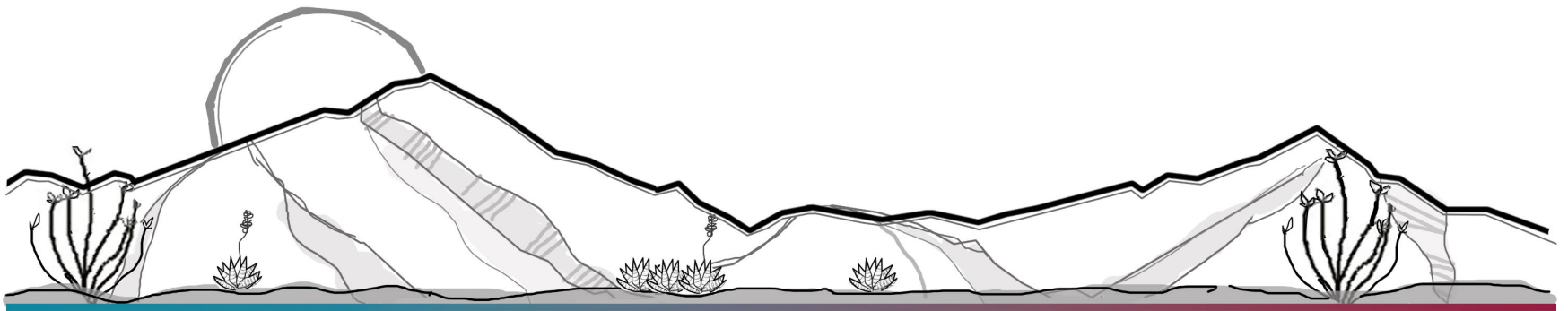


## Docket RZ24-22

SR-22 to SR-174

Planning and Zoning Commission  
November 13, 2024



# DEVELOPMENT SERVICES

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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

