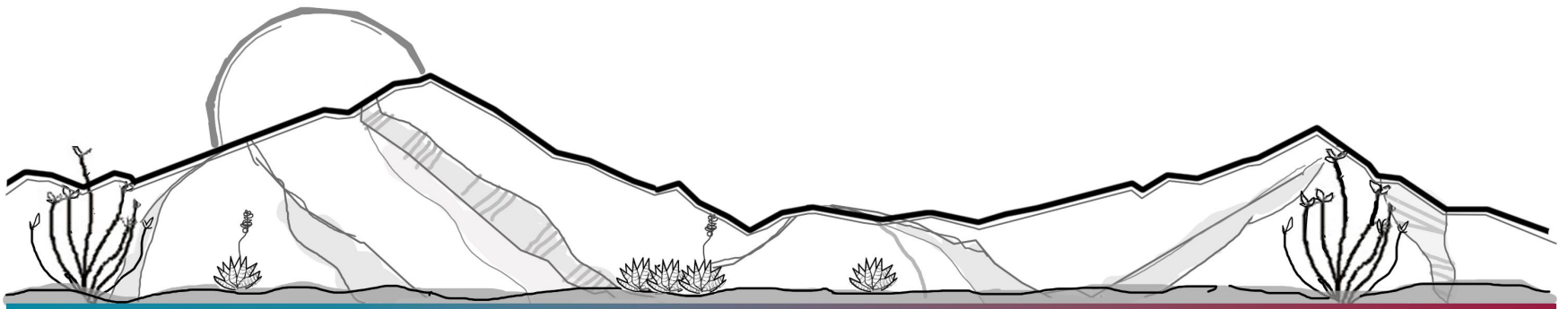


Docket RZ24-22

SR-22 to SR-174

Board of Supervisors
November 26, 2024



DEVELOPMENT SERVICES



Applicant: Kathi Zeigler

Location: Fargo Street/Sidney Road (Sunsites #4)
(APN 116-18-085C)

