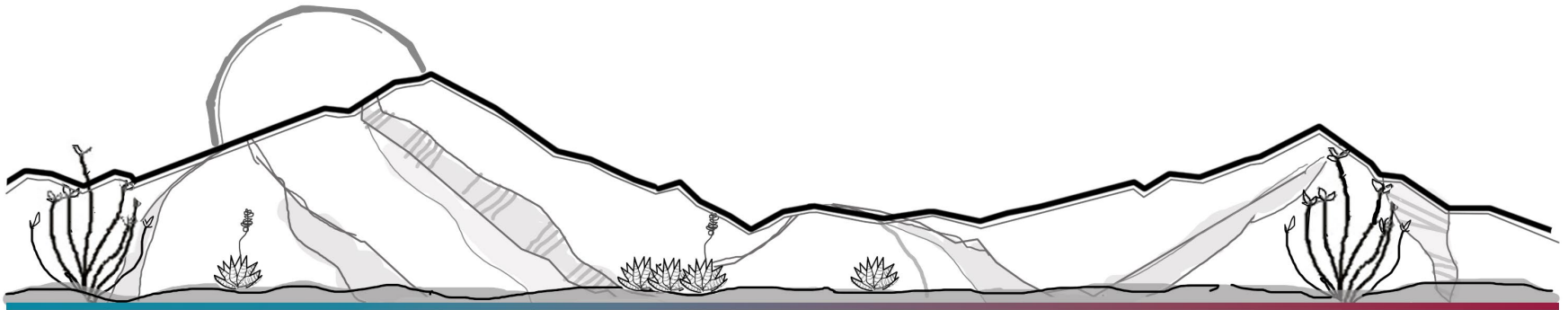


Docket RZ24-25

R-36 to RU-4

Planning and Zoning Commission
January 8, 2025



DEVELOPMENT SERVICES



Applicant:	Ron and Jessica Engelkes
Location:	8243 W. Winchester Easement (APN 209-09-240A)
Current Zoning:	R-36
Proposed Zoning:	RU-4
Growth Area:	D – Rural Areas
Plan Designation:	Rural
Existing Use:	Single Family Residential
Proposed Use:	Single Family Residential



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES

Property Location and Zoning



RZ24-25 (R-36 to RU-4)

8243 Winchester Easement (APN 209-09-240A)

N.T.S



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES

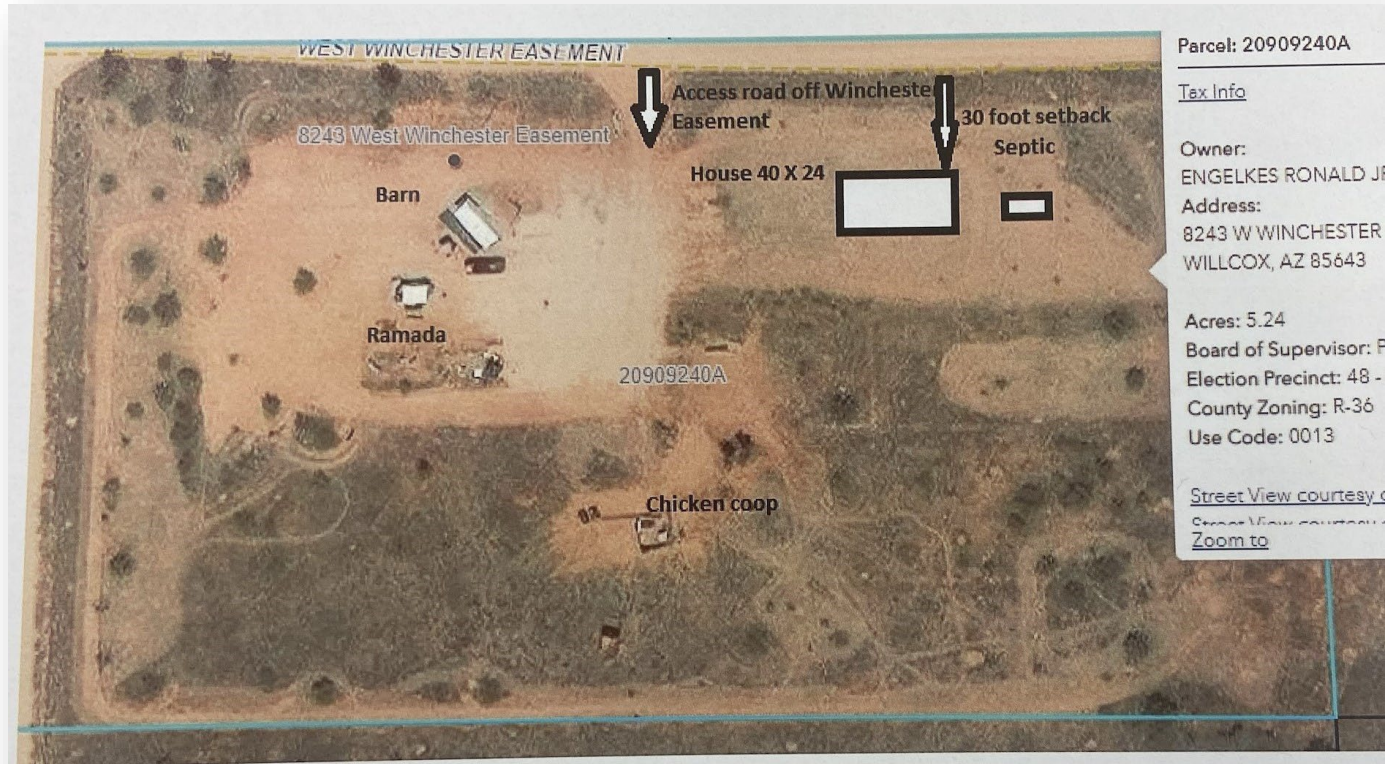


DEVELOPMENT SERVICES



Old Fort Grant Road

Site Plan



The land is 5.34 and looking to covert to R-4 for the owner opt out program
The well will have to be decided later on where to be place (Will be hauling in water)
Family of four to live inside residence
Will put in a 1,000 gallon septic
Eletrical needs to be upgrade to 240v current have 110v

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: | Not Applicable |
| 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 residential growth pattern
3. Reduces number of allowed principal dwellings

Factors Not in Favor

None identified

Public Notice

- 11-20 December
 - Notices
 - Posting
 - Legal ad



Applicant Presentation / Discussion



Staff Recommendation

Based on the factors in favor of approval, Staff recommends forwarding Docket RZ24-25 to the Board of Supervisors with a recommendation of approval without special conditions.

Sample Motion

I move to recommend approval of Docket RZ24-25 to the Board of Supervisors without special conditions, rezoning tax parcel 209-09-240A from R-36 to RU-4, the factors of approval constituting the findings of fact.

Docket RZ24-25

R-36 to RU-4

Planning and Zoning Commission
January 8, 2025

