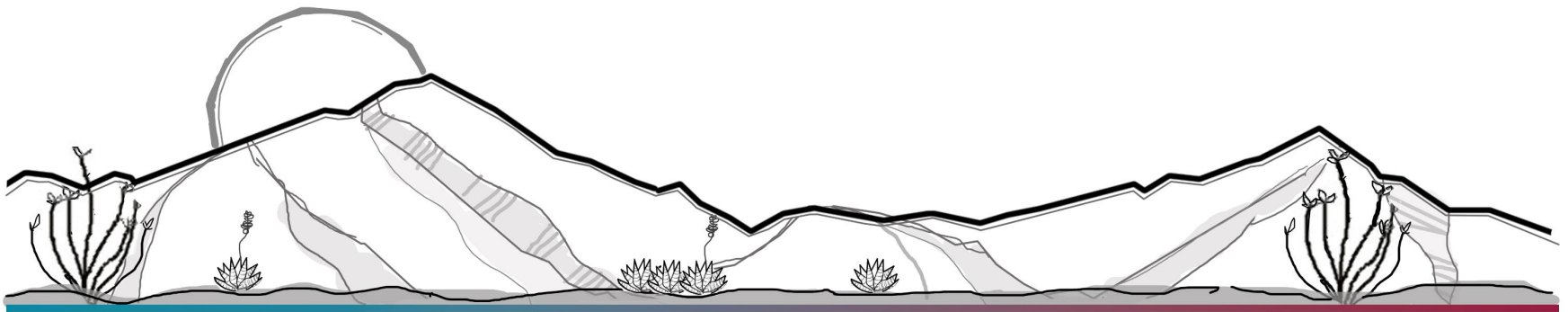


Docket RZ24-24

RU-4 to RU-2

Planning and Zoning Commission
January 8, 2025



DEVELOPMENT SERVICES

Applicant: Zane and Carina Ritenour

Location: 9155 W. Coronado Trail
(APN 105-28-005C)

