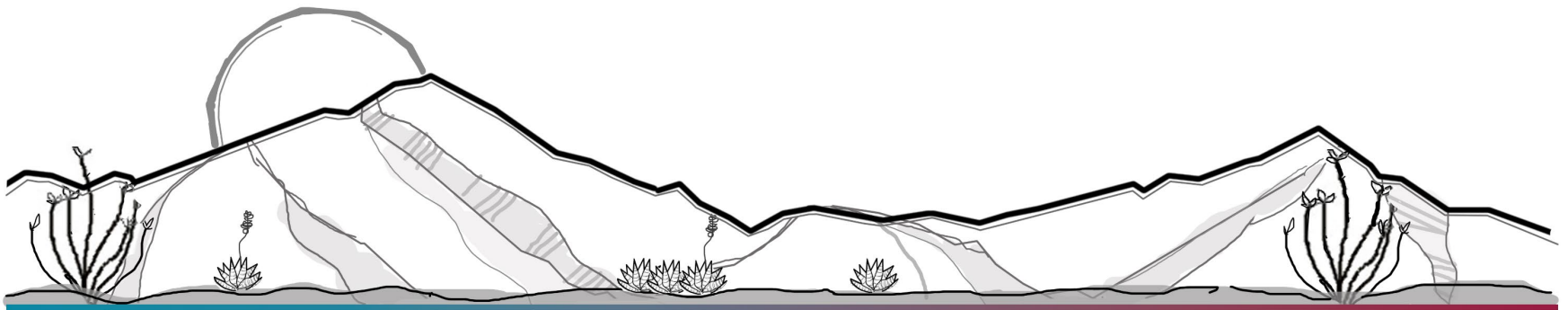


RZ23-04 (Landwerlen)

Rezone from SR-43 to RU-4

Planning and Zoning Commission

April 12, 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



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:

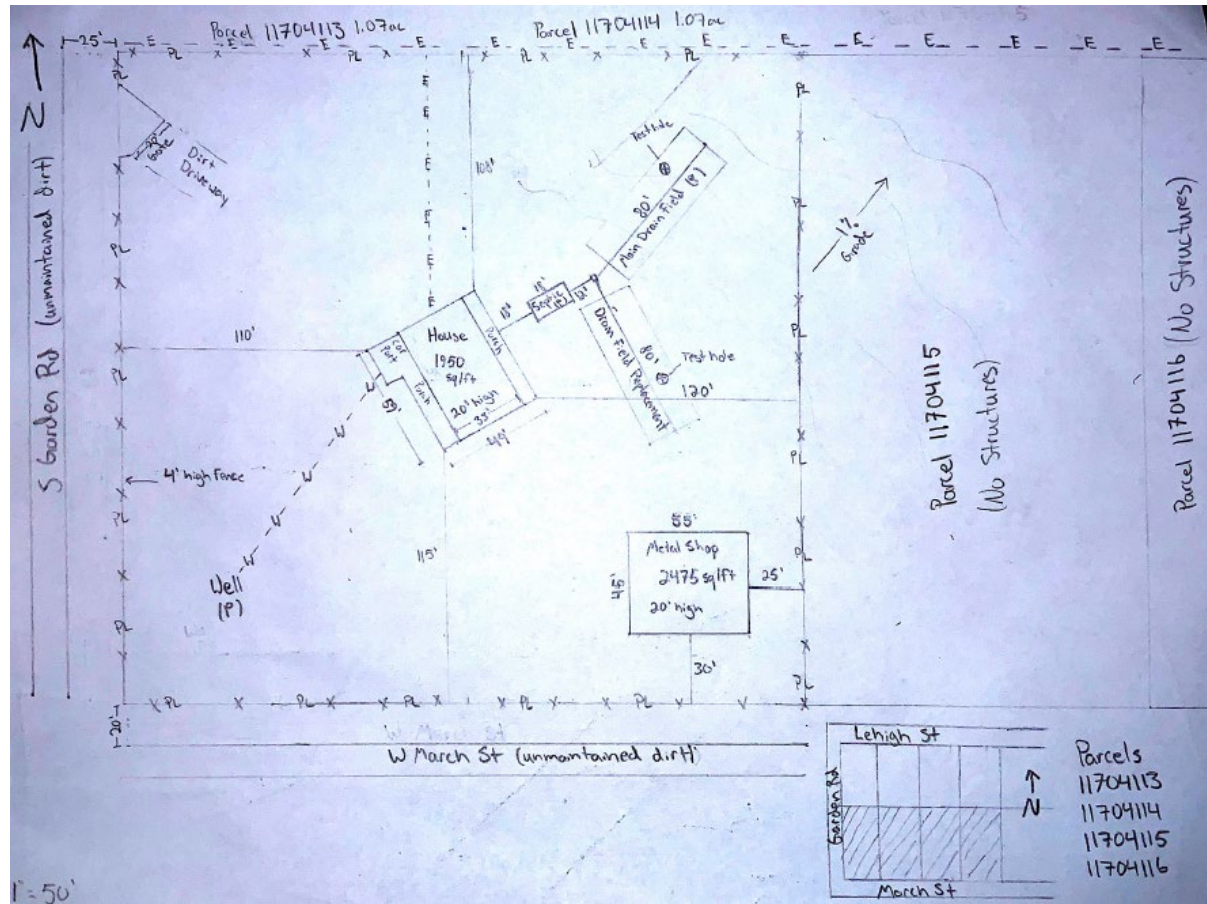
4.38 acres



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.

Discussion



DEVELOPMENT SERVICES



Staff Recommendation

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

Sample Motion:

I move to recommend approval to the Board of Supervisors of rezoning, Docket RZ23-04 (Landwerlen) located on parcels 117-04-116A, from SR-43 to RU-4; the Factors in Favor of Approval constituting the Findings of Fact.

