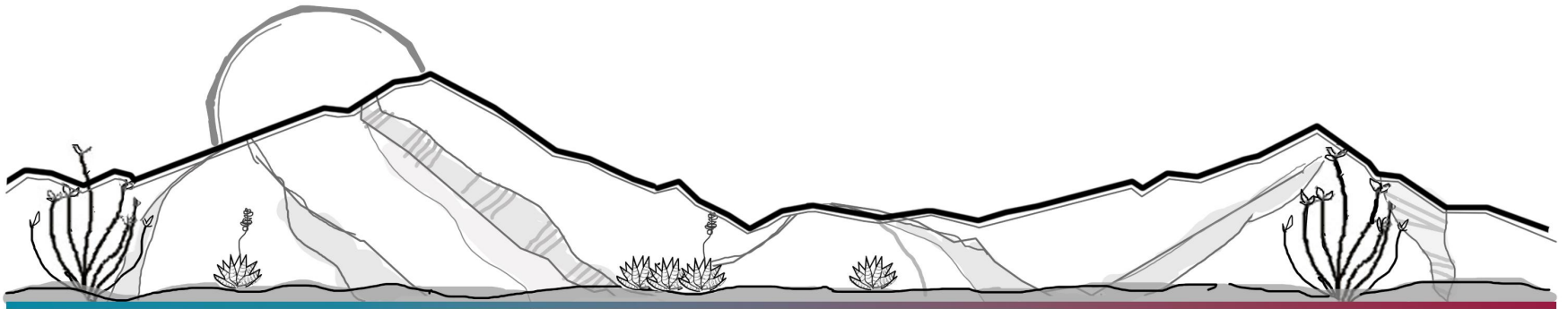


## Docket RZ24-24

RU-4 to RU-2

Board of Supervisors  
January 28, 2025



# DEVELOPMENT SERVICES

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Applicant: Zane and Carina Ritenour

Location: 9155 W. Coronado Trail  
(APN 105-28-005C)

Current Zoning: RU-4

Proposed Zoning: RU-2

Growth Area: D – Rural Areas

Plan Designation: Rural

Existing Use: Single Family Residential

Proposed Use: Single Family Residential



# DEVELOPMENT SERVICES



## Property Location and Zoning



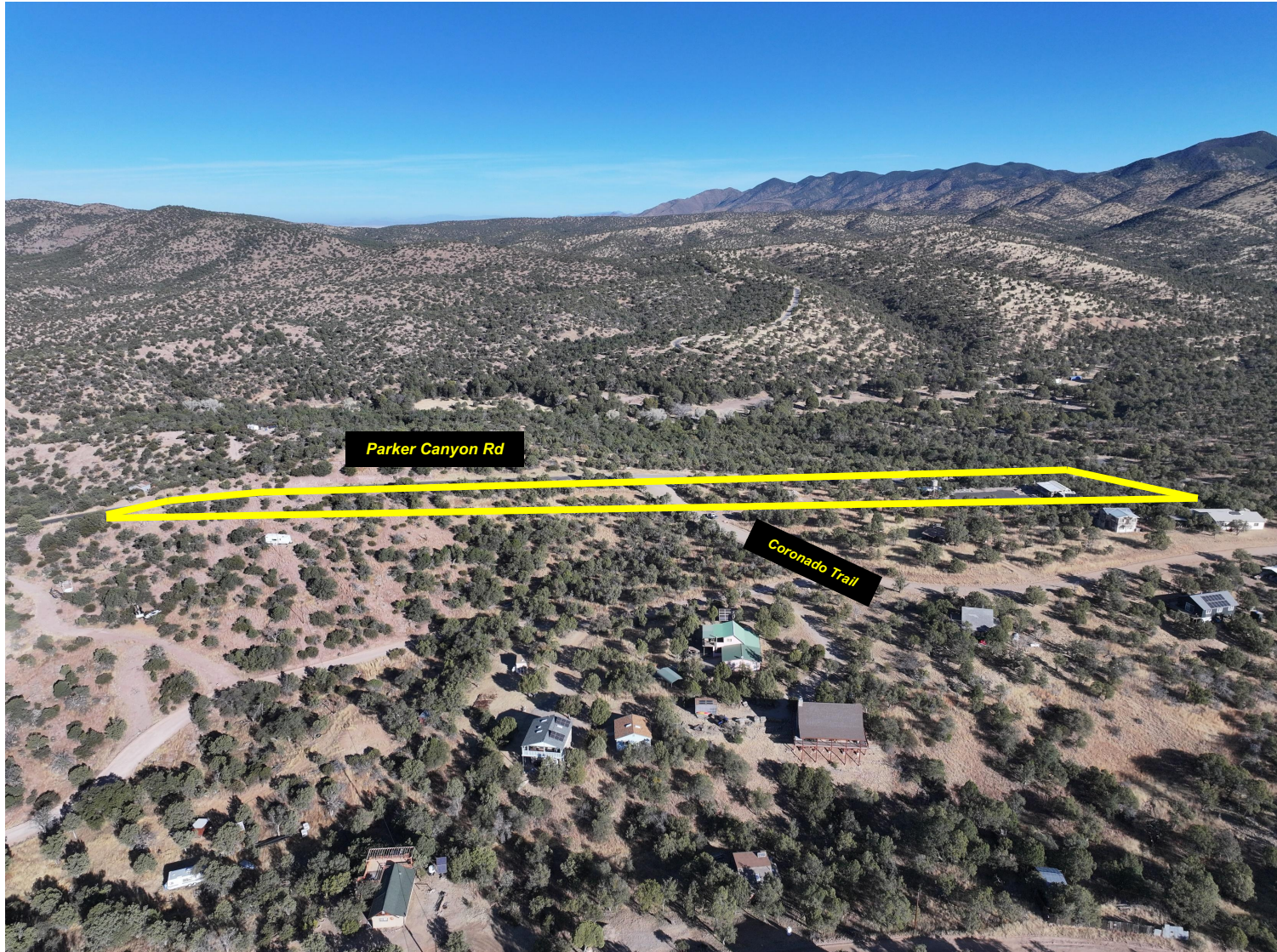
RZ24-24 (RU-4 to RU-2)

