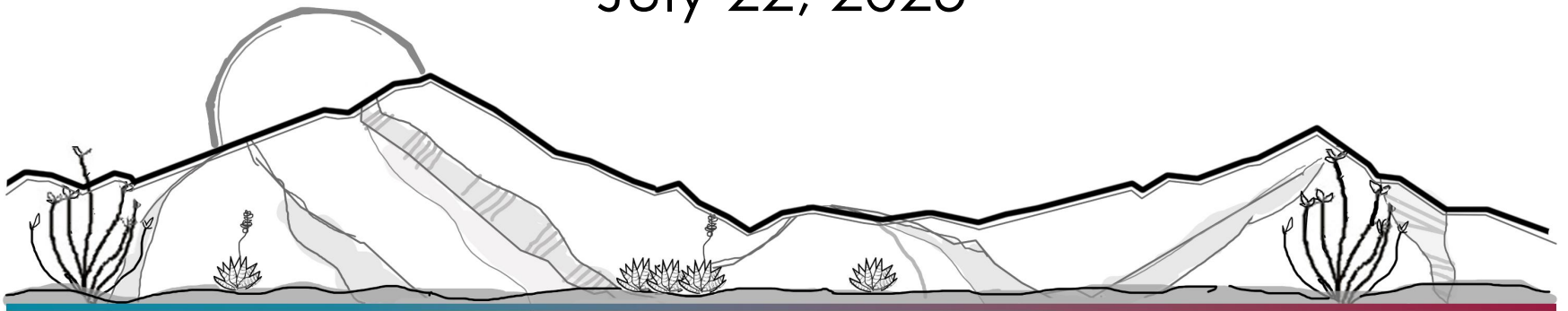


Docket RZ25-05

NB to SR-174

Board of Supervisors

July 22, 2025



DEVELOPMENT SERVICES



Applicant: James and Pamela Mercer

Location: Sunsites #2 (Pearce Road)
(APN 115-10-323)

Current Zoning: NB

Proposed Zoning: SR-174

Growth Area: D – Rural Areas

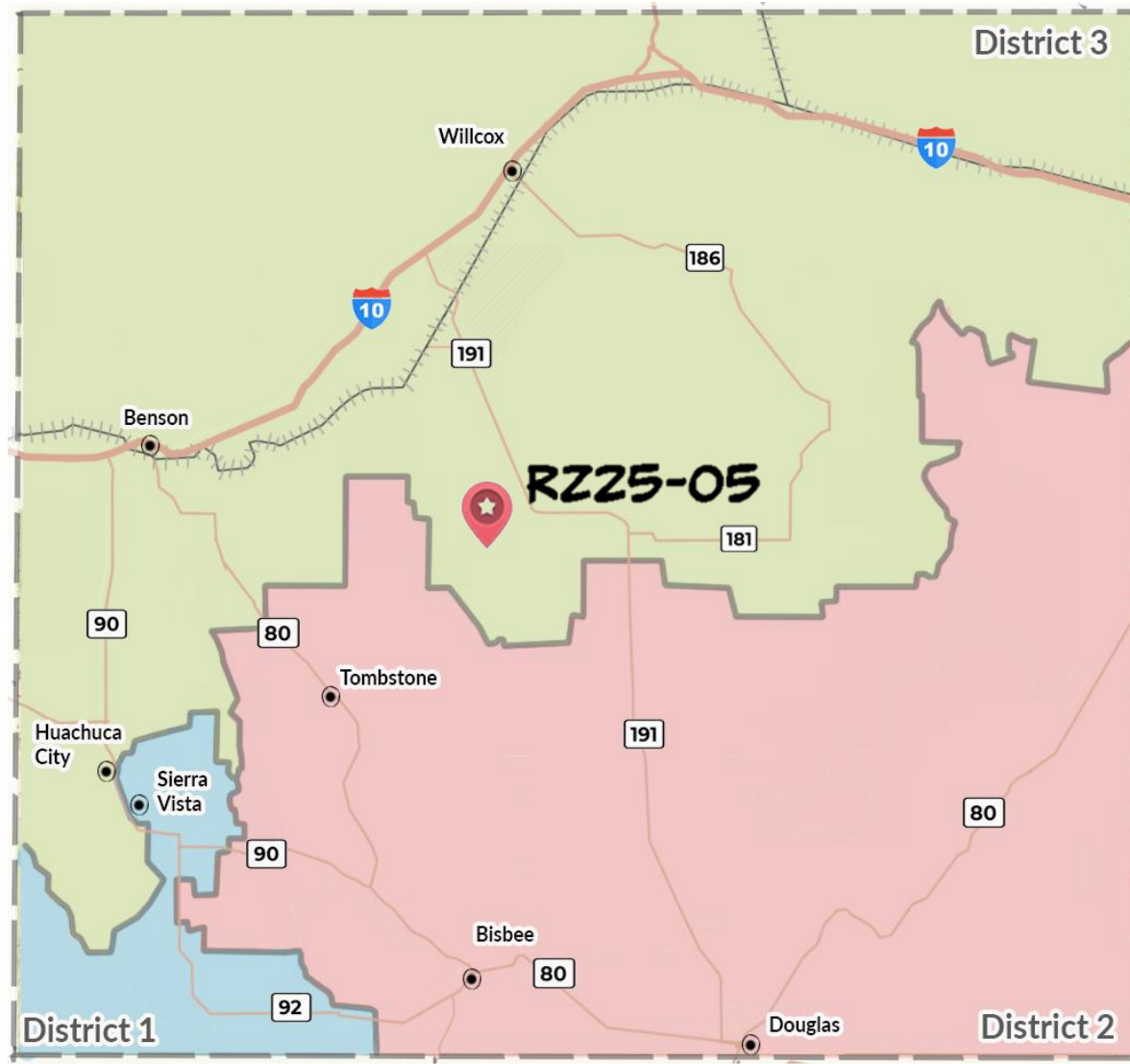
Plan Designation: Medium Density Residential

