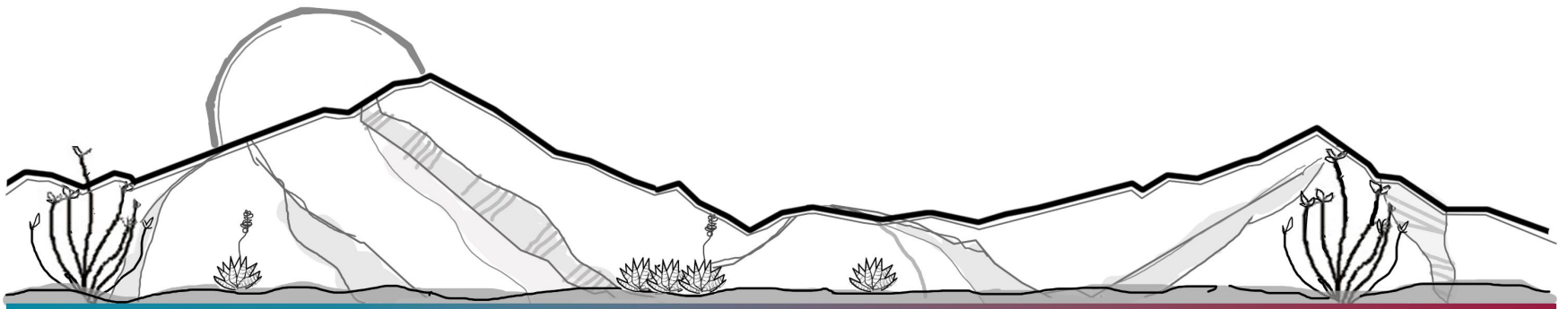


## Docket RZ25-13

SR-8 to RU-10

Board of Supervisors  
October 7, 2025



# DEVELOPMENT SERVICES

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Applicant: Ryan and Desiree Gerth

Location: 3123 E. Morris Ranch Road  
(APN 202-81-169)

Current Zoning: SR-8

Proposed Zoning: RU-10

Growth Area: D – Rural Areas

Plan Designation: Rural

Existing Use: Rural Residential, Agriculture

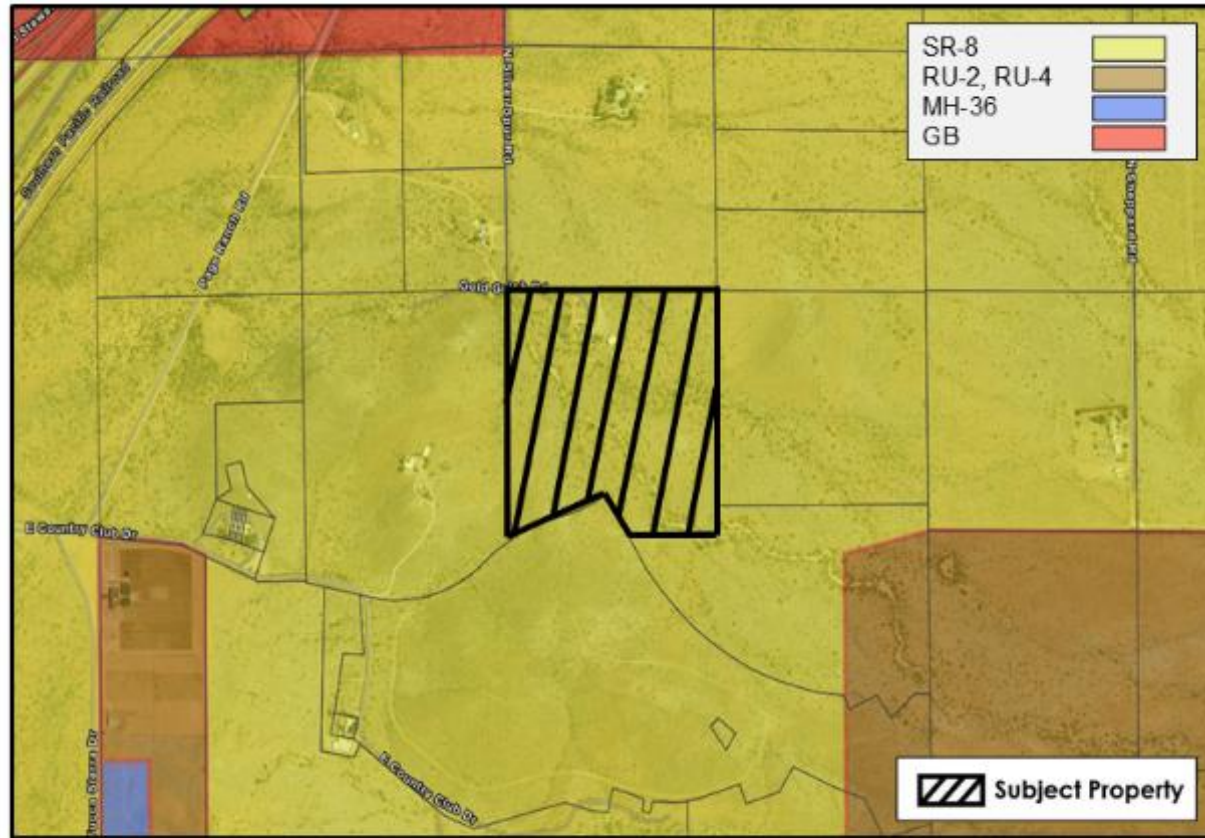
Proposed Use: Rural Residential, Agriculture



