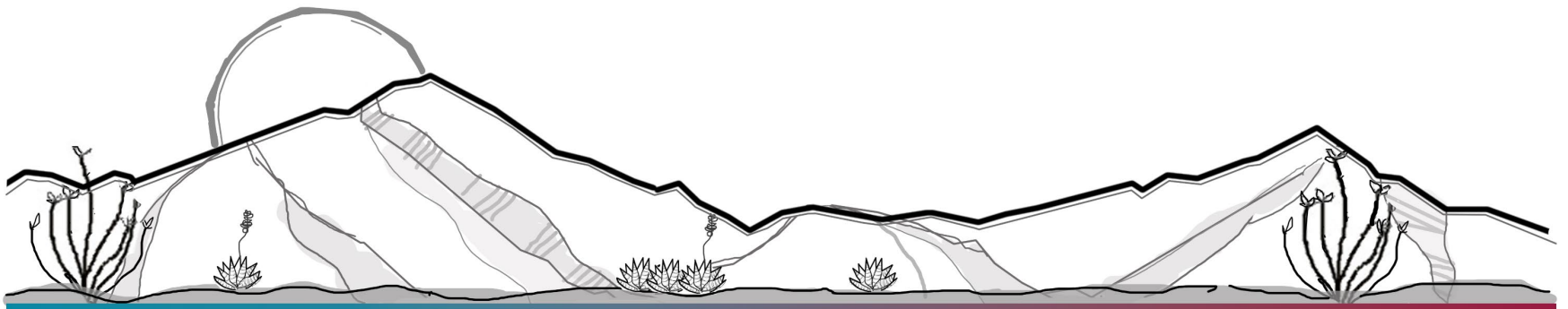


## RZ22-24 (Knox)

Rezone from SR-22 to RU-4

Board of Supervisors  
January 24, 2023



## The Request

Applicant:	Mr. Benjamin and Mrs. Felicia Hipps
Current Zoning:	SR-22 (Single Residential, one dwelling per 22,000 SF)
Proposed Zoning:	RU-4 (Rural, one dwelling per 4-acres)
Growth Area:	D
Plan Designation:	Rural
Area Plan:	MSSVCP
Existing Uses:	Recreational vehicle, solar and sheds
Proposed Uses:	Permitted single family residence



# DEVELOPMENT SERVICES

Location:

Between Knox and Justin  
Streets west of Sherwood  
Road in Sunsites

APN:

116-14-174, 175 and 116-  
14-157, 158 and 159

Parcel Size:

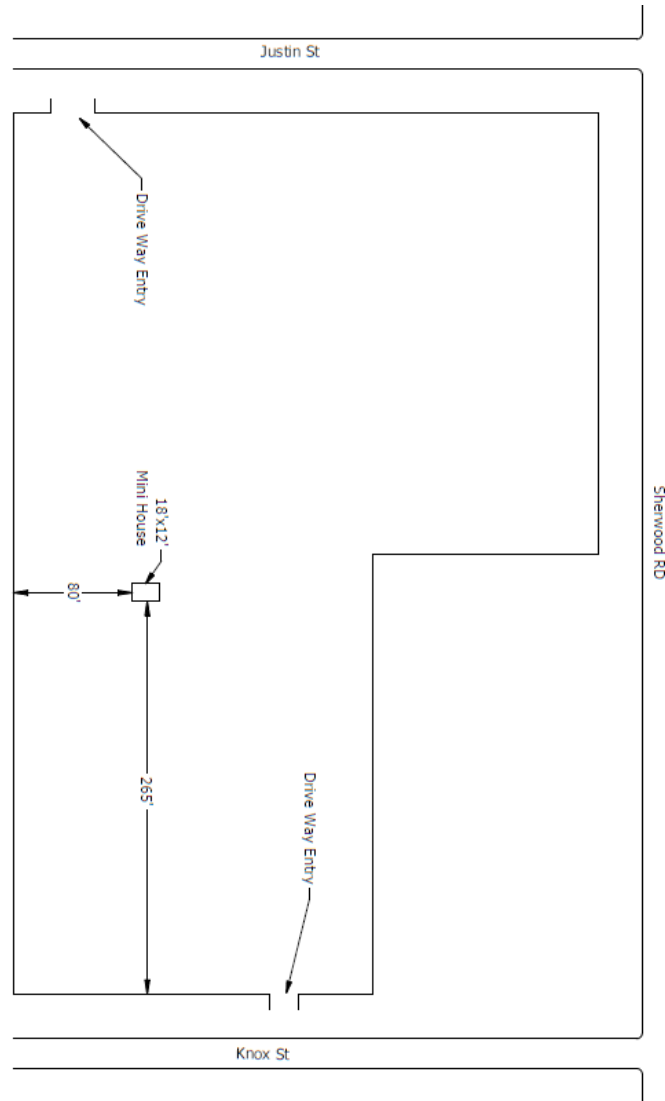
4.33 acres



# DEVELOPMENT SERVICES



## Site Plan



# **DEVELOPMENT SERVICES**

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## **Factors in Favor of Approval**

- 1.The request complies with eleven of the applicable rezoning factors used by Staff to analyze this request;
- 2.The request would be in keeping with the character of the existing development in the area.

## **Factors Against Approval**

- 1.None identified.

## Planning Commission Recommendation

The Planning and Zoning Commission voted unanimously to recommend conditional approval of the item at their meeting of January 11, 2023

1. All parcels shall be combined into one prior to the issuance of any permits.