Current Zoning: RU-4

Proposed Zoning: RU-2

Growth Area: D – Rural Areas

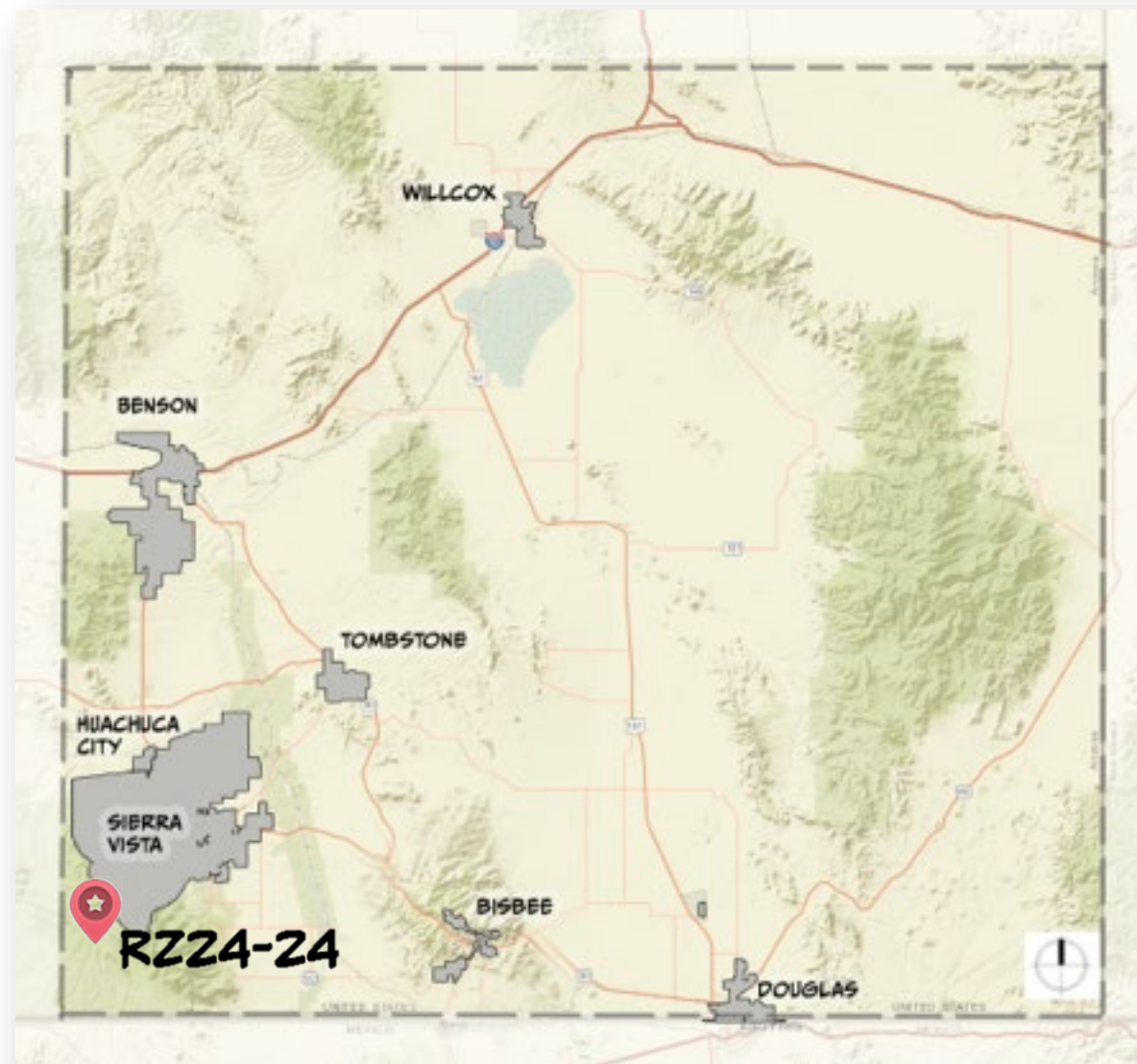
Plan Designation: Rural

Existing Use: Single Family Residential

Proposed Use: Single Family Residential



DEVELOPMENT SERVICES



Property Location and Zoning



RZ24-24 (RU-4 to RU-2)