# DEVELOPMENT SERVICES



## Property Location and Zoning



RZ25-13 (SR-8 to RU-10)

Morris Ranch Rd (202-81-169)

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

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## Factors in Favor of Approval

1. Complies with applicable factors
2. Compatible with rural residential growth pattern
3. Reduces allowed residential density
4. No opposition from nearby property owners

## Factors Not in Favor

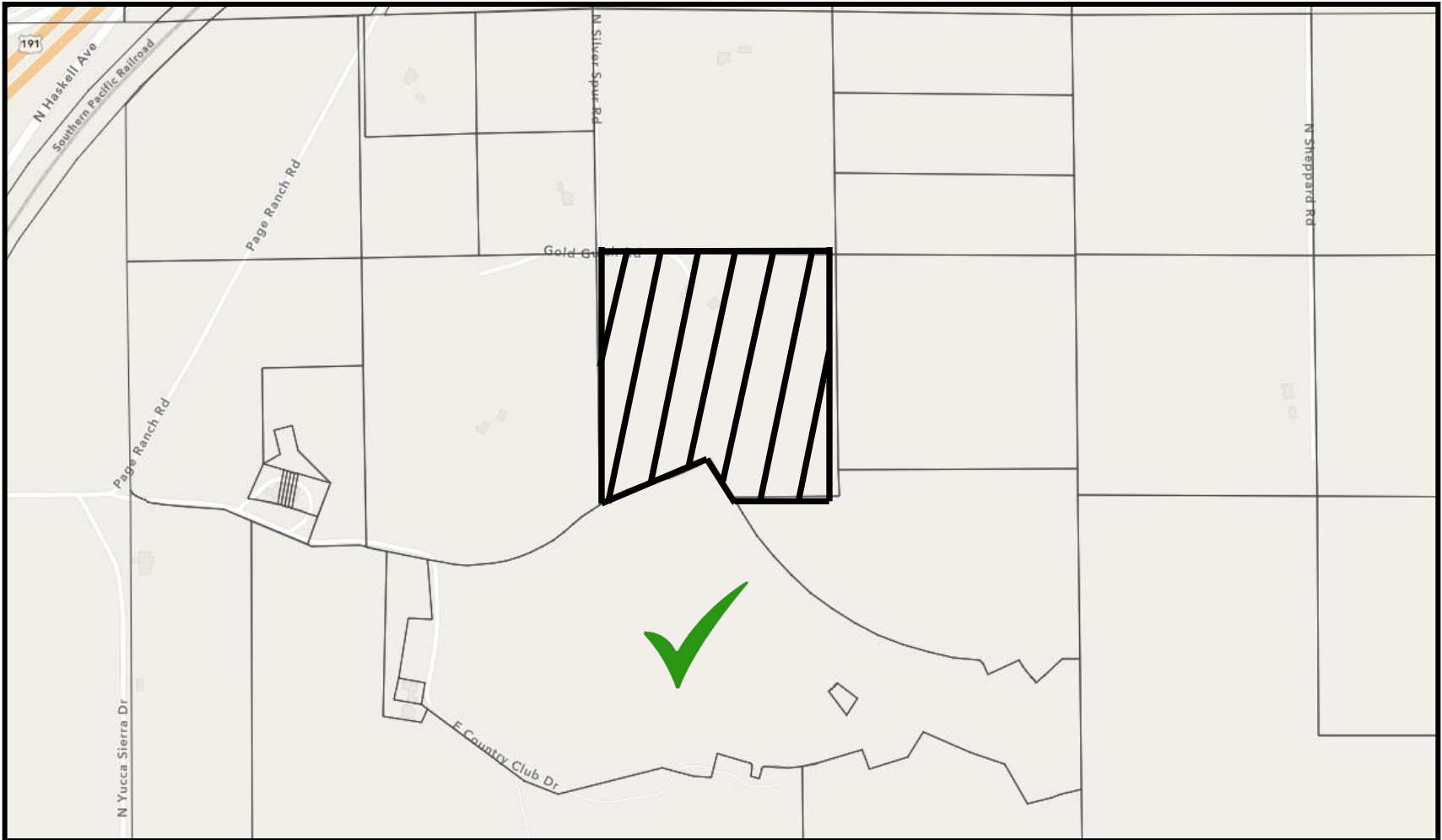
None identified

## Public Notice

15-20 August  
Notices  
Posting  
Legal ad



# DEVELOPMENT SERVICES



## Recommendations

Based on the factors in favor, the Planning and Zoning Commission recommended approval of Docket RZ25-13 without special conditions (8-0) during its regular meeting on September 10, 2025.

Staff also recommends approval of Docket RZ25-13 without special conditions.

## Docket RZ25-13

SR-8 to RU-10

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