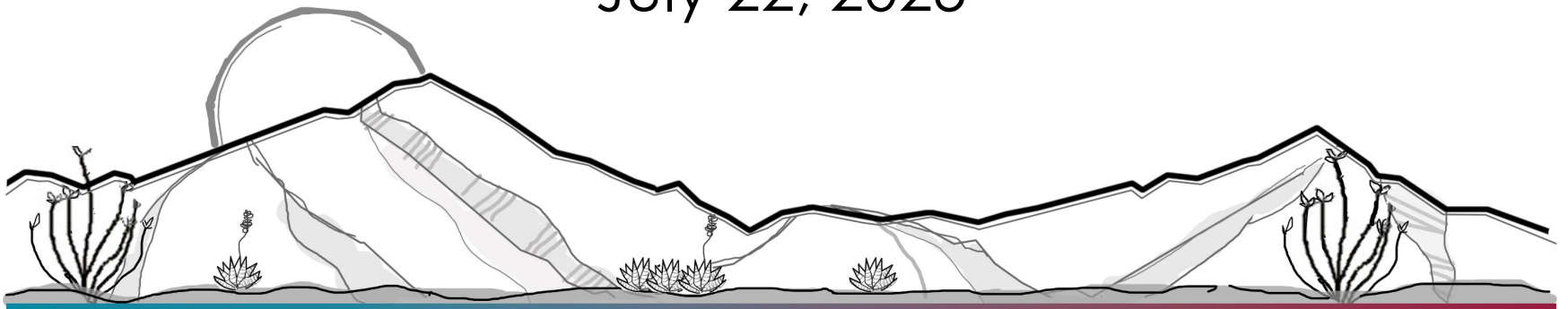


## Docket RZ25-03

SR-43/NB to SR-174

Board of Supervisors

July 22, 2025



# DEVELOPMENT SERVICES

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Applicant: Jeff Thiede

Location: Sunsites #2 (Towner Street)  
(APN 117-05-054B)

Current Zoning: SR-43 / NB

Proposed Zoning: SR-174

Growth Area: D – Rural Areas

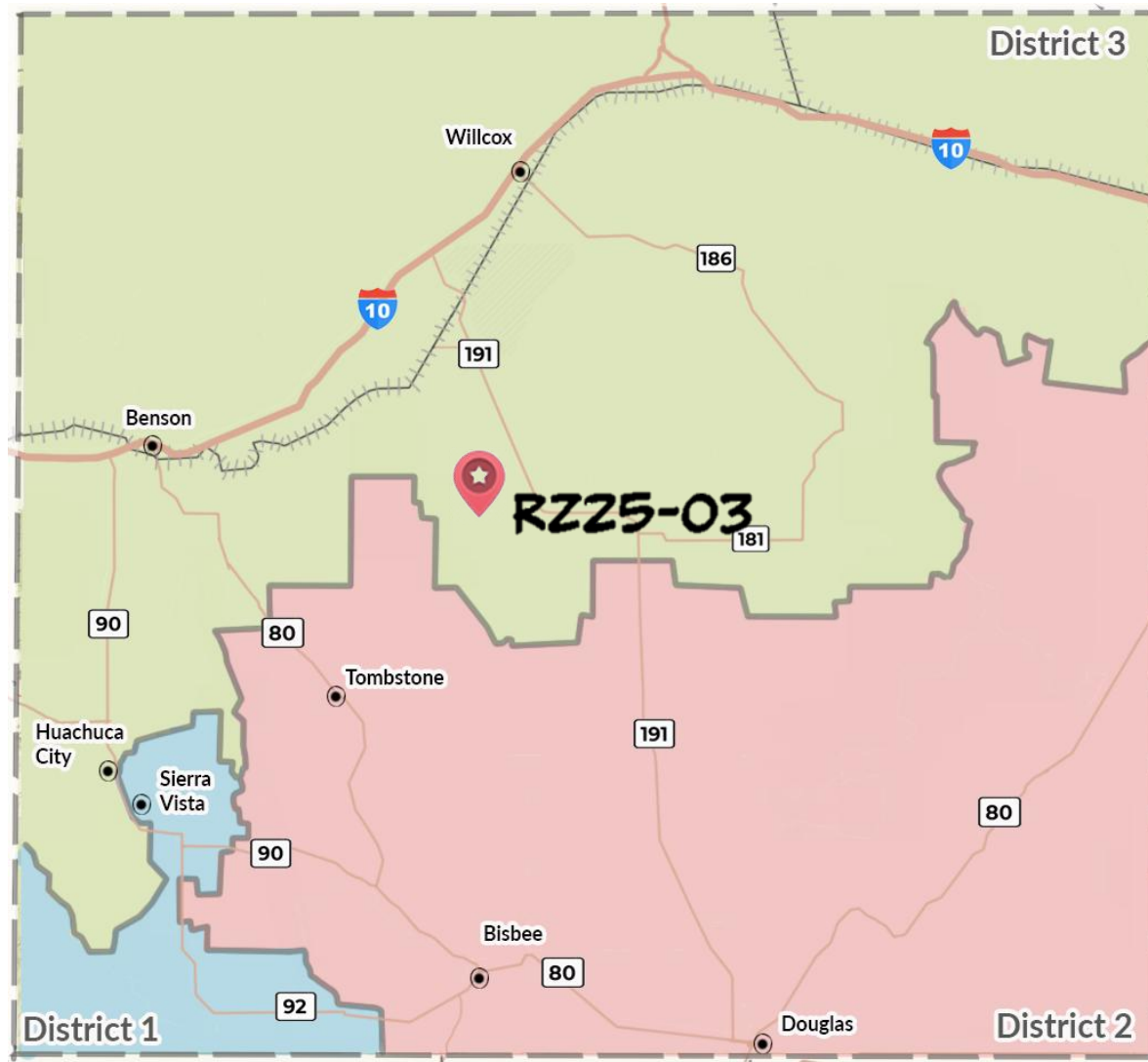
Plan Designation: Medium Density Residential