9155 Coronado Trail (APN 105-28-005C)

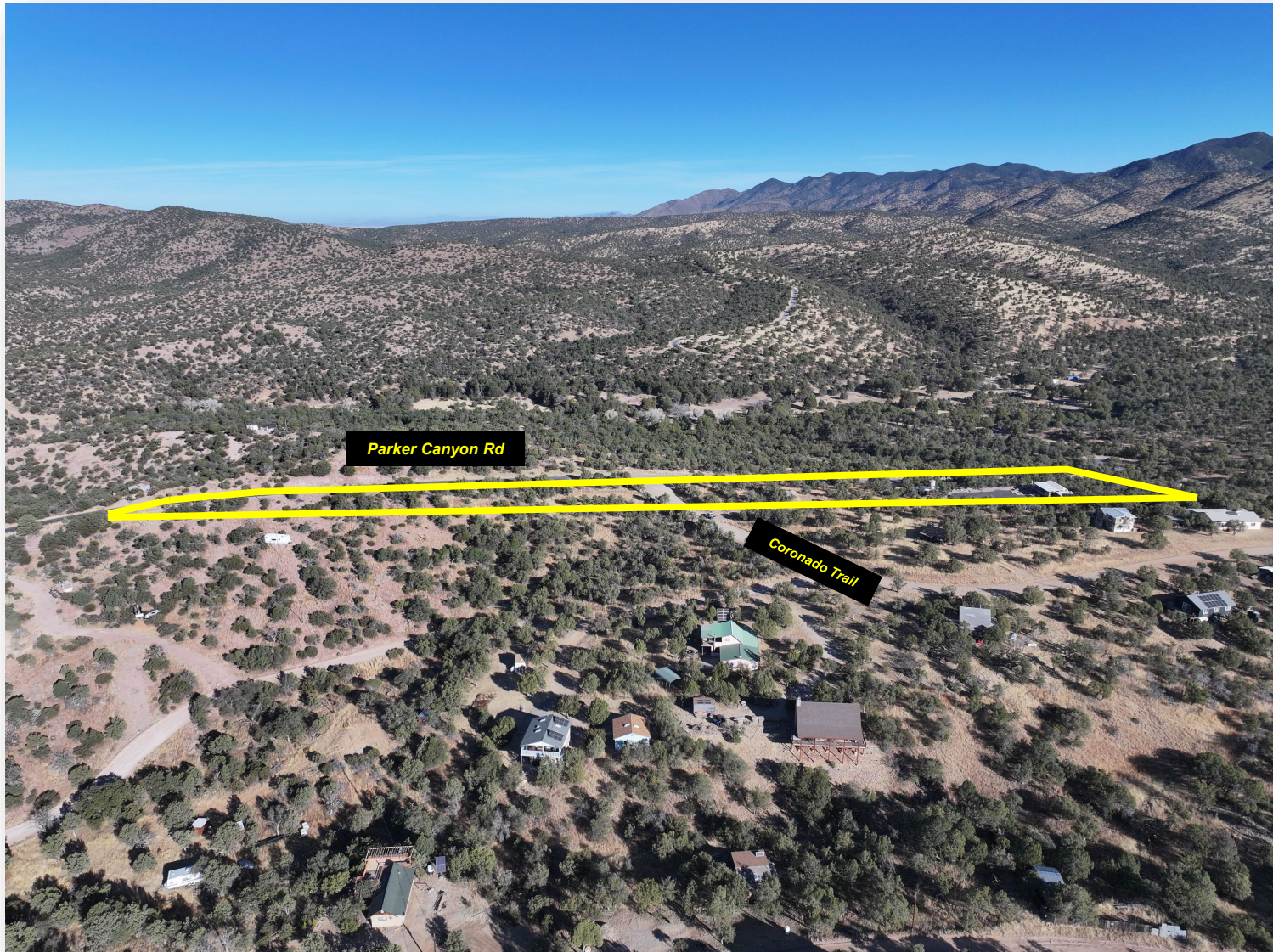
N.T.S



DEVELOPMENT SERVICES



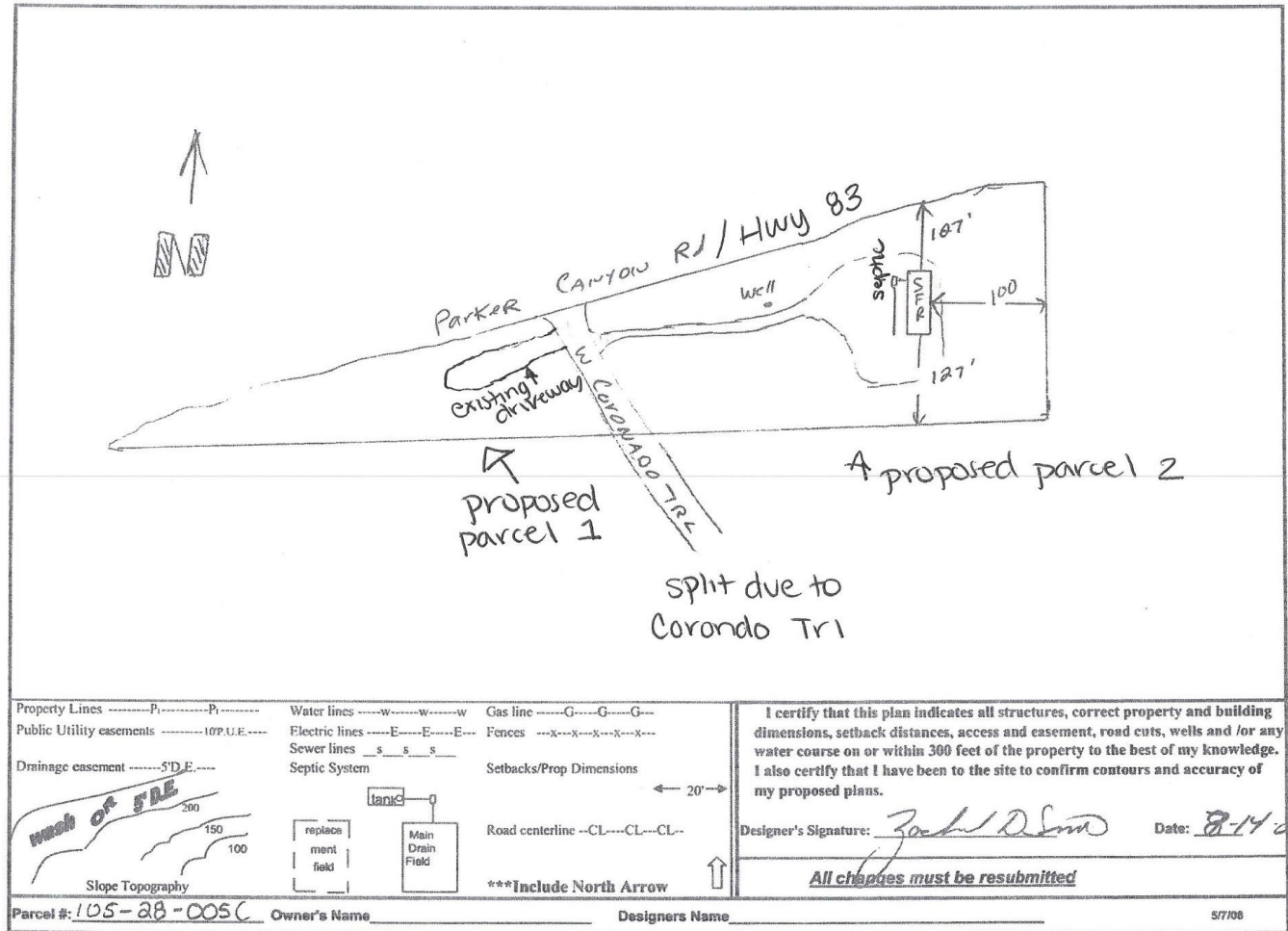
DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



