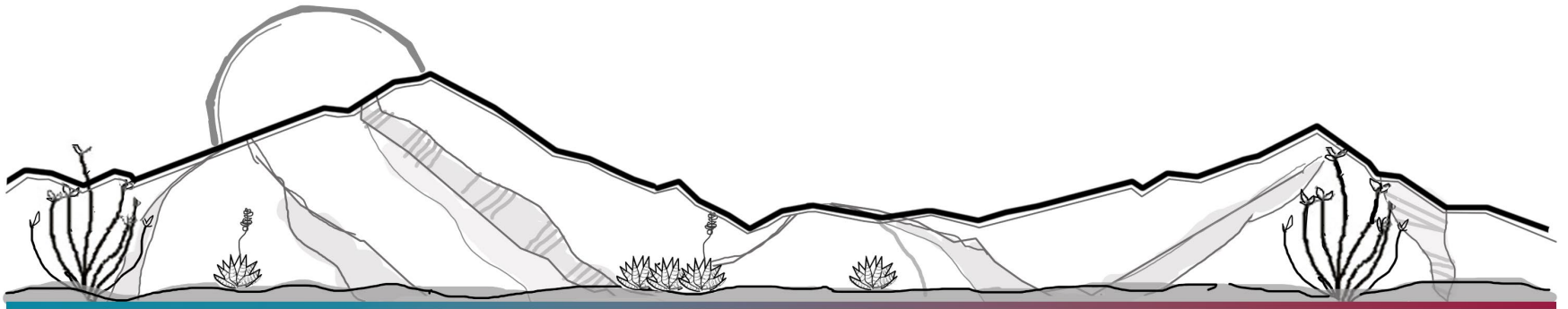


Docket RZ23-24

NB/SR-43 to RU-4

Planning and Zoning Commission
January 8, 2025



DEVELOPMENT SERVICES



Applicant: Jeff Thiede

Location: Palm Road and Towner Street
(APNs 117-05-042, 043, 054A)

Current Zoning: NB, SR-43

Proposed Zoning: RU-4

Growth Area: D – Rural Areas

Plan Designation: Medium Density Residential

Existing Use: Undeveloped

Proposed Use: Single Family Residence

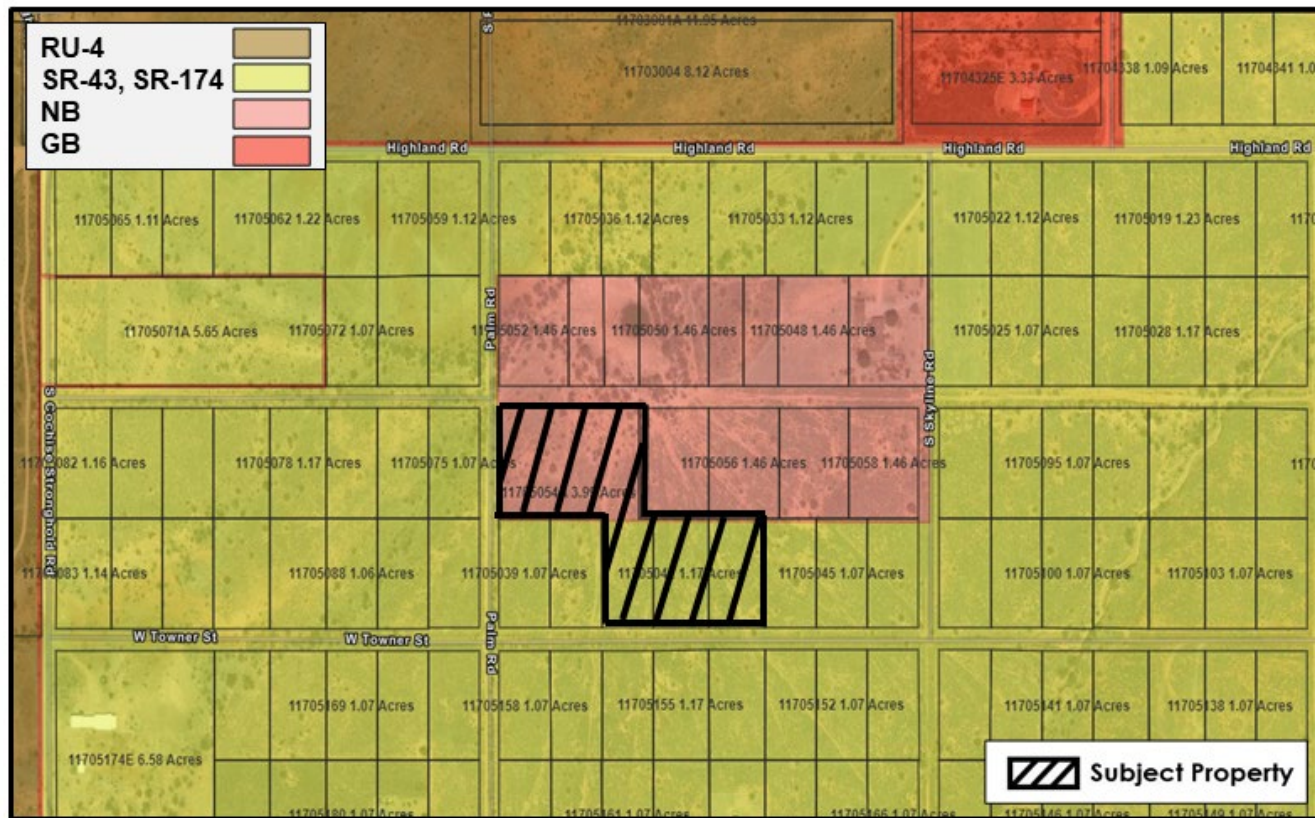


DEVELOPMENT SERVICES



DEVELOPMENT SERVICES

Property Location and Zoning



RZ23-24 (NB/SR-43 to RU-4)

