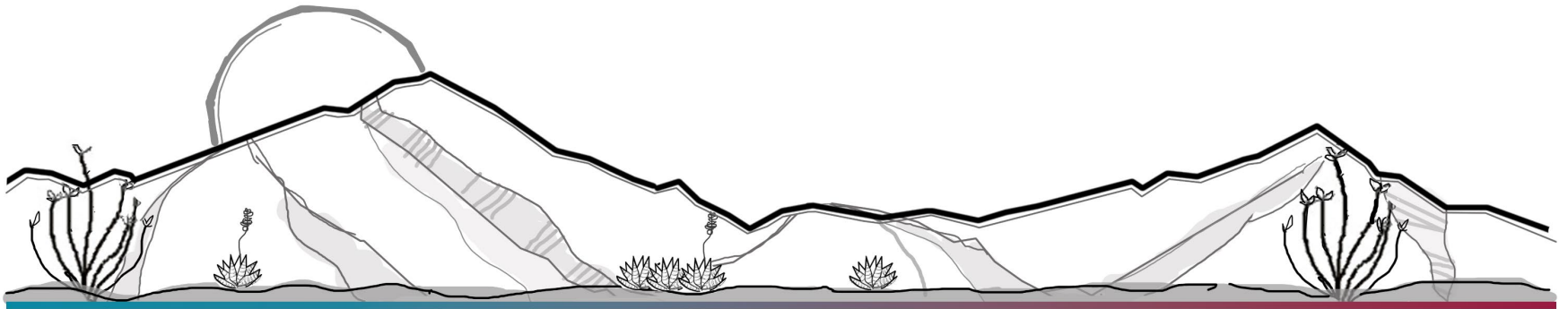


RZ23-04 (Landwerlen)

Rezone from SR-43 to RU-4

Board of Supervisors

April 25, 2023



The Request

| | |
|-------------------|---|
| Applicant: | Mr. Randy Landwerlen |
| Current Zoning: | SR-43 (Single Residential, one dwelling per 43,000 square feet) |
| Proposed Zoning: | RU-4 (Rural; one dwelling per 4 acres) |
| Growth Area: | D – Rural Areas |
| Plan Designation: | Rural |
| Area Plan: | MSSVCP |
| Existing Uses: | Vacant property |
| Proposed Uses: | Permitted Single Family Home |

At their meeting of April 12, 2023 the Planning and Zoning Commission unanimously recommended forwarding the rezoning request to the Board for approval.



DEVELOPMENT SERVICES

Location:

Northeast corner of S Garden Road and W March Street in the Sunsites area

APN:

117-04-113-116 (117-04-116A)

Parcel Size:

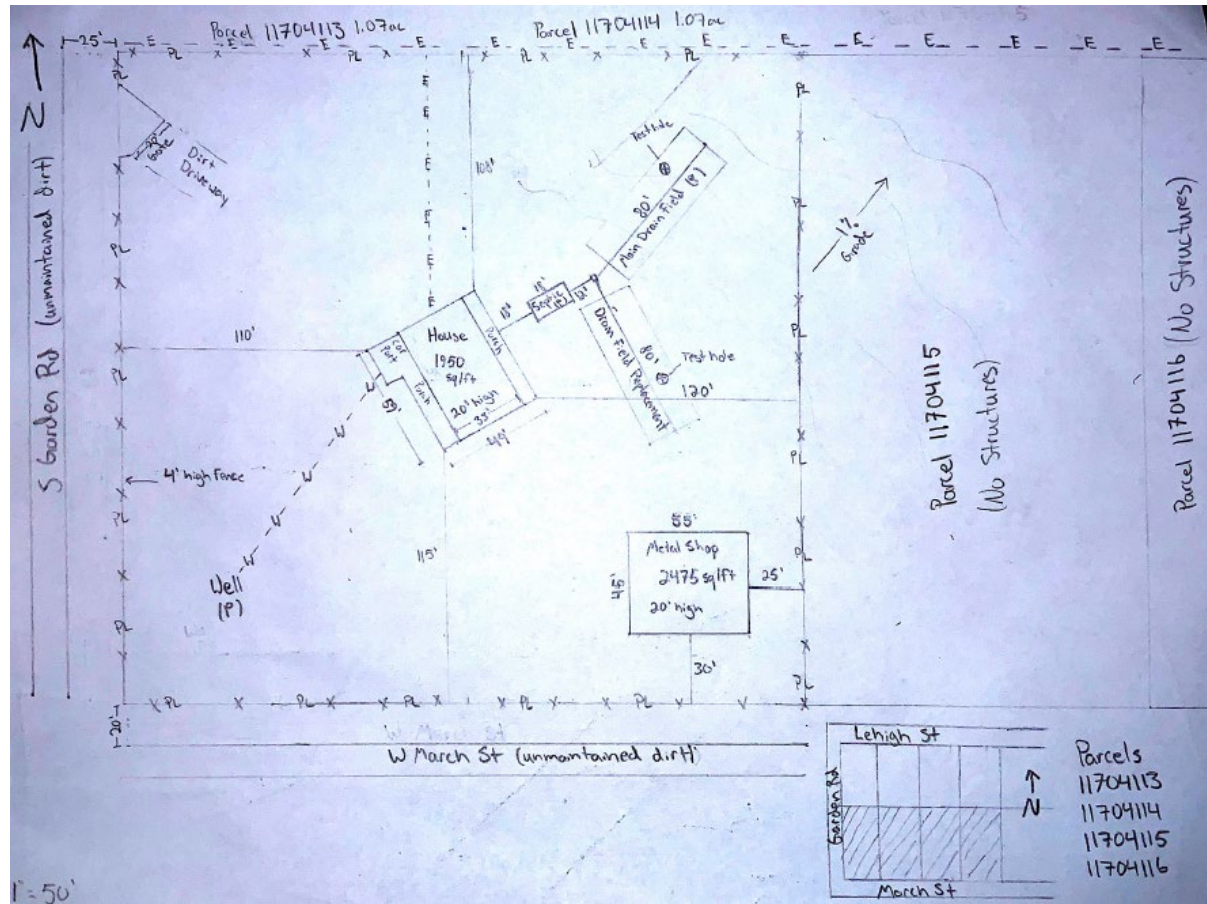
4.38 acres



Example



Site Plan



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



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.

DEVELOPMENT SERVICES



Staff Recommendation

Docket RZ23-01, Staff recommends **Approval**