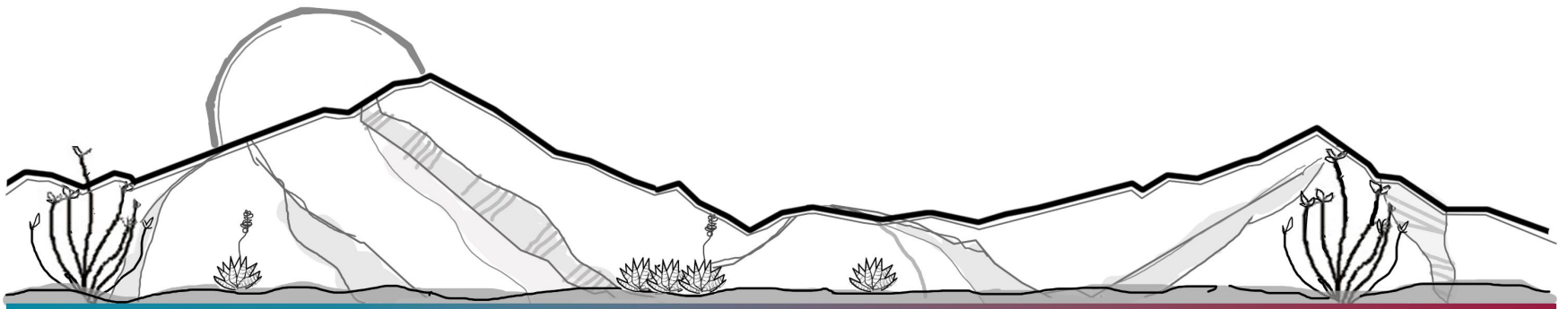


Docket RZ25-09

RU-2 to RU-4

Board of Supervisors
September 2, 2025



DEVELOPMENT SERVICES



Applicant: Shane Harmon

Location: Mohave Street (McNeal)
(APN 404-02-027)

Zoning Amendment: RU-2 to RU-4

Growth Area: D – Rural Areas

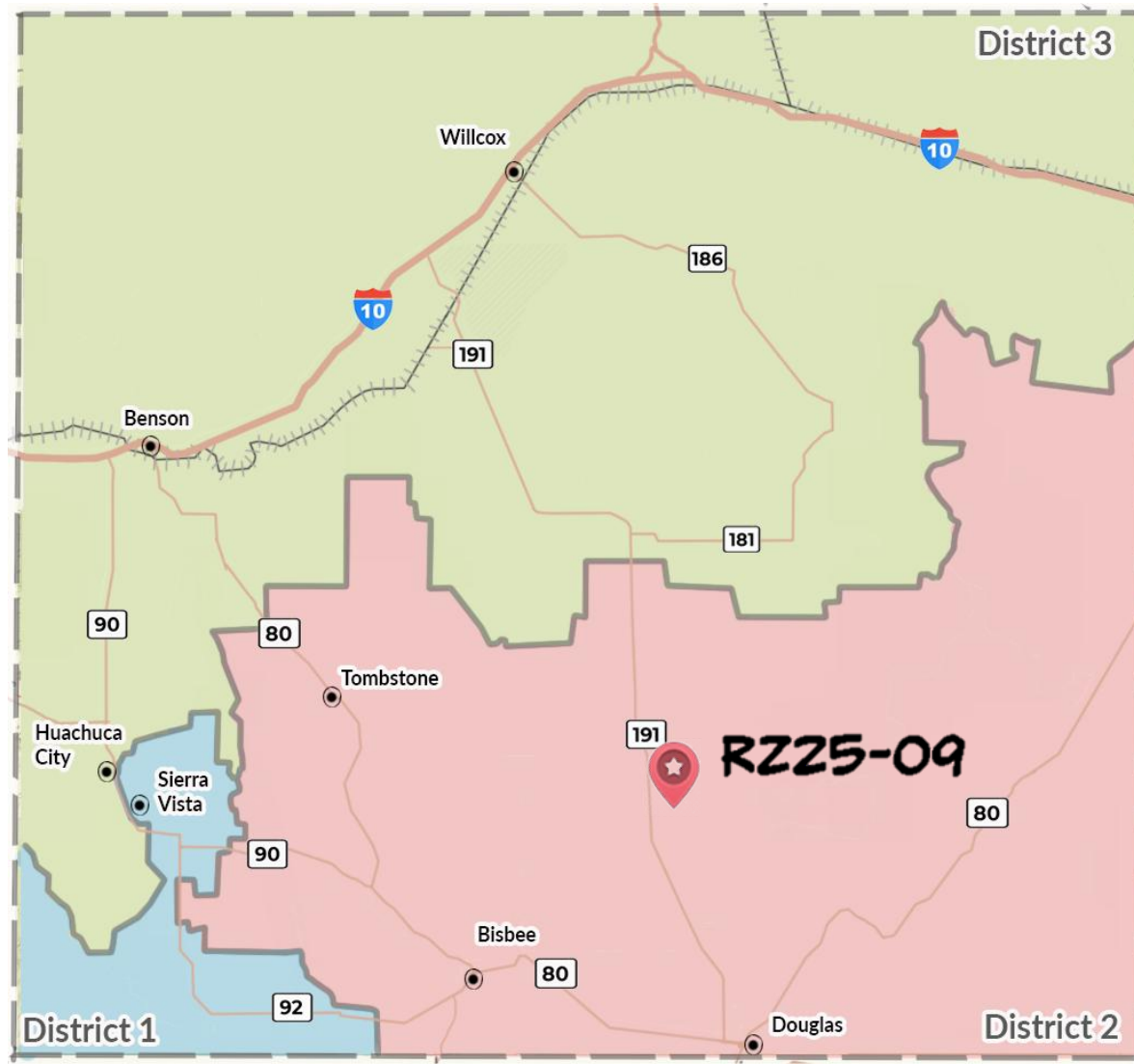
Plan Designation: Rural

Existing Use: Undeveloped

Proposed Use: Residential



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES

Property Location and Zoning



RZ25-09 (RU-2 to RU-4)
Mohave Street (APN 404-02-027)

