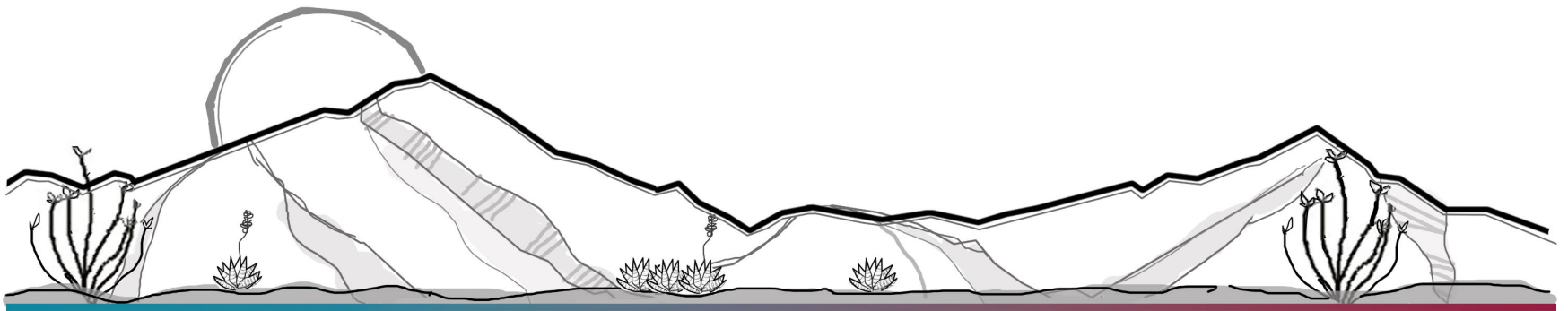


## RZ22-24 (Knox)

Rezone from SR-22 to RU-4

Planning and Zoning Commission  
January 11, 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:

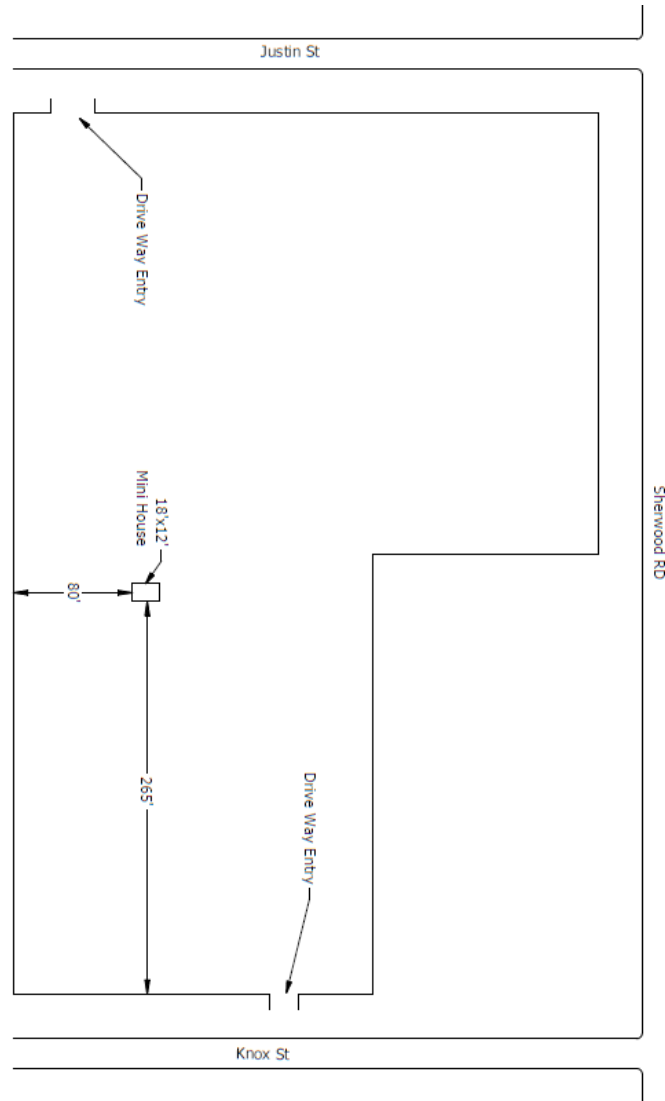
4.33 acres



# 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.

## Discussion



## Staff Recommendation

Docket RZ 22-24, Staff recommends **Conditional Approval**

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

## Sample Motion:

Commission Chairman, I move to recommend approval to the Board of Supervisors of rezoning, Docket RZ22-24 (Knox) located on parcels 116-14-174, 175 and 116-14-157, 158 and 159, from SR-22 to RU-4, with the Conditions of Approval recommended by staff; the Factors in Favor of Approval constituting the Findings of Fact.