Site Plan



split due to Coronado Trl

proposed parcel 1

proposed parcel 2

107'

127'

100'

septic

well

existing driveway

Parker Canyon Rd / Hwy 83

Coronado Trl

North Arrow

Legend:

- Property Lines -----P1-----P1-----
- Public Utility easements -----10'P.U.E.-----
- Drainage easement -----5'D.E.-----
- Water lines -----w-----w-----w
- Electric lines -----E-----E-----E
- Sewer lines -----s-----s-----s
- Septic System
- Gas line -----G-----G-----G
- Fences -----X-----X-----X-----X
- Setbacks/Prop Dimensions ← 20' →
- Road centerline --CL--CL--CL--

Additional Legend:

- Wash of FDE (200, 150, 100)
- Slope Topography
- replace ment field
- Main Drain Field

Disclaimer: I certify that this plan indicates all structures, correct property and building dimensions, setback distances, access and easement, road cuts, wells and /or any water course on or within 300 feet of the property to the best of my knowledge. I also certify that I have been to the site to confirm contours and accuracy of my proposed plans.

Designer's Signature: *Zach D. Smith* **Date:** 8-14-23

All changes must be resubmitted

Parcel #: 105-28-C05C **Owner's Name** _____ **Designers Name** _____ **5/7/06**

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: | Complies |
| 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 |

DEVELOPMENT SERVICES

Factors in Favor of Approval

1. Complies with all applicable factors
2. Compatible with existing residential growth pattern
3. Support from nearby property owners

Factors Not in Favor

None identified

Public Notice

- 5 November
 - Applicant Letters
- 11-20 December
 - Notices
 - Posting
 - Legal ad



Applicant Presentation / Discussion



Staff Recommendation

Based on the factors in favor of approval, Staff recommends forwarding Docket RZ24-24 to the Board of Supervisors with a recommendation of approval without special conditions.

Sample Motion

I move to recommend approval of Docket RZ24-24 to the Board of Supervisors without special conditions, rezoning tax parcel 105-28-005C from RU-4 to RU-2, the factors of approval constituting the findings of fact.

Docket RZ24-24

RU-4 to RU-2

Planning and Zoning Commission
January 8, 2025