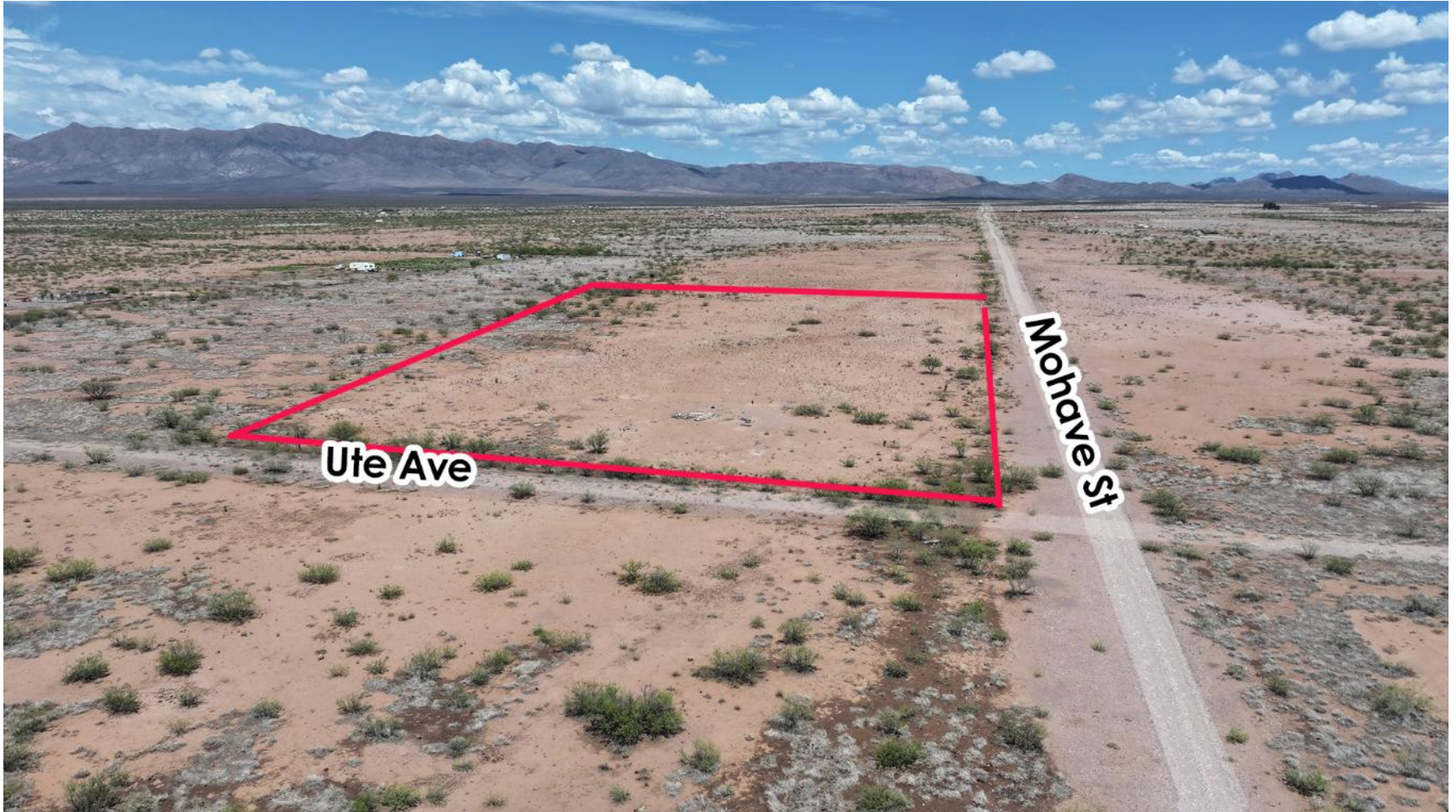
N.T.S



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



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: **Not Applicable**
- Public input: **Complies**
- Hazardous materials: **Not Applicable**
- Consistent with planning policies: **Complies**

DEVELOPMENT SERVICES

Factors in Favor

Complies with applicable factors

Compatible with rural residential growth pattern

Reduces allowed residential density

No opposition from nearby property owners

Factors Not in Favor

None identified

Public Notice

16-23 July

Notices

Posting

Legal ad



Recommendations

Based on the factors in favor, the Planning and Zoning Commission recommended approval of Docket RZ25-09 without special conditions (7-0) during its regular meeting on August 13, 2025.

Staff also recommends approval of Docket RZ25-09 without special conditions.

Docket RZ25-09

RU-2 to RU-4

Board of Supervisors
September 2, 2025

