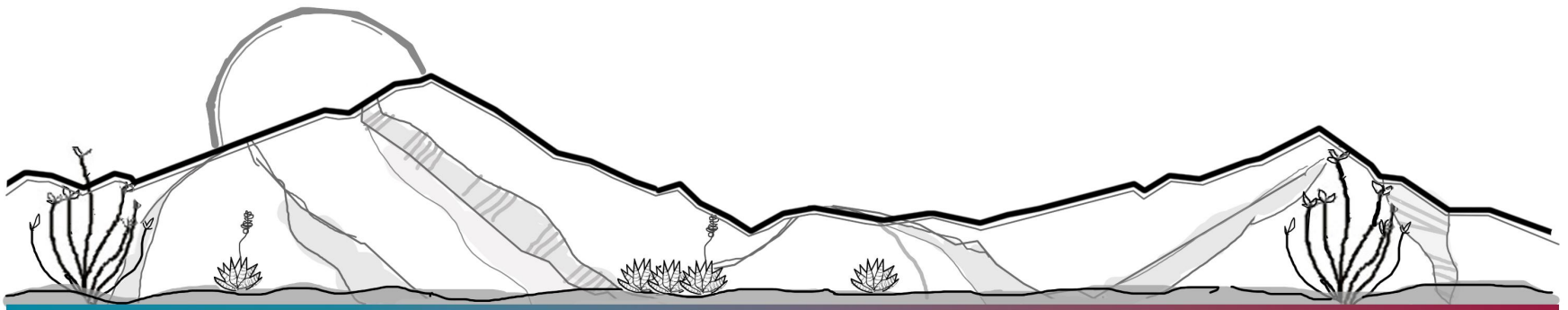


Docket RZ24-25

R-36 to RU-4

Board of Supervisors
January 28, 2025



DEVELOPMENT SERVICES



Applicant: Ron and Jessica Engelkes

Location: 8243 W. Winchester Easement
(APN 209-09-240A)

Current Zoning: R-36

Proposed Zoning: RU-4

Growth Area: D – Rural Areas

Plan Designation: Rural

Existing Use: Single Family Residential

Proposed Use: Single Family Residential



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES

Property Location and Zoning



RZ24-25 (R-36 to RU-4)

8243 Winchester Easement (APN 209-09-240A)

N.T.S.



DEVELOPMENT SERVICES

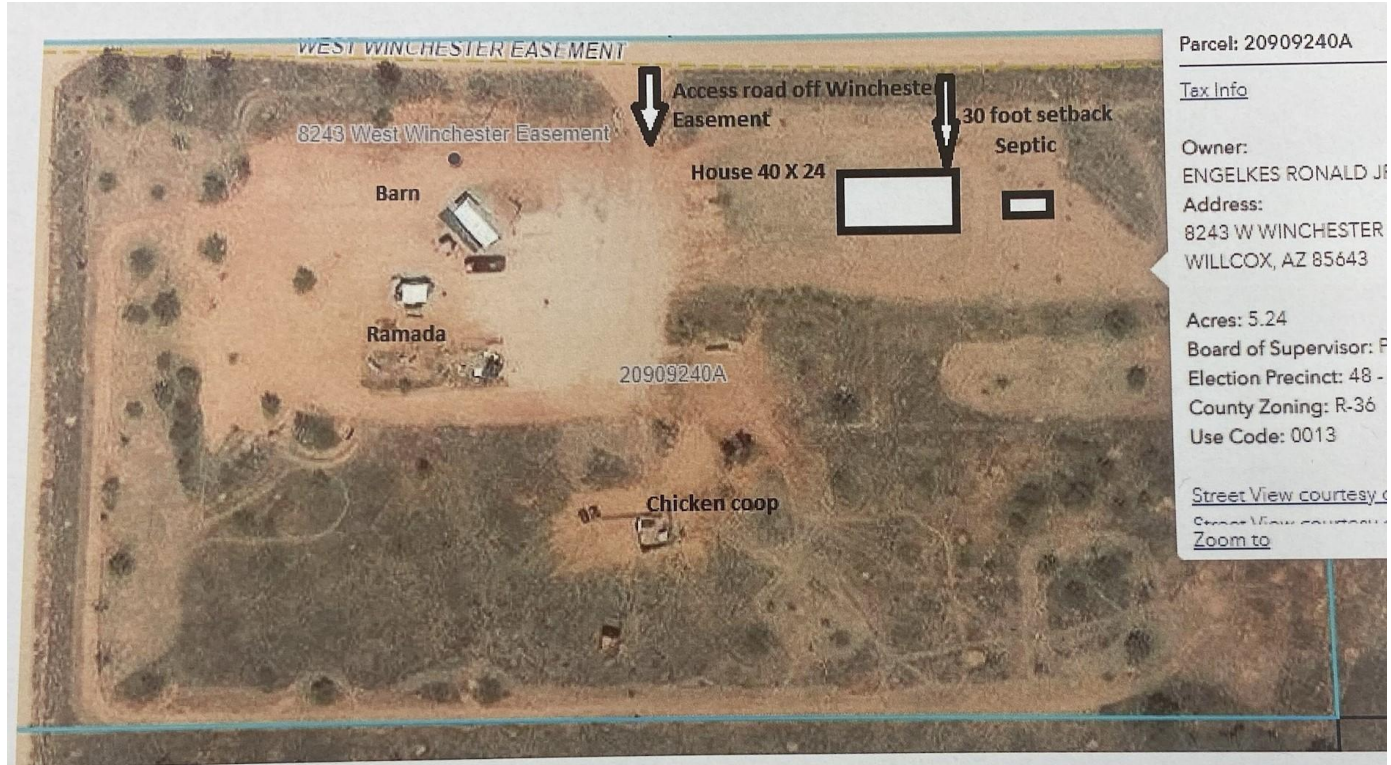


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Old Fort Grant Road

Site Plan



The land is 5.34 and looking to covert to R-4 for the owner opt out program
The well will have to be decided later on where to be place (Will be hauling in water)
Family of four to live inside residence
Will put in a 1,000 gallon septic
Electrical needs to be upgrate to 240v current have 110v

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:	Not Applicable
<input type="checkbox"/> Hazardous materials:	Not Applicable
<input type="checkbox"/> Consistent with planning policies:	Complies

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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

None identified

Public Notice

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 RZ24-25 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 RZ24-25 without conditions, rezoning tax parcel 209-09-240A from R-36 to RU-4, the factors of in favor of approval constituting the findings of fact.

Docket RZ24-25

R-36 to RU-4

Board of Supervisors
January 28, 2025

