

Docket RZ24-26

R-36 to RU-4

Board of Supervisors

February 25, 2025



DEVELOPMENT SERVICES



Applicant: Pedro De Castro

Location: Denham Road
(APN 407-83-006)

Current Zoning: R-36

Proposed Zoning: RU-4

Growth Area: D – Rural Areas

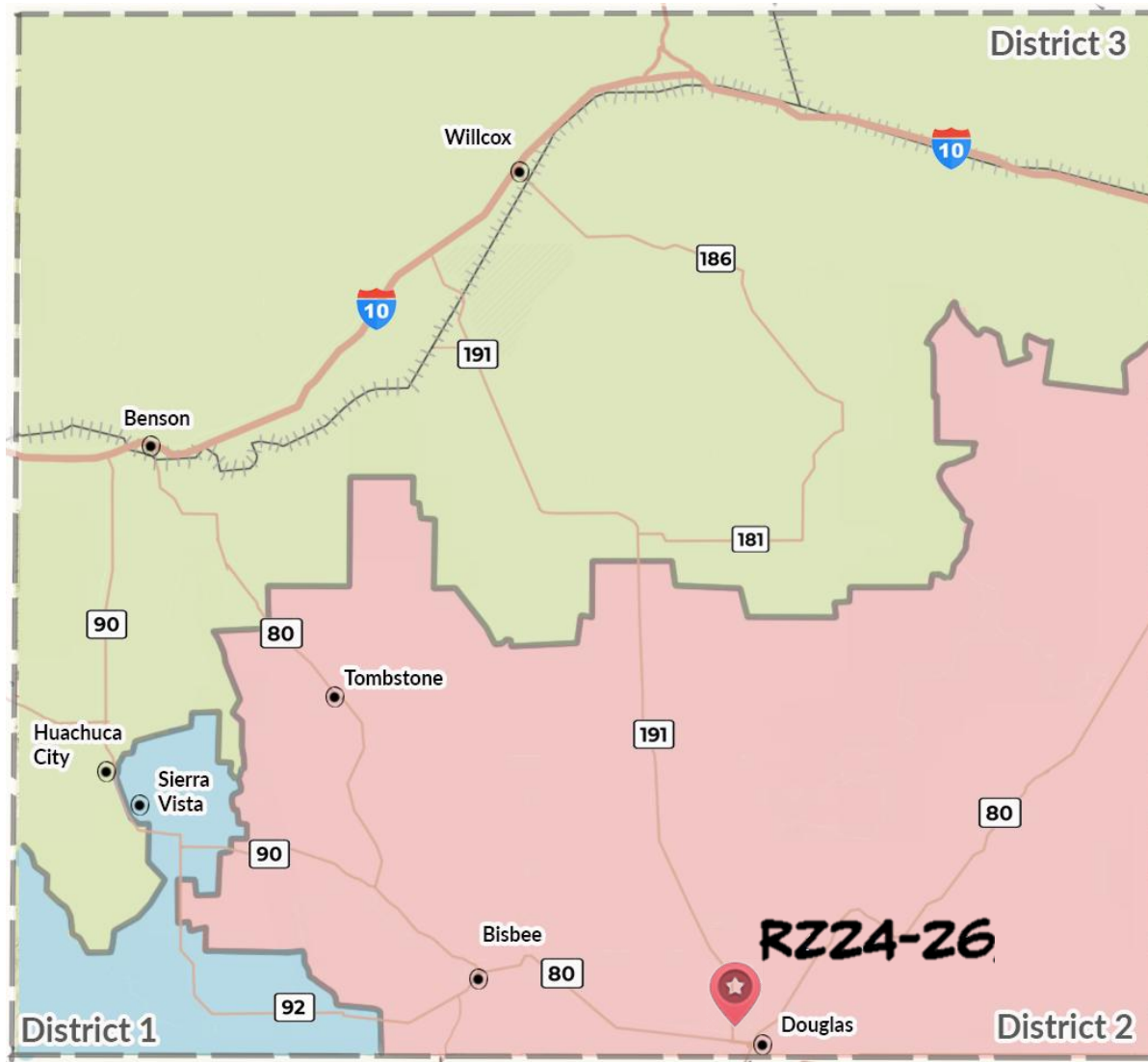
Plan Designation: Rural

Existing Use: Undeveloped

Proposed Use: Residential and Impound Yard
with Special Use Approval



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Property Location and Zoning



RZ24-26 (Denham Road)

