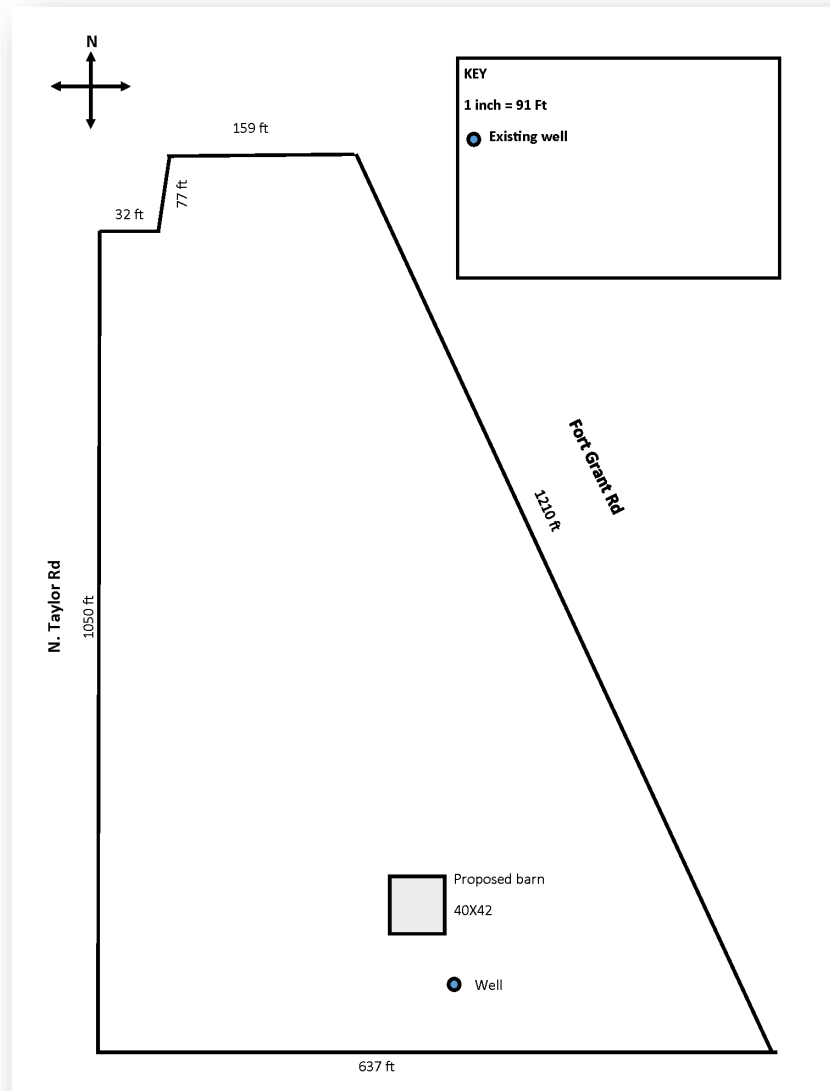
# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



## Site Plan



## 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>Complies</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 all applicable factors
2. Downzone reduces number of allowed principal dwellings
3. No opposition from nearby property owners

## Factors Not in Favor

None identified

## Public Notice

- 16-25 October
  - Legal ad
  - Notices
  - Posting



## Applicant Presentation / Discussion



## Staff Recommendation

Based on the factors in favor of approval, Staff recommends forwarding Docket RZ24-21 to the Board of Supervisors with a recommendation of approval without special conditions.

## Sample Motion

Madam Chair, I move to recommend approval of Docket RZ24-21 to the Board of Supervisors without special conditions, rezoning tax parcel 202-28-028 from R-36 to RU-2, the factors of approval constituting the findings of fact.

## Docket RZ24-21

R-36 to RU-2

Planning and Zoning Commission  
November 13, 2024

