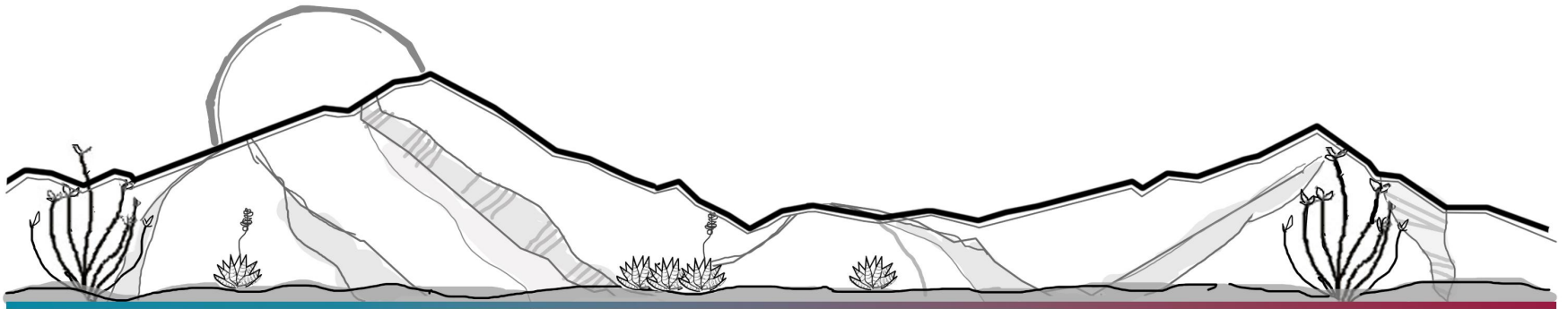


Docket RZ23-24

NB/SR-43 to RU-4

Board of Supervisors
January 28, 2025



DEVELOPMENT SERVICES



Applicant: Jeff Thiede

Location: Palm Road and Towner Street
(APNs 117-05-042, 043, 054A)

