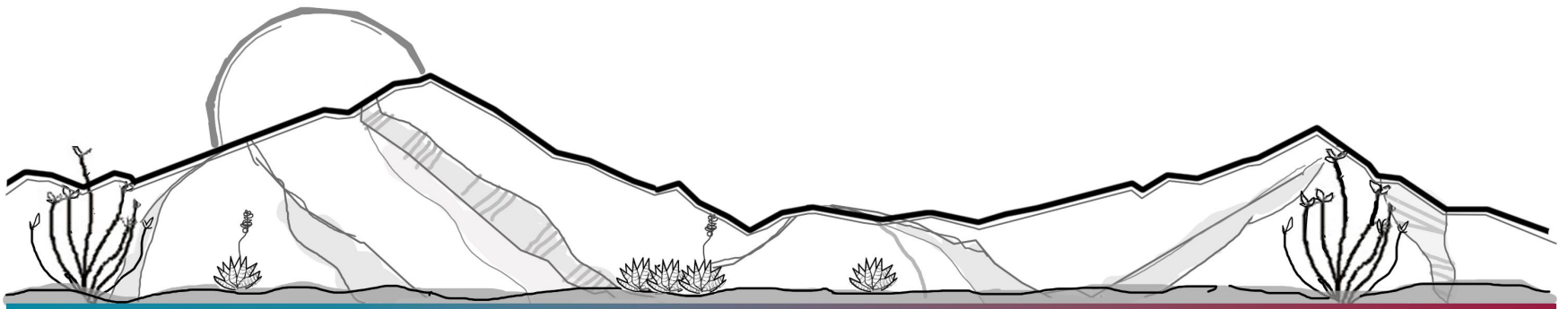


Docket RZ24-23

R-36 to RU-4

Board of Supervisors
January 7, 2025



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: None

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



Rezoning Factors

<input type="checkbox"/> Adequate site/concept plan:	Complies
<input type="checkbox"/> Comply with site development standards:	Complies
<input type="checkbox"/> Adjacent districts capable of development:	Complies
<input type="checkbox"/> Does not create nonconforming uses:	Complies
<input type="checkbox"/> Compatible with existing development:	Complies
<input type="checkbox"/> Rezone to more intense zoning district:	Not Applicable
<input type="checkbox"/> Adequate services and infrastructure:	Not Applicable
<input type="checkbox"/> Traffic circulation:	Complies
<input type="checkbox"/> Development along major streets:	Complies
<input type="checkbox"/> Infill compatibility:	Not Applicable
<input type="checkbox"/> Unique topographic features:	Not Applicable
<input type="checkbox"/> Water conservation:	Not Applicable
<input type="checkbox"/> Public input:	Complies
<input type="checkbox"/> Hazardous materials:	Not Applicable
<input type="checkbox"/> 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



Recommendations

Based on the factors in favor of approval, the Planning and Zoning Commission recommended approval of Docket RZ24-23 without conditions (8-0) during its December 11, 2024, meeting.

Based on the factors in favor of approval, Staff also recommends approval of Docket RZ24-23 without conditions, rezoning tax parcel 102-53-017 from R-36 (Residential District, one dwelling per 36,000 square feet) to RU-4 (Rural District, one dwelling per 4 acres).

Docket RZ24-23

R-36 to RU-4

Board of Supervisors
January 7, 2025