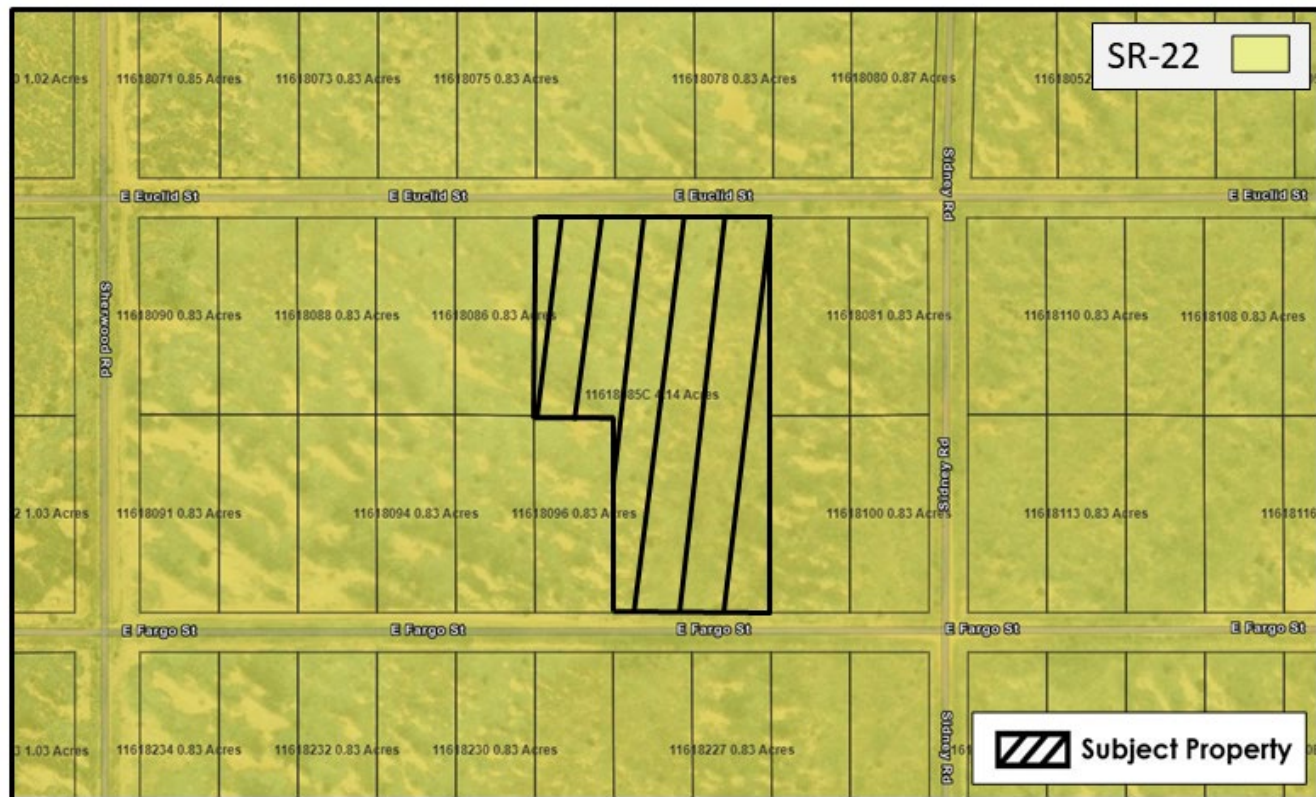


# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES

## Property Location and Zoning



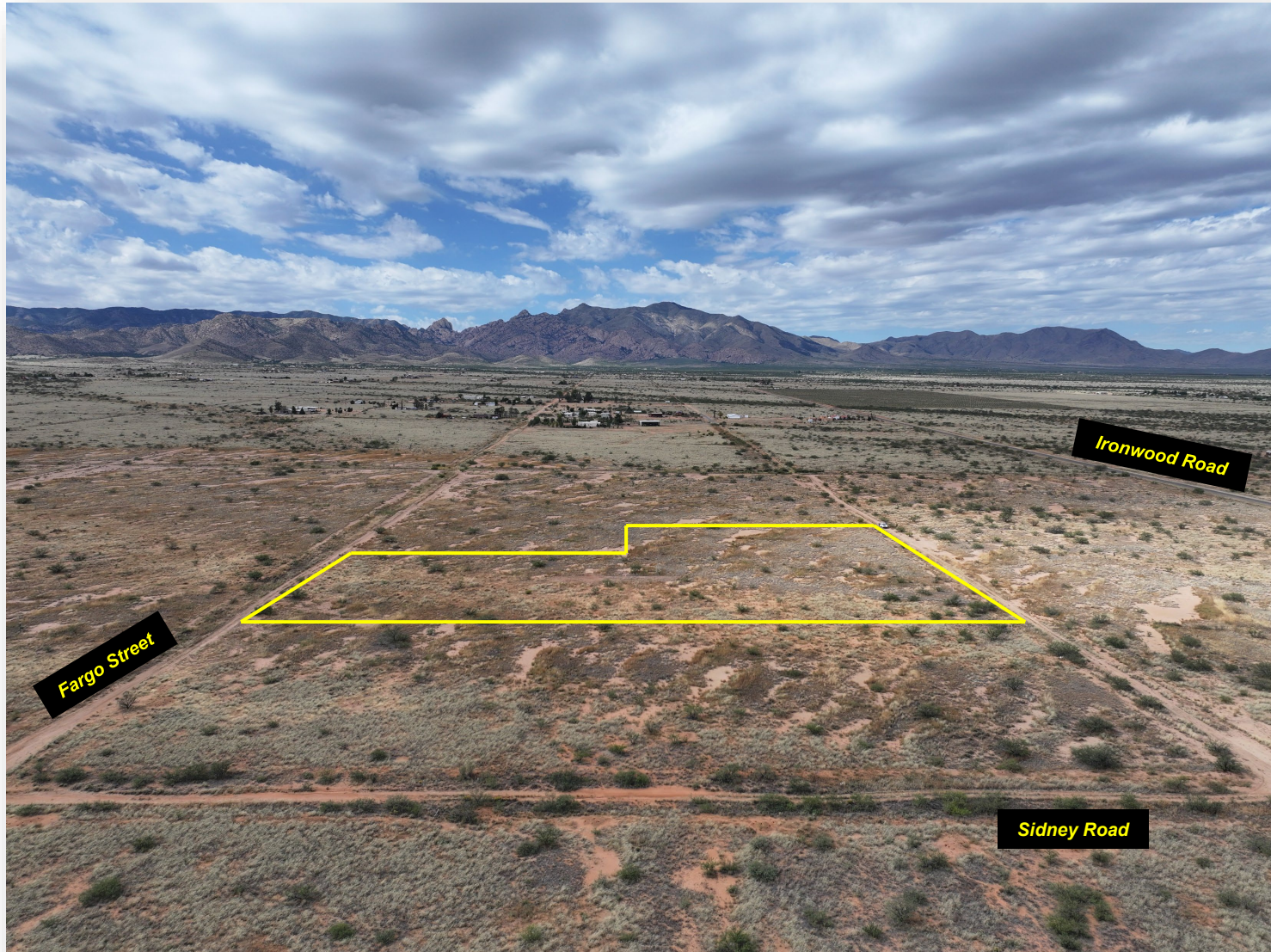
RZ24-22 (SR-22 to SR-174)

