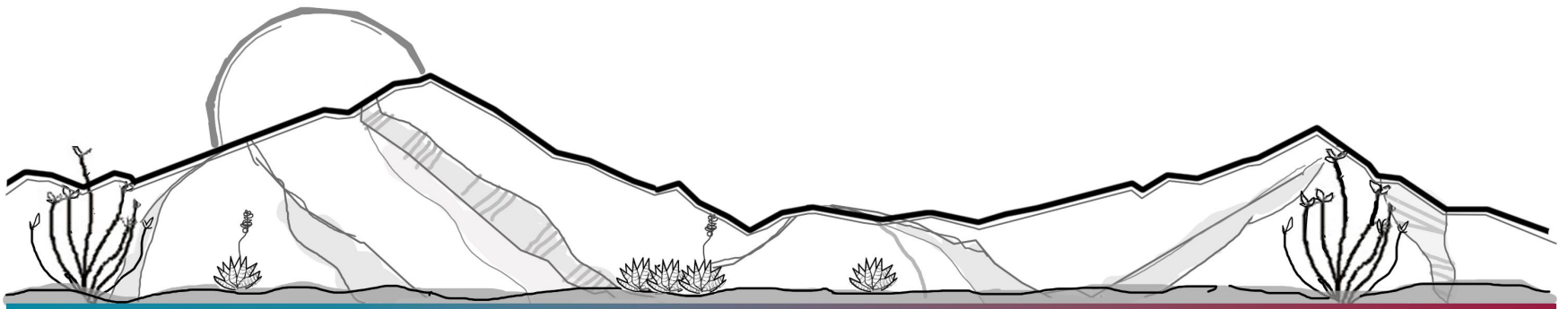


## Docket RZ25-01

SR-43 to RU-4

Board of Supervisors  
March 25, 2025



# DEVELOPMENT SERVICES



Applicant: Paul Prince

Location: Windsor and Yale Streets  
(APNs 117-06-063, 064, 066, 067, 074, 075, 076, 077 and 078)

Current Zoning: SR-43

Proposed Zoning: RU-4

Growth Area: D – Rural Areas

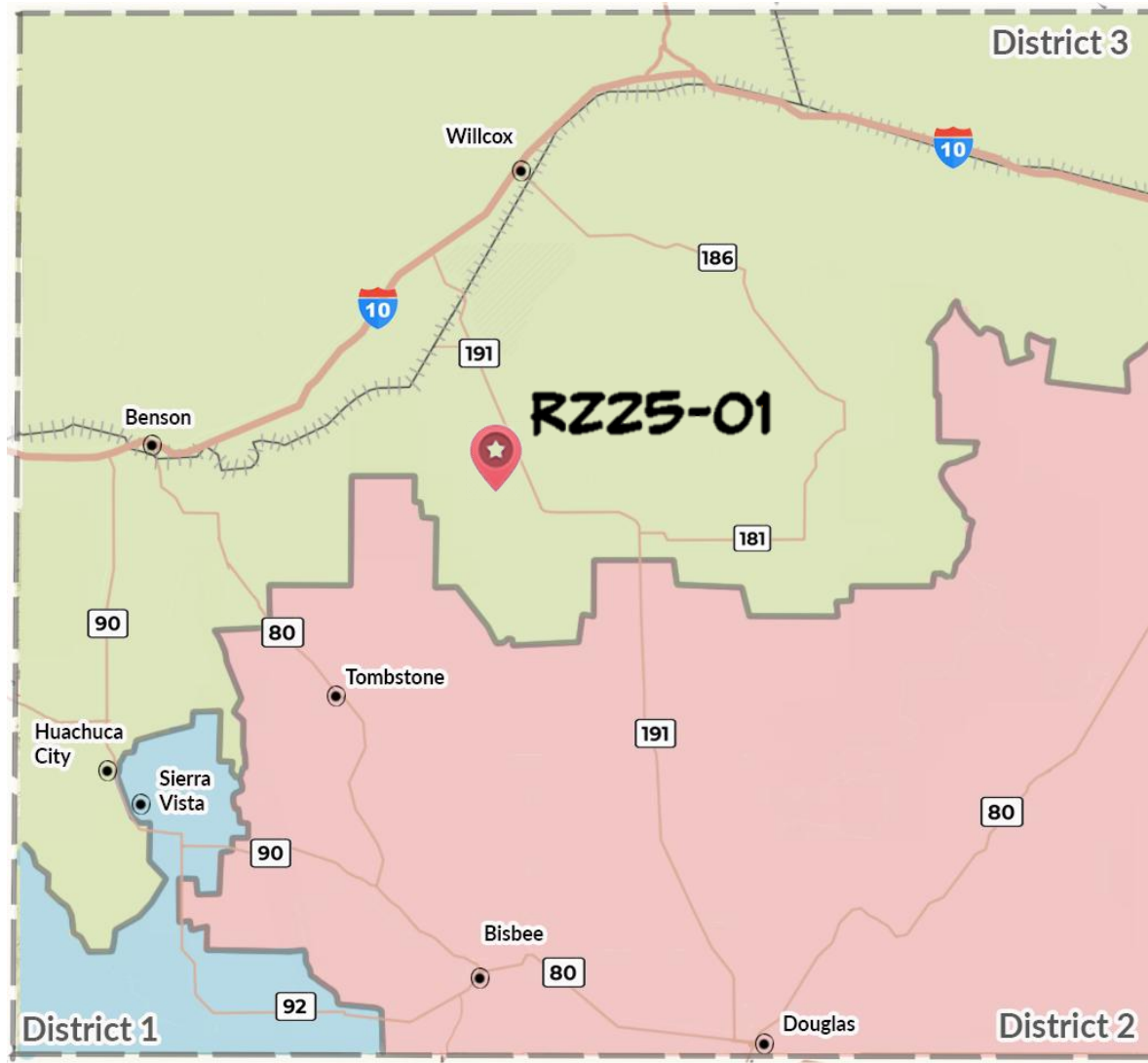
Plan Designation: Medium Density Residential

