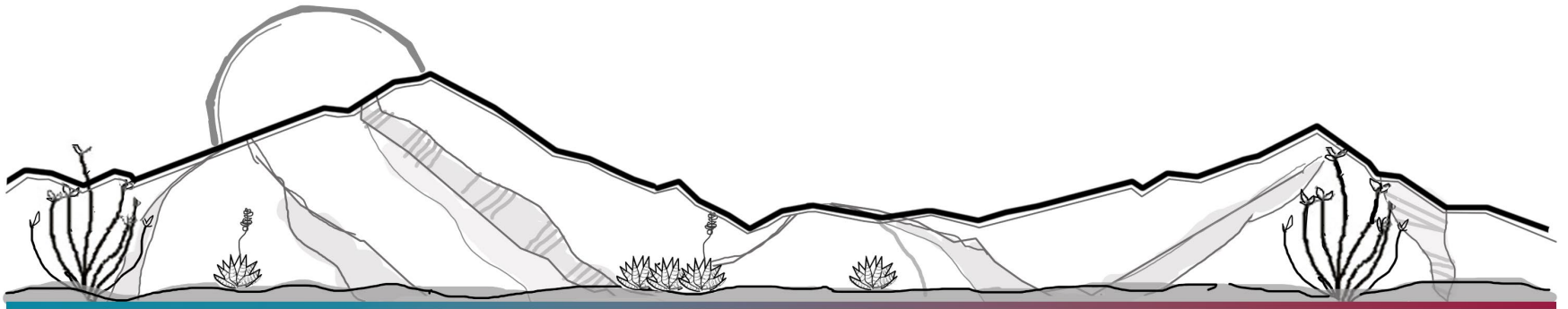


Docket RZ25-06

RU-4 to RU-2

Planning and Zoning Commission
July 9, 2025



DEVELOPMENT SERVICES



Applicant: Daniel Barnett

Location: (Puzzi Ranch Road)
(APN 408-10-015)

Current Zoning: RU-4

Proposed Zoning: RU-2

Growth Area: B – Community Growth Areas

Plan Designation: Developing

Existing Use: Undeveloped

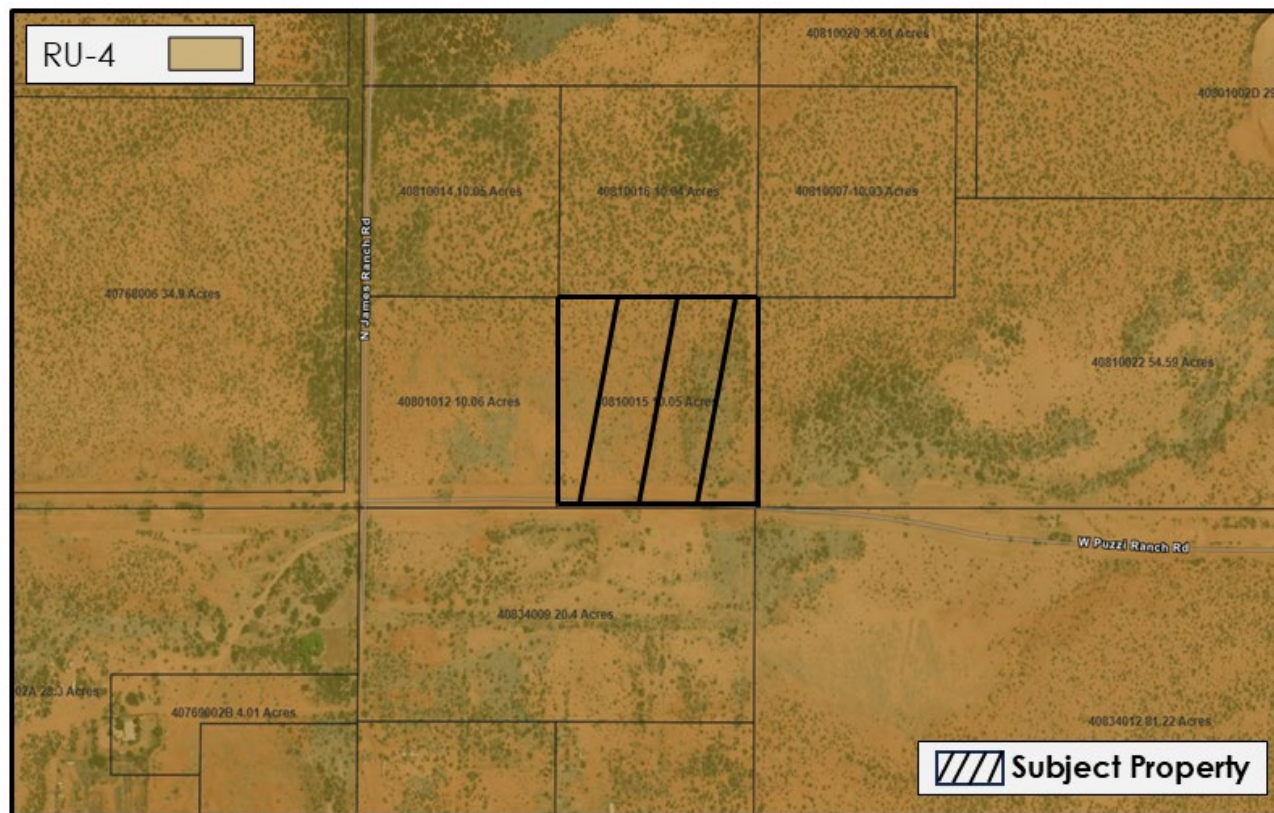
Proposed Use: Undetermined



DEVELOPMENT SERVICES



Property Location and Zoning



RZ25-06 (RU-4 to RU-2)
Puzzi Ranch Road (APN 408-10-015)