Existing Use: None

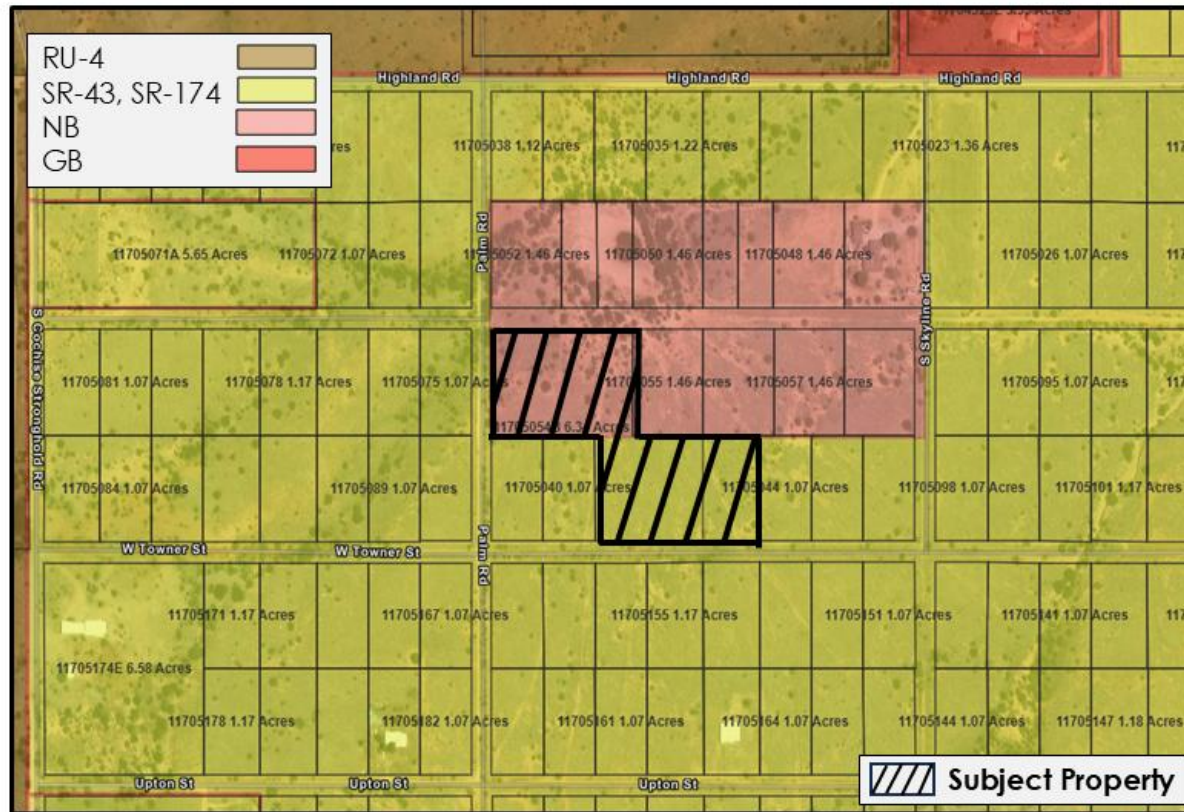
Proposed Use: Single Family Residence



# DEVELOPMENT SERVICES



## Property Location and Zoning



RZ25-03 (SR-43/NB to SR-174)  
Sunsites Unit #2 (APN 117-05-054B)