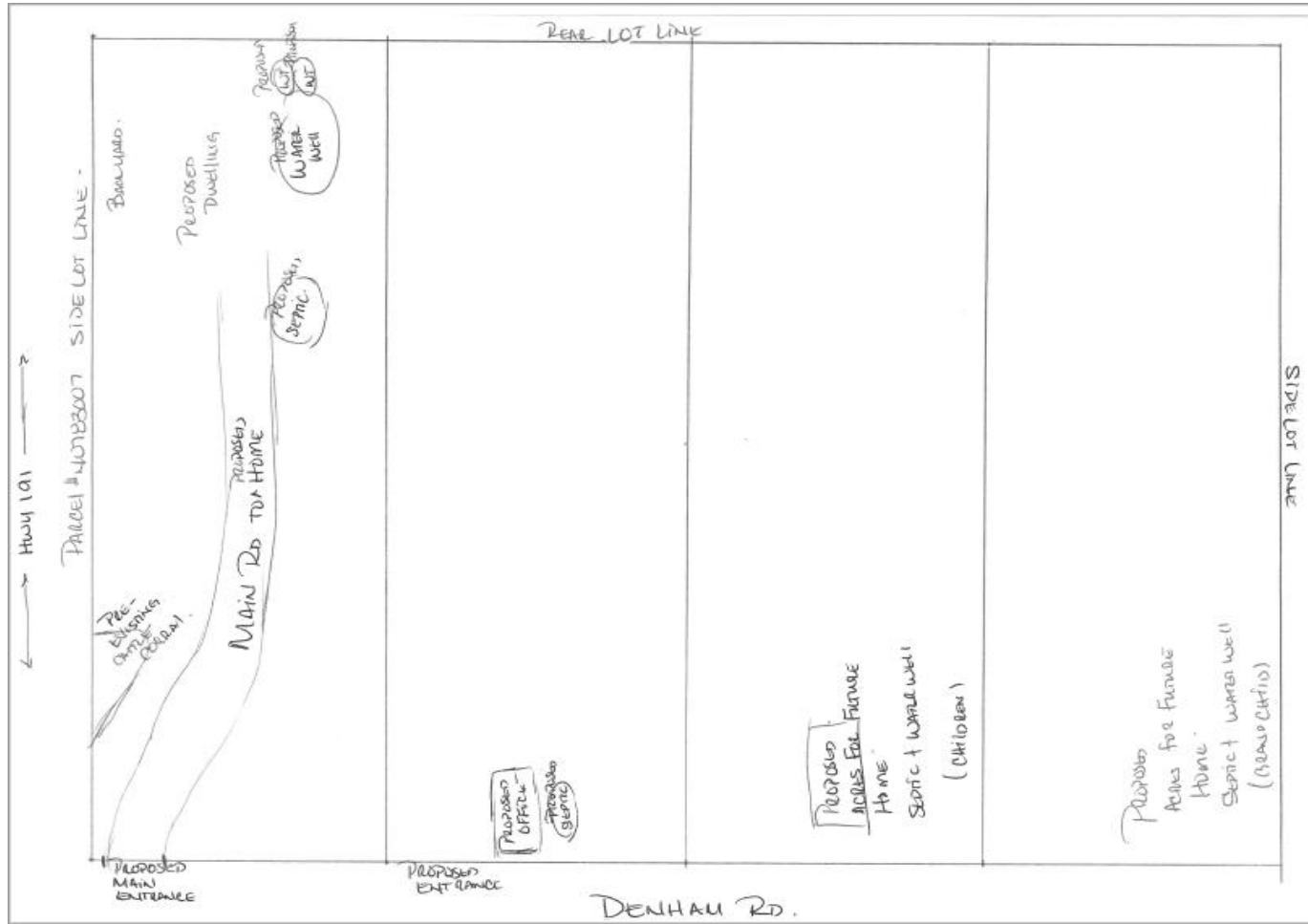
APN 407-83-006

N.T.S



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Concept Plan



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Denham Road

Rezoning Factors

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

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Factors in Favor of Approval

1. Complies with all 10 applicable factors
2. Downzone reduces allowed residential density
3. No opposition from nearby property owners

Factors Not in Favor

Portion of the property is within a flood zone, potentially constraining development

Public Notice

27 February 2024
Applicant letter

7-22 January 2025
Legal ad
Notices
Posting



Recommendations

Based on the factors in favor of approval, the Planning and Zoning Commission recommended approval of Docket RZ24-26 without conditions (7-0) during its meeting on February 12, 2025.

Based on the factors in favor of approval, Staff also recommends approval of Docket RZ24-26 without conditions, rezoning tax parcel 407-83-006 from R-36 to RU-4, the factors in favor of approval constituting the findings of fact.

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