Existing Use: Accessory Structures

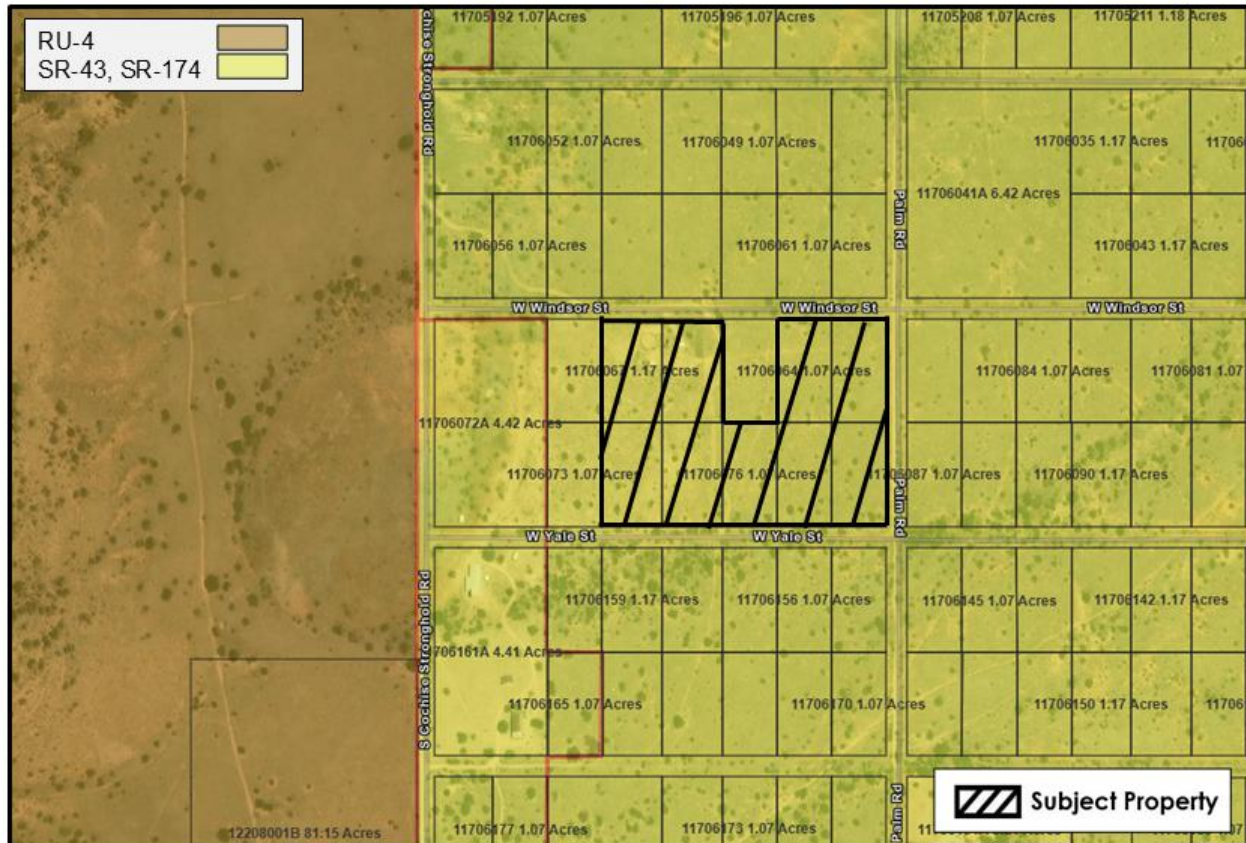
Proposed Use: Residence w/accessory structures