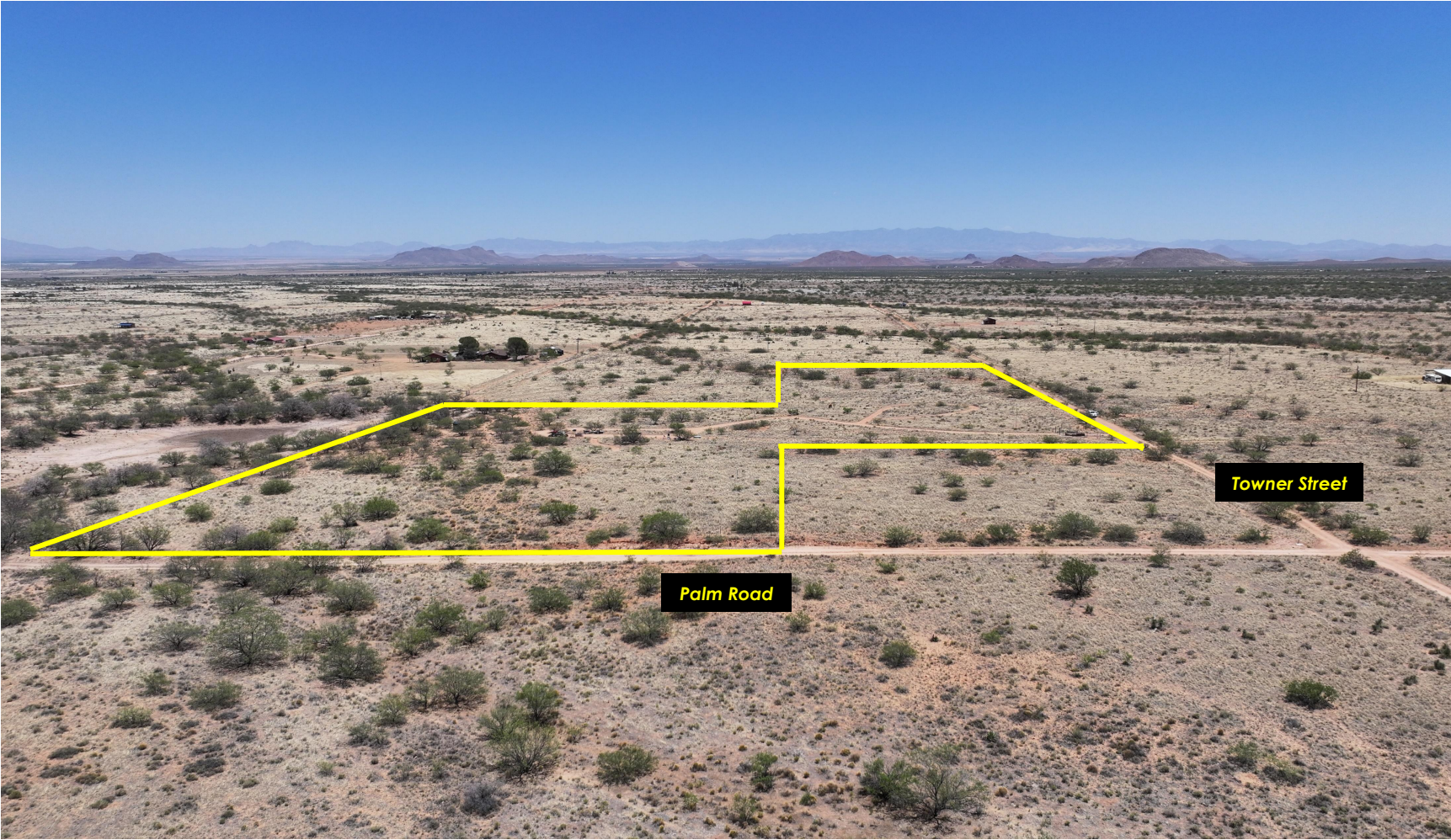
N.T.S



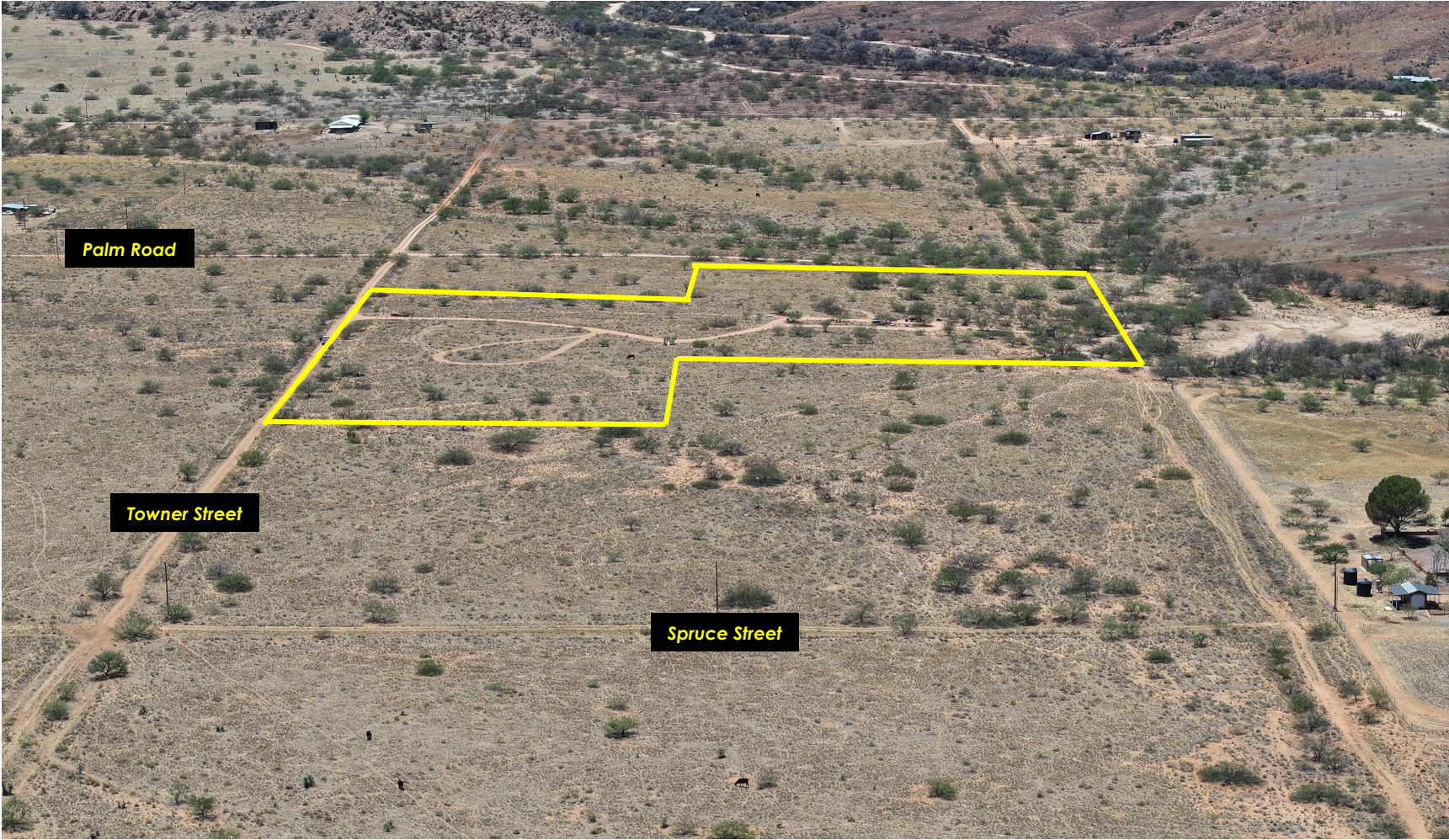
# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES

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## Factors in Favor

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

## Factors Not in Favor

None identified

## Recommendation

Based on the factors in favor, the Planning and Zoning Commission recommended approval without special conditions (7-0) during their July 9, 2025, regular meeting.

## Docket RZ25-03

SR-43/NB to SR-174

Board of Supervisors  
July 22, 2025