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

N.T.S



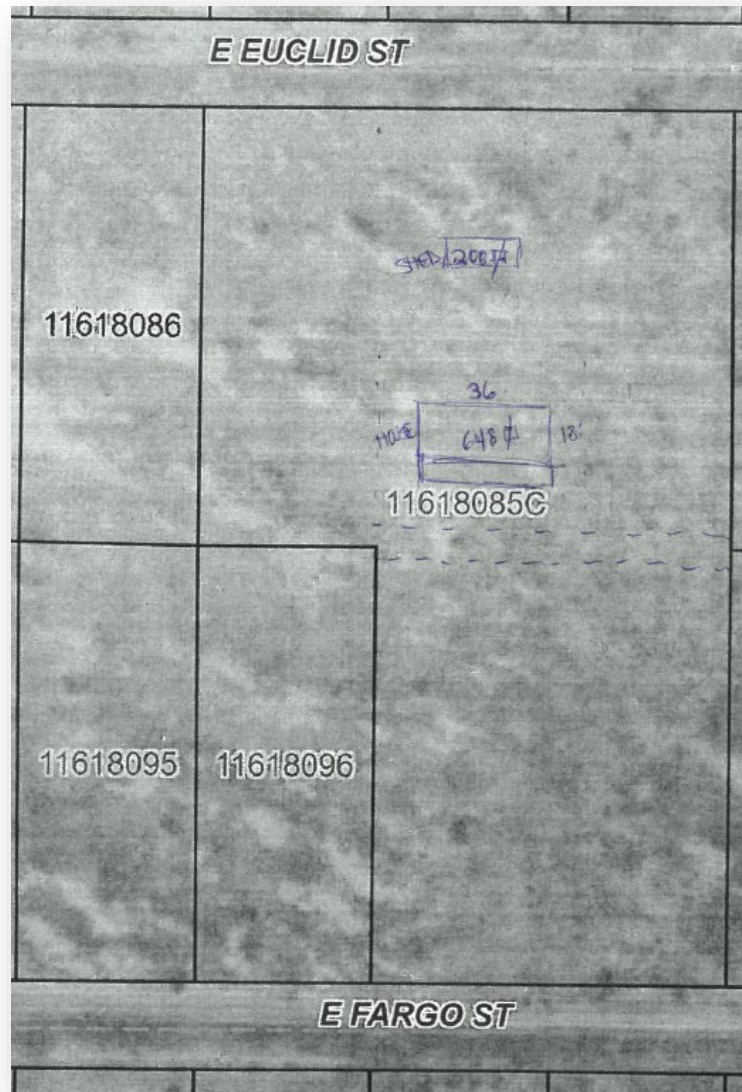
# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



## Site Plan



## Rezoning Factors

- |   |                       |
|---|-----------------------|
| 1. Adequate site/concept plan:                | <b>Complies</b>       |
| 2. Comply with site development standards:    | <b>Complies</b>       |
| 3. Adjacent districts capable of development: | <b>Complies</b>       |
| 4. Does not create nonconforming uses:        | <b>Complies</b>       |
| 5. Compatible with existing development:      | <b>Complies</b>       |
| 6. Rezone to more intense zoning district:    | <b>Not Applicable</b> |
| 7. Adequate services and infrastructure:      | <b>Complies</b>       |
| 8. Traffic circulation:                       | <b>Complies</b>       |
| 9. Development along major streets:           | <b>Not Applicable</b> |
| 10. Infill compatibility:                     | <b>Not Applicable</b> |
| 11. Unique topographic features:              | <b>Not Applicable</b> |
| 12. Water conservation:                       | <b>Not Applicable</b> |
| 13. Public input:                             | <b>Complies</b>       |
| 14. Hazardous materials:                      | <b>Not Applicable</b> |
| 15. Consistent with planning policies:        | <b>Complies</b>       |

# DEVELOPMENT SERVICES

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## 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



## Applicant Presentation / Discussion



## Staff Recommendation

Based on the factors in favor of approval, Staff recommends forwarding Docket RZ24-22 to the Board of Supervisors with a recommendation of approval without special conditions.

## Sample Motion

Madam Chair, I move to recommend approval of Docket RZ24-22 to the Board of Supervisors without special conditions, rezoning tax parcel 116-18-085C from SR-22 to SR-174, the factors of approval constituting the findings of fact.

## Docket RZ24-22

SR-22 to SR-174

Planning and Zoning Commission  
November 13, 2024