# DEVELOPMENT SERVICES



## Property Location and Zoning



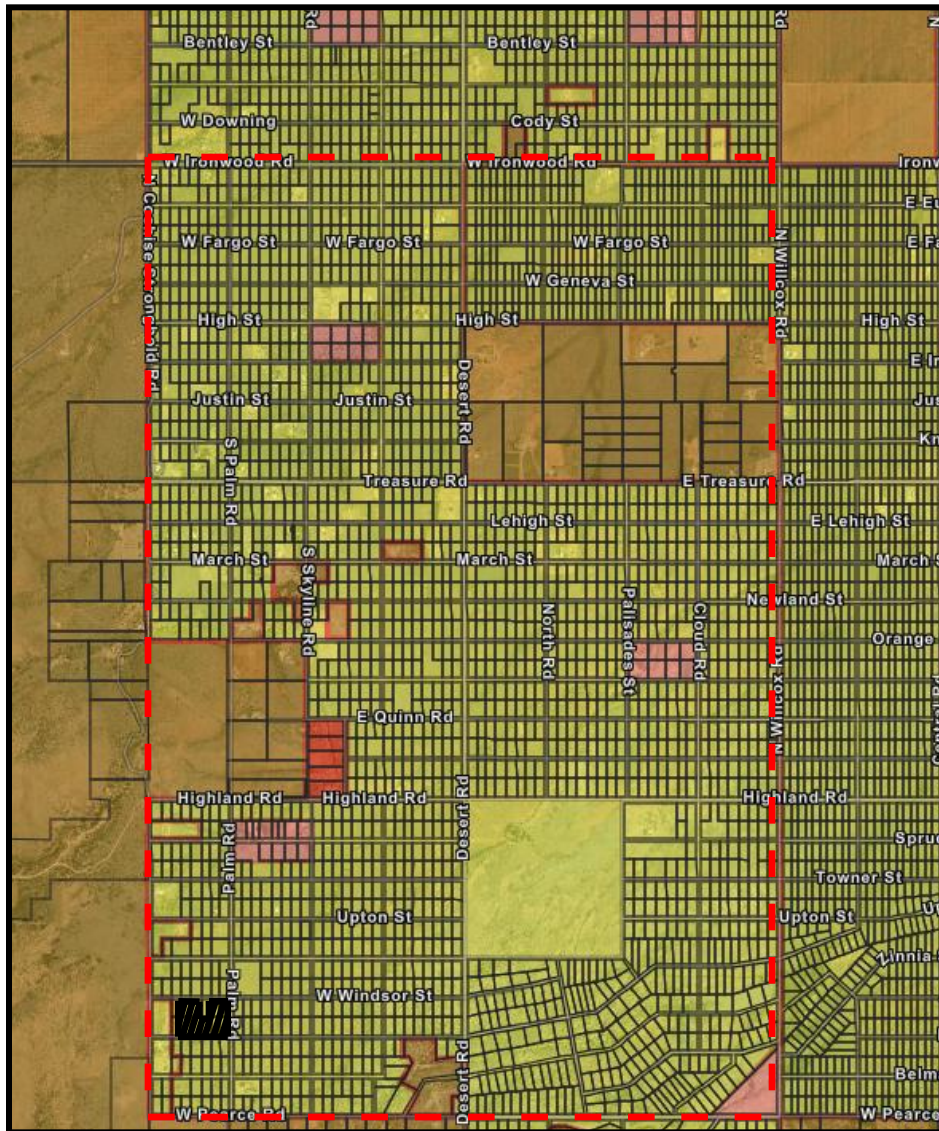
RZ25-01 (SR-43 to RU-4)





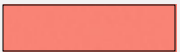
Sunsites #2 (117-06-063, 064, 066, 067, 074, 075, 076, 077, and 078)