Current Zoning: SR-22

Proposed Zoning: SR-174

Growth Area: D – Rural Areas

Plan Designation: High Density Residential

Existing Use: Undeveloped

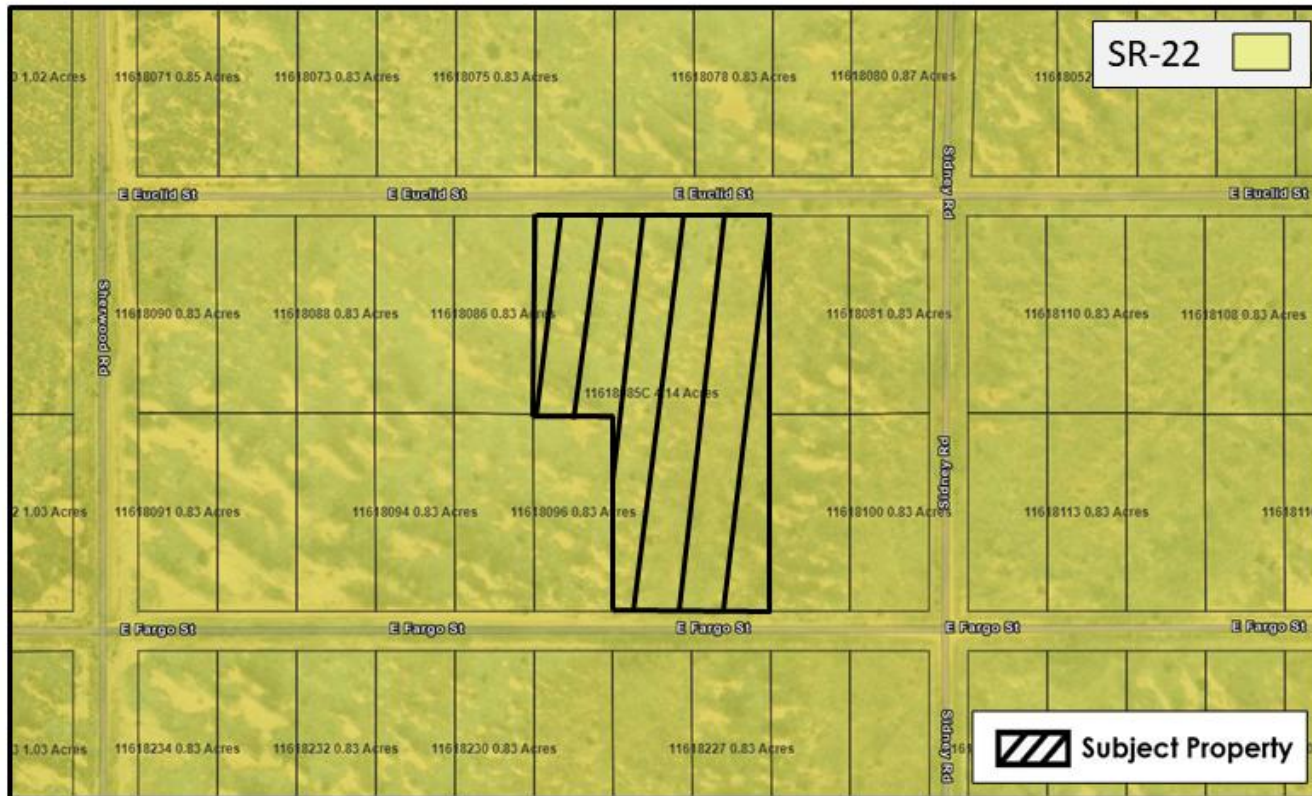
Proposed Use: Single Family Residential



DEVELOPMENT SERVICES



Property Location and Zoning



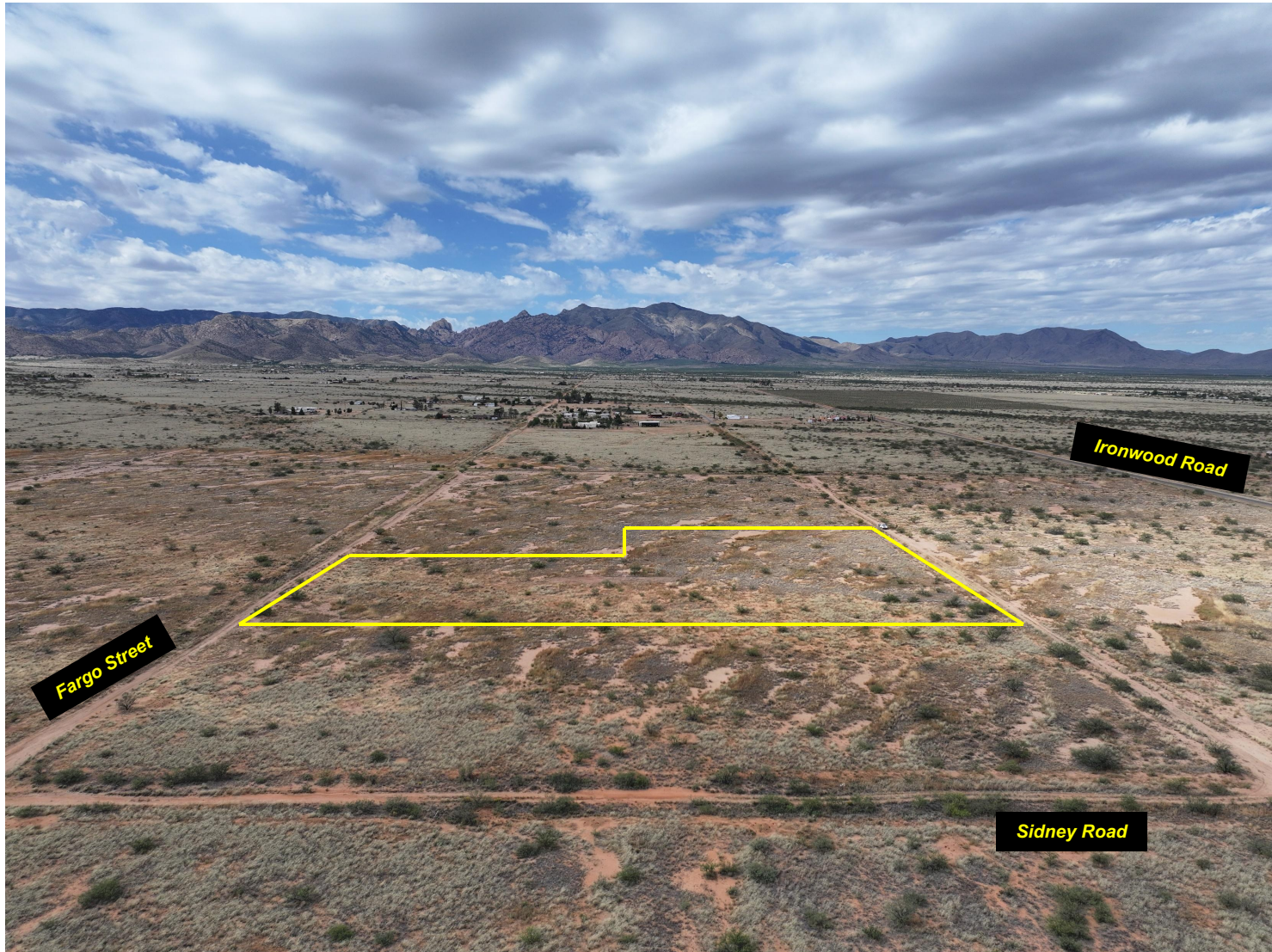
RZ24-22 (SR-22 to SR-174)