N.T.S



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



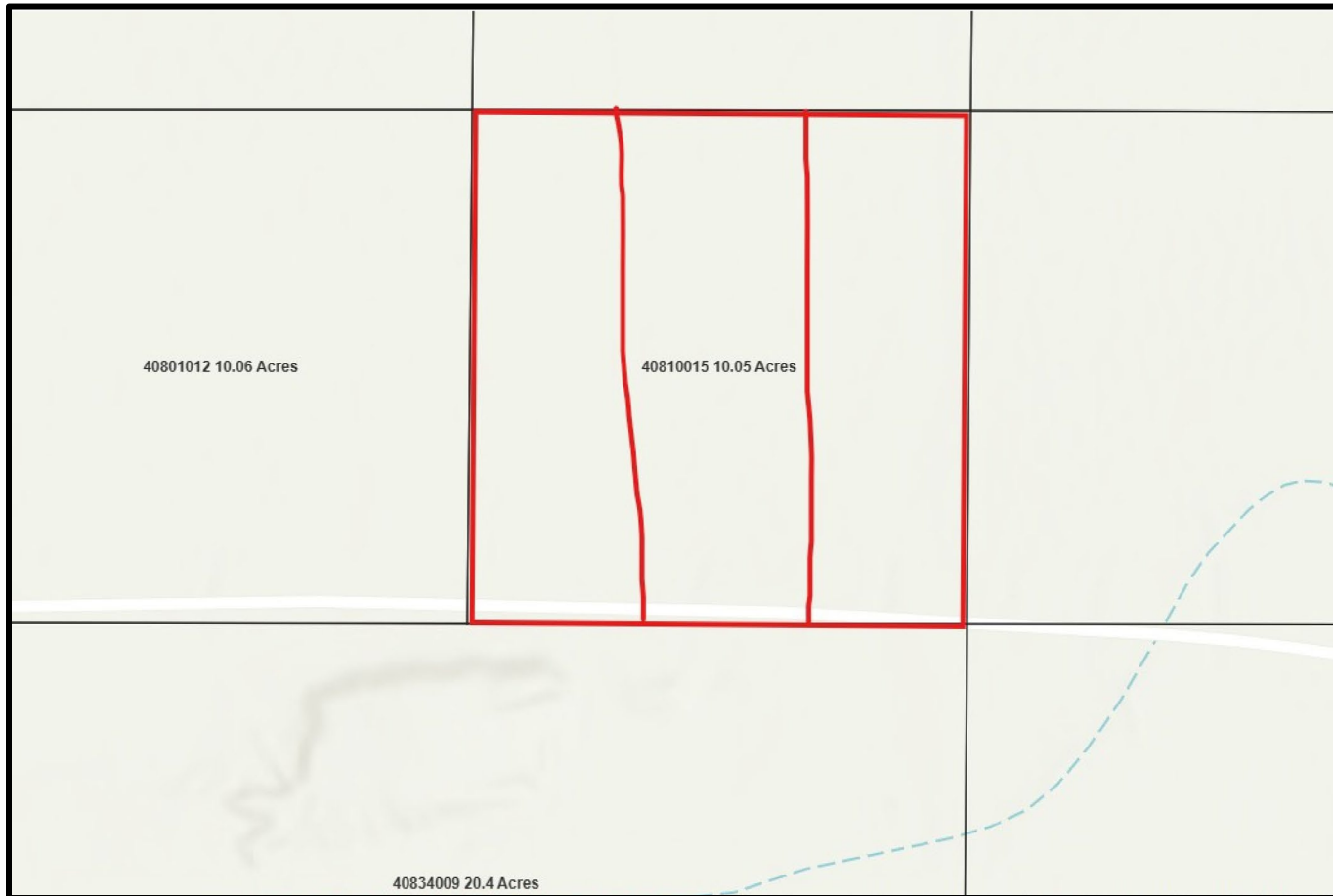
DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



Concept Plan



Rezoning Factors

- | | |
|---|---------------------------|
| 1. Adequate site/concept plan: | Partially 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: | Partially Complies |
| 8. Traffic circulation: | Not Applicable |
| 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 8 applicable factors
2. Residential land use is compatible with existing rural development pattern

Factors Not in Favor

1. Property does not access a public roadway or easement
2. Potential incompatibility with future commercial/industrial land uses associated with the new Port of Entry

Public Notice

- 9 May
 - Applicant letters
- 13-18 June
 - Notices
 - Posting
 - Legal ad



Applicant Presentation / Discussion



Staff Recommendation

Based on the factors in favor, Staff recommends forwarding Docket RZ25-06 to the Board of Supervisors with a recommendation of approval without special conditions.

Sample Motion

I move to recommend approval of Docket RZ25-06 to the Board of Supervisors without special conditions, rezoning tax parcel 408-10-015 from RU-4 to RU-2, the factors of approval constituting the findings of fact.

Docket RZ25-06

RU-4 to RU-2

Planning and Zoning Commission
July 9, 2025