N.T.S




# DEVELOPMENT SERVICES



RU-4	
SR-43	
SR-174	
NB	
GB	

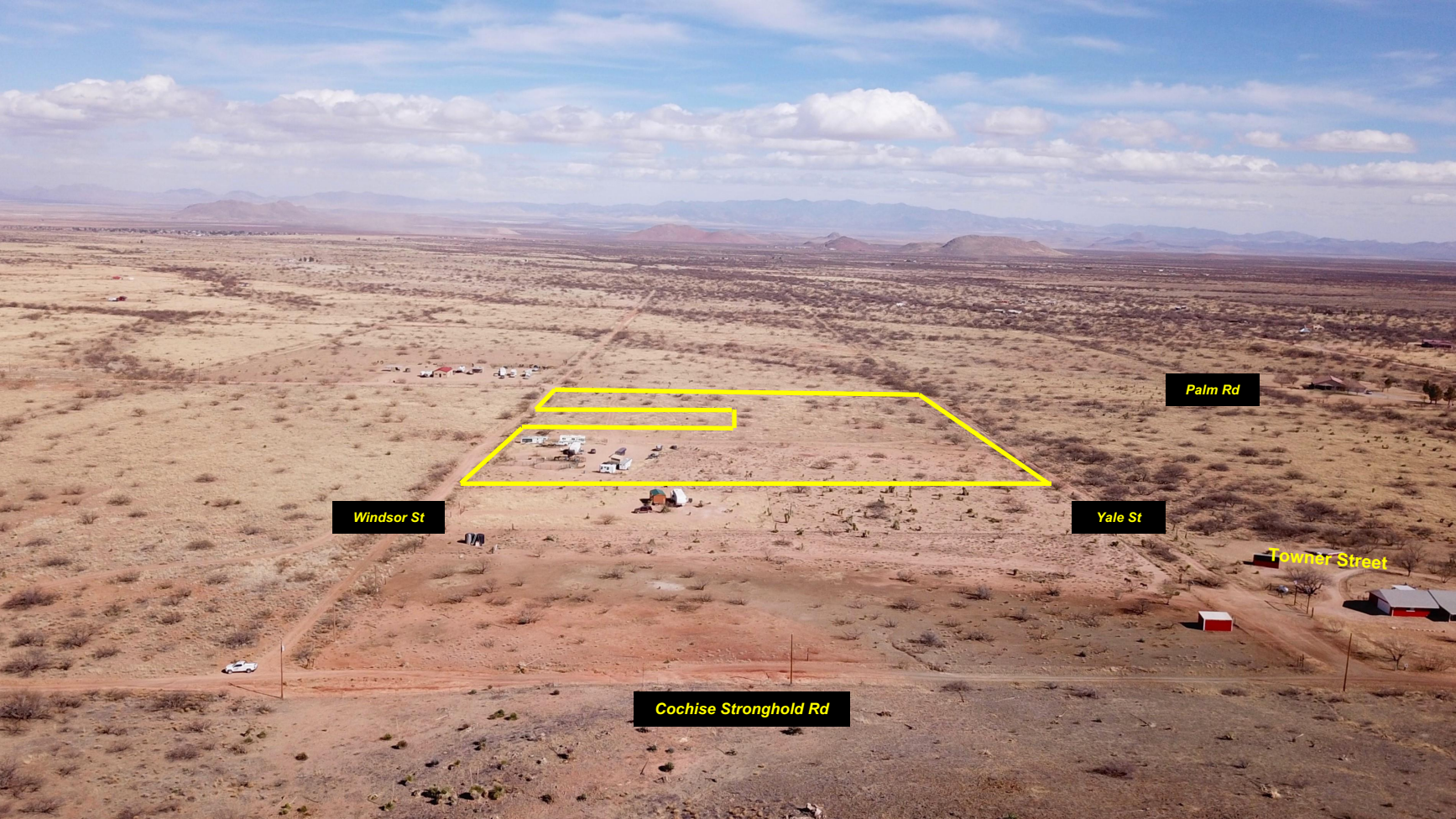
 Sunsites #2

 Subject Property

# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



## Rezoning Factors

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

# **DEVELOPMENT SERVICES**

## Factors in Favor of Approval

1. Complies with all applicable factors
2. Compatible with residential growth pattern
3. Reduces number of allowed principal dwellings