Sunsites Unit #2 (APNs 11705042, 043, 54A)

N.T.S



DEVELOPMENT SERVICES



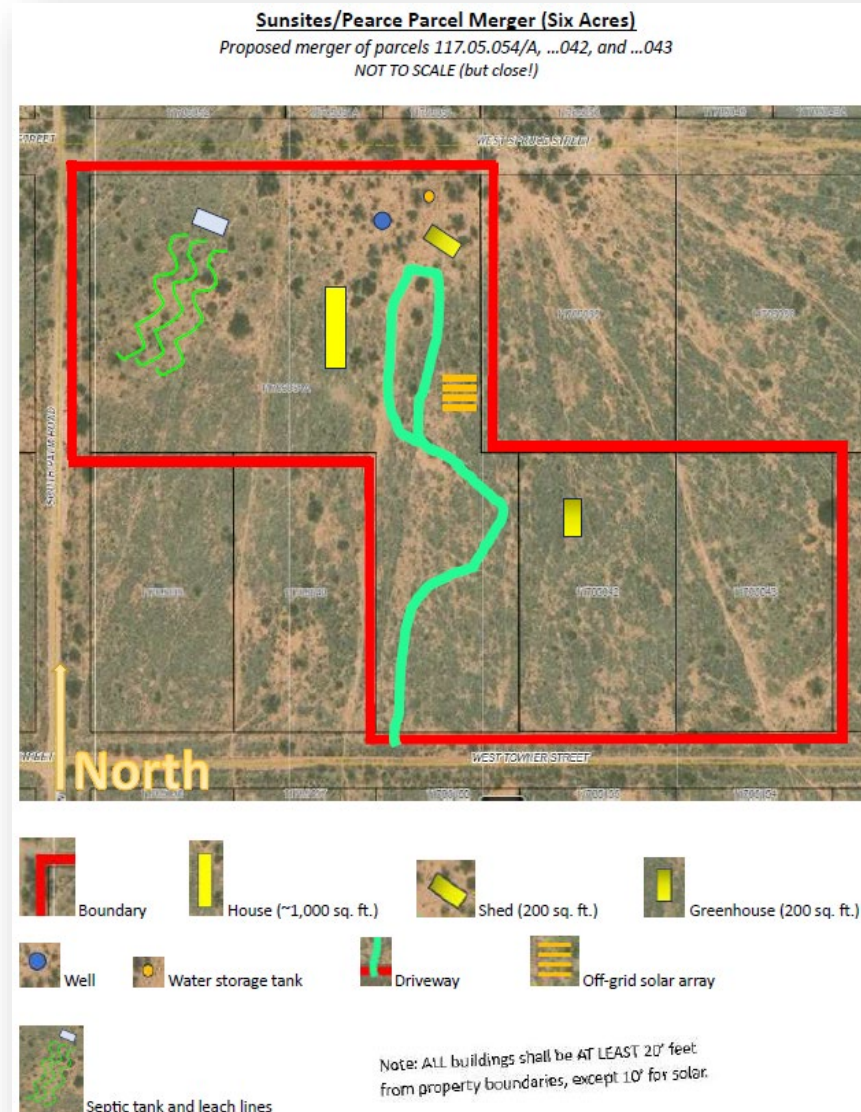
DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



Site Plan



Rezoning Factors

- | | |
|---|-----------------------|
| 1. Adequate site/concept plan: | Complies |
| 2. Comply with site development standards: | Complies |
| 3. Adjacent districts capable of development: | Complies |
| 4. Does not create nonconforming uses: | Complies |
| 5. Compatible with existing development: | Complies |
| 6. Rezone to more intense zoning district: | Not Applicable |
| 7. Adequate services and infrastructure: | Complies |
| 8. Traffic circulation: | Complies |
| 9. Development along major streets: | Not Applicable |
| 10. Infill compatibility: | Not Applicable |
| 11. Unique topographic features: | Not Applicable |
| 12. Water conservation: | Not Applicable |
| 13. Public input: | Complies |
| 14. Hazardous materials: | Not Applicable |
| 15. Consistent with planning policies: | Complies |

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

1. Opposition from nearby property owners

Public Notice

- 6-18 December
 - Notices
 - Posting
 - Legal ad



Applicant Presentation / Discussion



Staff Recommendation

Based on the factors in favor of approval, Staff recommends forwarding Docket RZ23-24 to the Board of Supervisors with a recommendation of approval without special conditions.

Sample Motion

I move to recommend approval of Docket RZ23-24 to the Board of Supervisors without special conditions, rezoning tax parcels 117-05-042, 043, and 054A from NB and SR-43 to RU-4, the factors of approval constituting the findings of fact.

Docket RZ23-24

NB/SR-43 to RU-4

Planning and Zoning Commission
January 8, 2025