9155 Coronado Trail (APN 105-28-005C)

N.T.S



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES





## Rezoning Factors

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

## Factors Not in Favor

None identified

## Public Notice

5 November

Applicant Letters

11-20 December

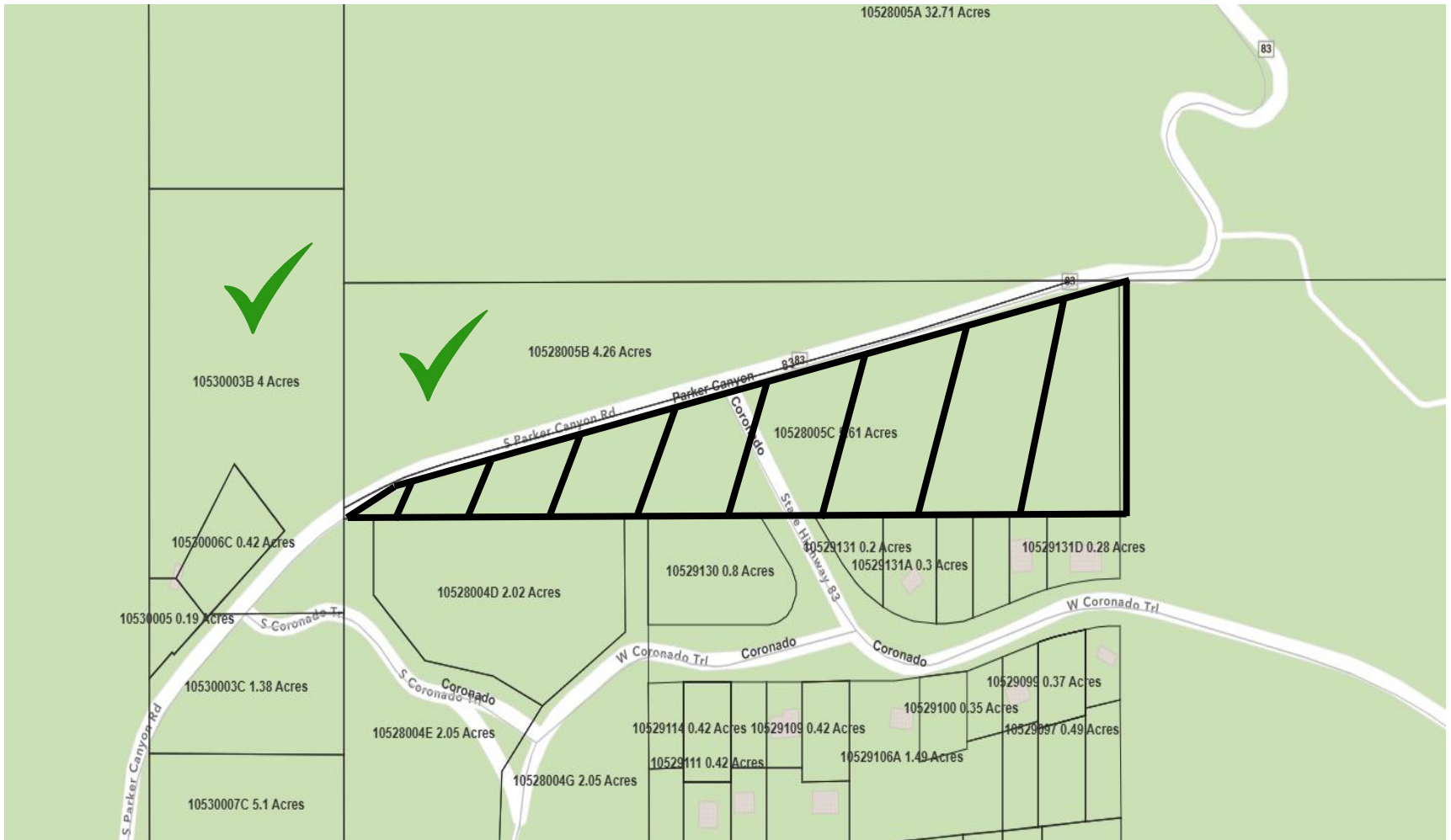
Notices

Posting

Legal ad



# DEVELOPMENT SERVICES



## Recommendations

Based on the factors in favor of approval, the Planning and Zoning Commission recommended approval of Docket RZ24-24 without conditions (7-0) during its meeting on January 8, 2025.

Based on the factors in favor of approval, Staff also recommends approval of Docket RZ24-24 without conditions, rezoning tax parcel 105-28-005C from RU-4 (Rural District, one dwelling per 4 acres) to RU-2 (Rural District, one dwelling per 2 acres), the factors in favor of approval constituting the findings of fact.

## Docket RZ24-24

RU-4 to RU-2

Board of Supervisors  
January 28, 2025