## Factors Not in Favor

1. Opposition from nearby property owners

## Public Notice

14-19 February

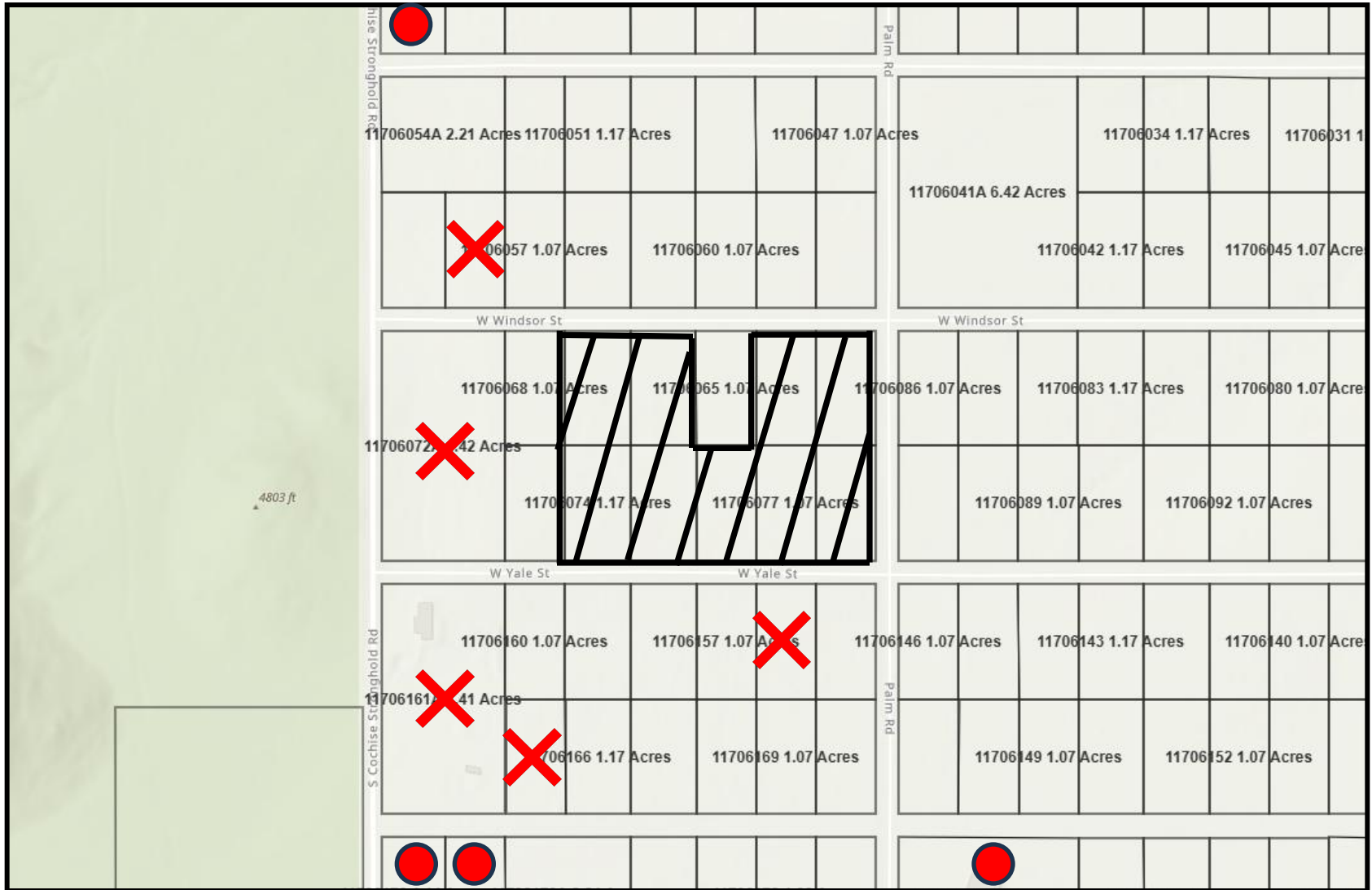
Notices

Posting

Legal ad



# DEVELOPMENT SERVICES



## Applicant Presentation / Discussion



## Recommendations

Based on the factors in favor of approval, the Planning and Zoning Commission recommended approval of Docket RZ25-01 (7-2) during its meeting on March 12, 2025, with the following condition:

- 1.No manufactured or rehabilitated mobile homes on any portion of the 10 acres.

Staff also recommends approval of Docket RZ25-01 with the above condition, the factors in favor of approval constituting the findings of fact.

## Docket RZ25-01

SR-43 to RU-4

Board of Supervisors  
March 25, 2025

