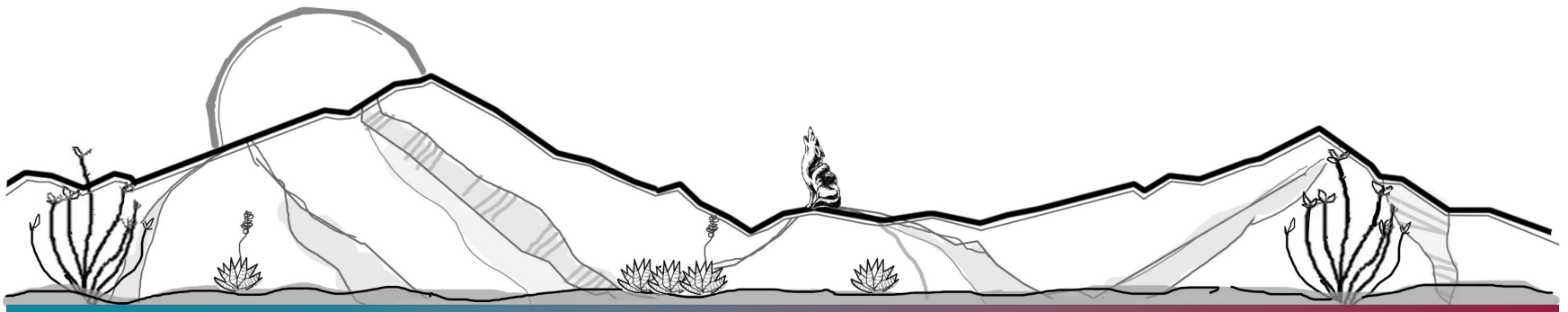


Docket RZ24-23

R-36 to RU-4

Planning and Zoning Commission
December 11, 2024



DEVELOPMENT SERVICES

Applicant: Patrick Willson

Location: Purdy Road
(APN 102-53-017)

Current Zoning: R-36

Proposed Zoning: RU-4

Growth Area: D – Rural Areas

Plan Designation: Low Density Residential (Naco Area Plan)

Existing Use: Undeveloped

Proposed Use: Single Family Residential



DEVELOPMENT SERVICES



Property Location and Zoning



RZ24-23 (R-36 to RU-4)

Purdy Ln (APN 102-53-017)

N.T.S



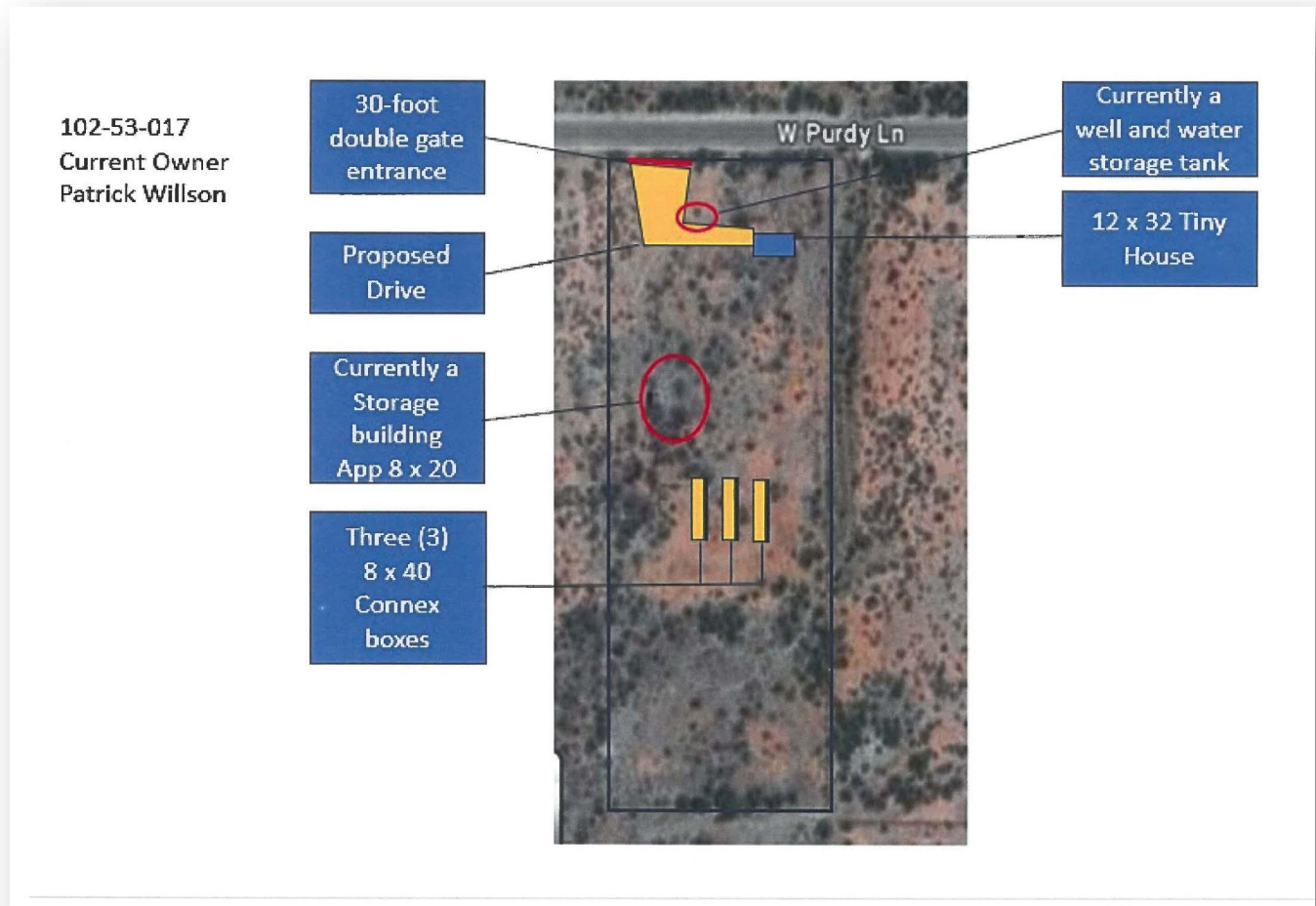
DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



Site Plan



Rezoning Factors

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

DEVELOPMENT SERVICES

Factors in Favor of Approval

1. Complies with all applicable factors
2. Compatible with low density residential growth pattern
3. Downzone reduces number of allowed principal dwellings
4. No opposition from nearby property owners

Factors Not in Favor

None identified

Public Notice

- 15-20 November
 - Legal ad
 - Notices
 - Posting



Applicant Presentation / Discussion



Staff Recommendation

Based on the factors in favor of approval, Staff recommends forwarding Docket RZ24-23 to the Board of Supervisors with a recommendation of approval without special conditions.

Sample Motion

Madam Chair, I move to recommend approval of Docket RZ24-23 to the Board of Supervisors without special conditions, rezoning tax parcel 102-53-017 from R-36 to RU-4, the factors in favor of approval constituting the findings of fact.

Docket RZ24-23

R-36 to RU-4

Planning and Zoning Commission
December 11, 2024