Current Zoning: NB, SR-43

Proposed Zoning: RU-4

Growth Area: D – Rural Areas

Plan Designation: Medium Density Residential

Existing Use: Undeveloped

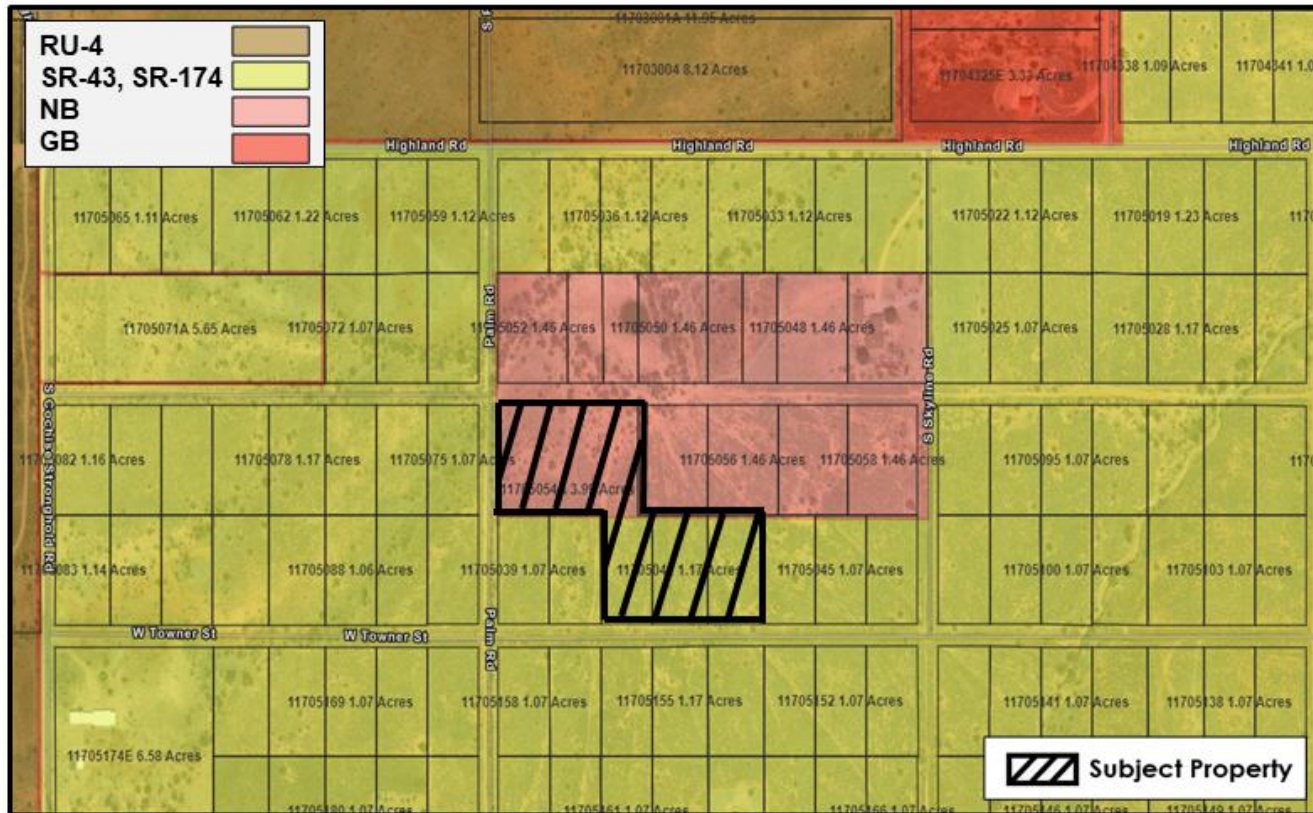
Proposed Use: Single Family Residence



DEVELOPMENT SERVICES



Property Location and Zoning



RZ23-24 (NB/SR-43 to RU-4)
Sunsites Unit #2 (APNs 11705042, 043, 54A)

N.T.S



DEVELOPMENT SERVICES



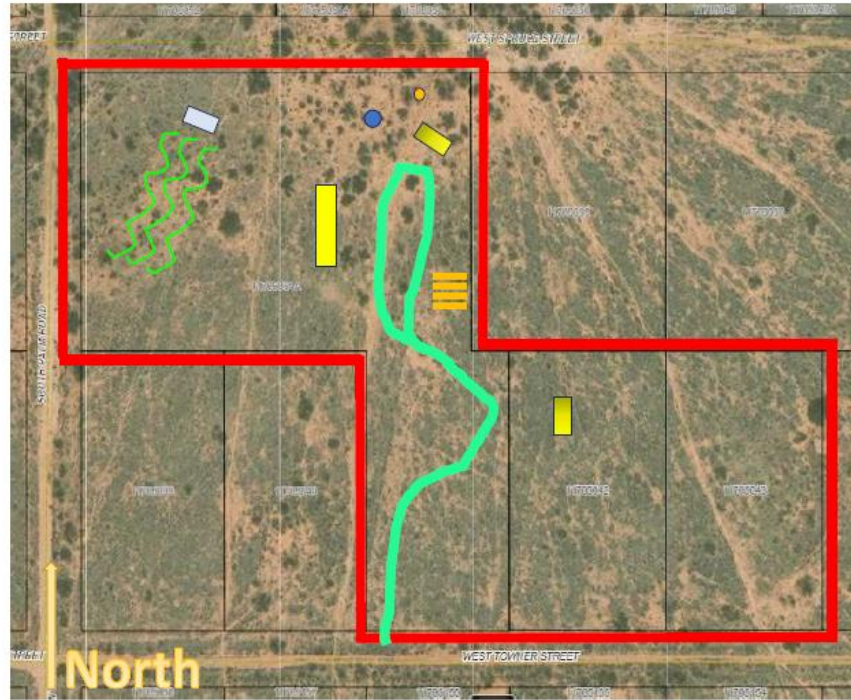
DEVELOPMENT SERVICES



Site Plan

Sunsites/Pearce Parcel Merger (Six Acres)

Proposed merger of parcels 117.05.054/A, ...042, and ...043
NOT TO SCALE (but close!)