Sunsites Unit #4 (APN 116-18-085C)

N.T.S



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



Fargo Street

Sidney Road

Rezoning Factors

<input type="checkbox"/> Adequate site/concept plan:	Complies
<input type="checkbox"/> Comply with site development standards:	Complies
<input type="checkbox"/> Adjacent districts capable of development:	Complies
<input type="checkbox"/> Does not create nonconforming uses:	Complies
<input type="checkbox"/> Compatible with existing development:	Complies
<input type="checkbox"/> Rezone to more intense zoning district:	Not Applicable
<input type="checkbox"/> Adequate services and infrastructure:	Complies
<input type="checkbox"/> Traffic circulation:	Complies
<input type="checkbox"/> Development along major streets:	Not Applicable
<input type="checkbox"/> Infill compatibility:	Not Applicable
<input type="checkbox"/> Unique topographic features:	Not Applicable
<input type="checkbox"/> Water conservation:	Not Applicable
<input type="checkbox"/> Public input:	Complies
<input type="checkbox"/> Hazardous materials:	Not Applicable
<input type="checkbox"/> Consistent with planning policies:	Complies

DEVELOPMENT SERVICES

Factors in Favor of Approval

1. Complies with all applicable factors
2. Compatible with low density residential growth pattern
3. Downzone reduces number of allowed principal dwellings
4. No opposition from nearby property owners

Factors Not in Favor

None identified

Public Notice

16-25 October

Legal ad

Notices

Posting



Recommendations

Based on the factors in favor of approval, the Planning and Zoning Commission recommended approval of Docket RZ24-22 without conditions (8-0) during its November 13, 2024, meeting.

Based on the factors in favor of approval, Staff also recommends approval of Docket RZ24-22 without conditions, rezoning tax parcel 116-18-085C from SR-22 (Single-Household Residential District, one dwelling per 22,000 square feet) to SR-174 (Single-Household Residential District, one dwelling per 4 acres).

Docket RZ24-22

SR-22 to SR-174

Board of Supervisors
November 26, 2024