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:	Complies
<input type="checkbox"/> Traffic circulation:	Complies
<input type="checkbox"/> Development along major streets:	Not Applicable
<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 residential growth pattern
3. Reduces number of allowed principal dwellings

Factors Not in Favor

1. Opposition from nearby property owners

Public Notice

6-18 December

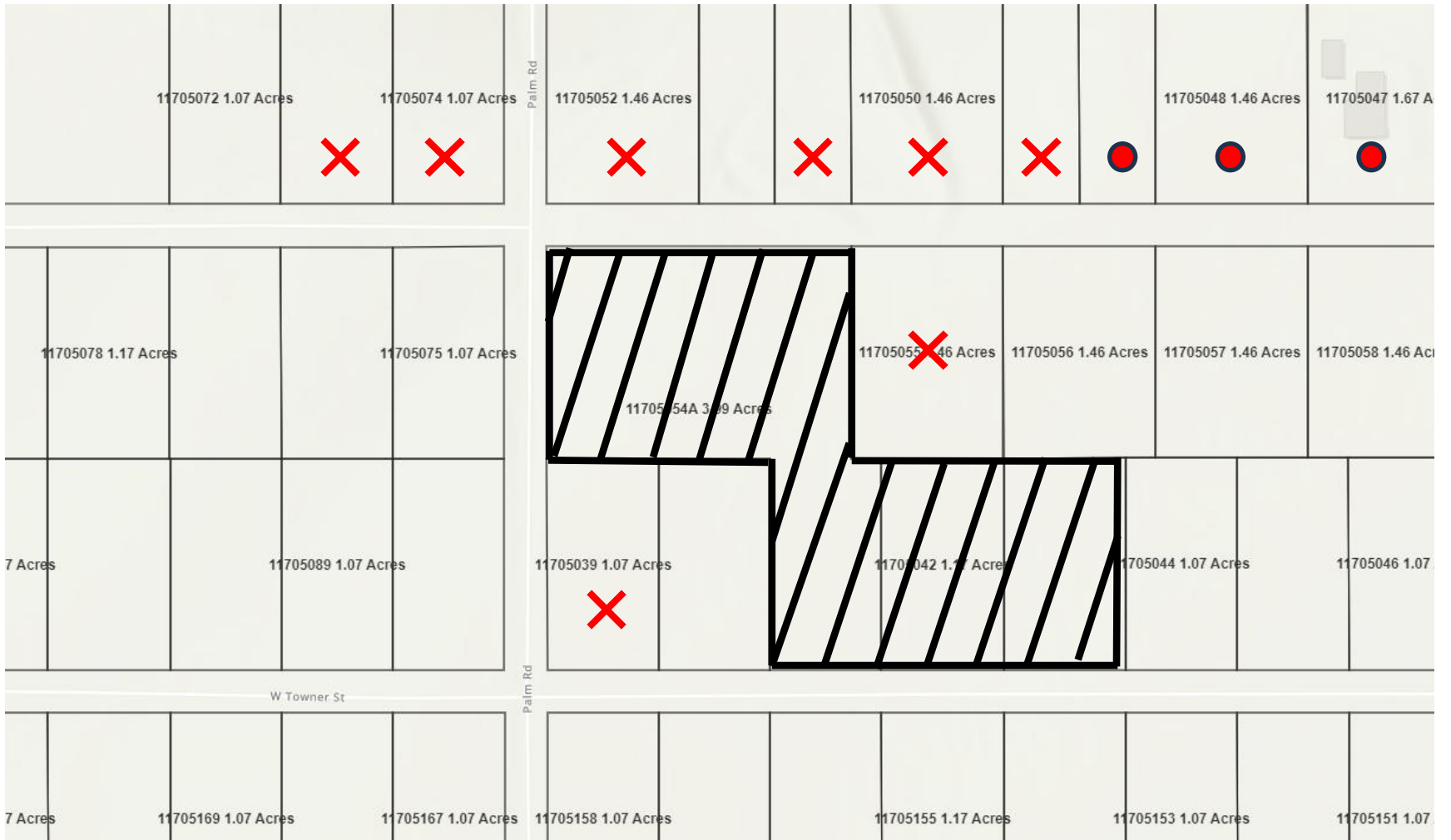
Notices

Posting

Legal ad



DEVELOPMENT SERVICES



Staff Recommendation

Based on the factors in favor of approval, the Planning and Zoning Commission recommended approval of Docket RZ23-24 without conditions (4-3) during its meeting on January 8, 2025.

Based on the factors in favor of approval, Staff also recommends approval of Docket RZ23-24 without conditions, rezoning tax parcels 117-05-042, 043, and 054A from NB (Neighborhood Business District) and SR-43 (Single-Household Residential District, one dwelling per 43,000 square feet) to RU-4 (Rural District, one dwelling per 4 acres), the factors in favor of approval constituting the findings of fact.

Docket RZ23-24

NB/SR-43 to RU-4

Board of Supervisors
January 28, 2025