Existing Use: None

Proposed Use: Single Family Residence

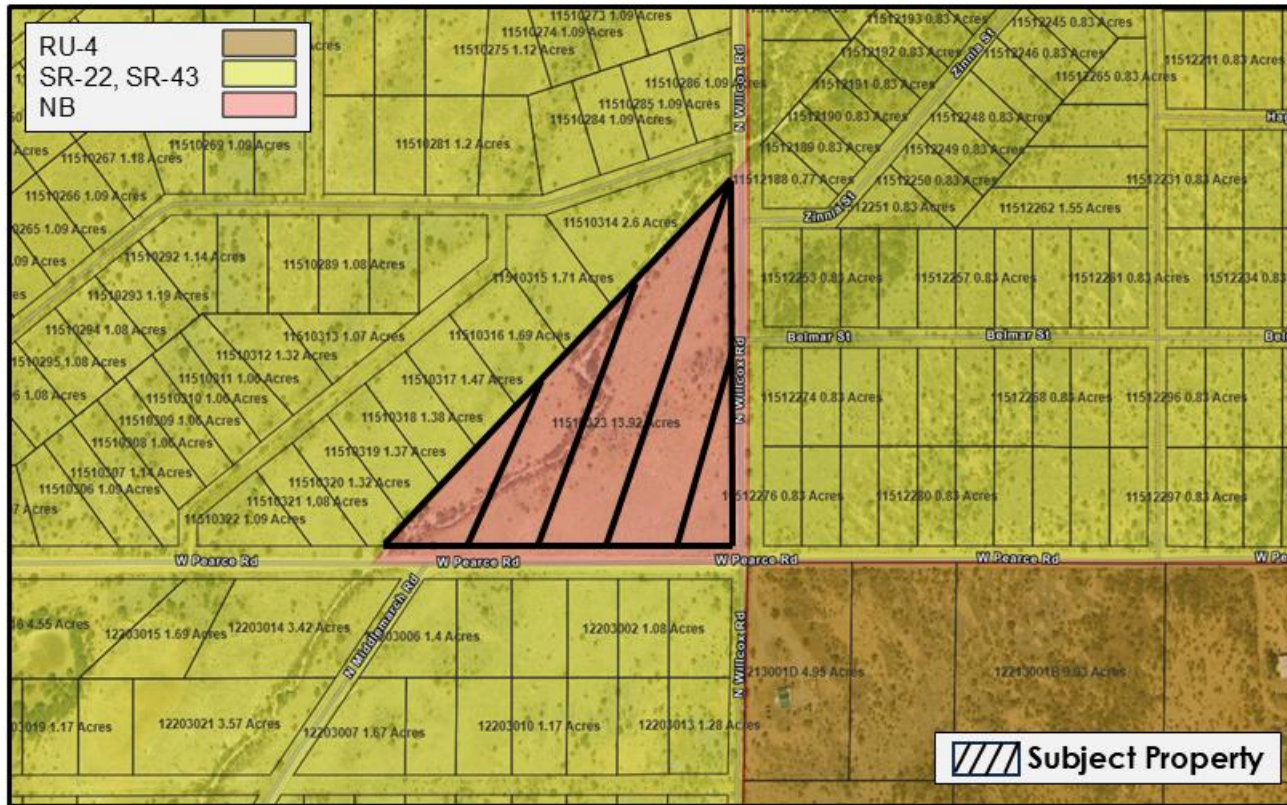


DEVELOPMENT SERVICES



DEVELOPMENT SERVICES

Property Location and Zoning



RZ25-05 (NB to SR-174)
Sunsites Unit #2 (APN 115-10-323)

N.T.S



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES

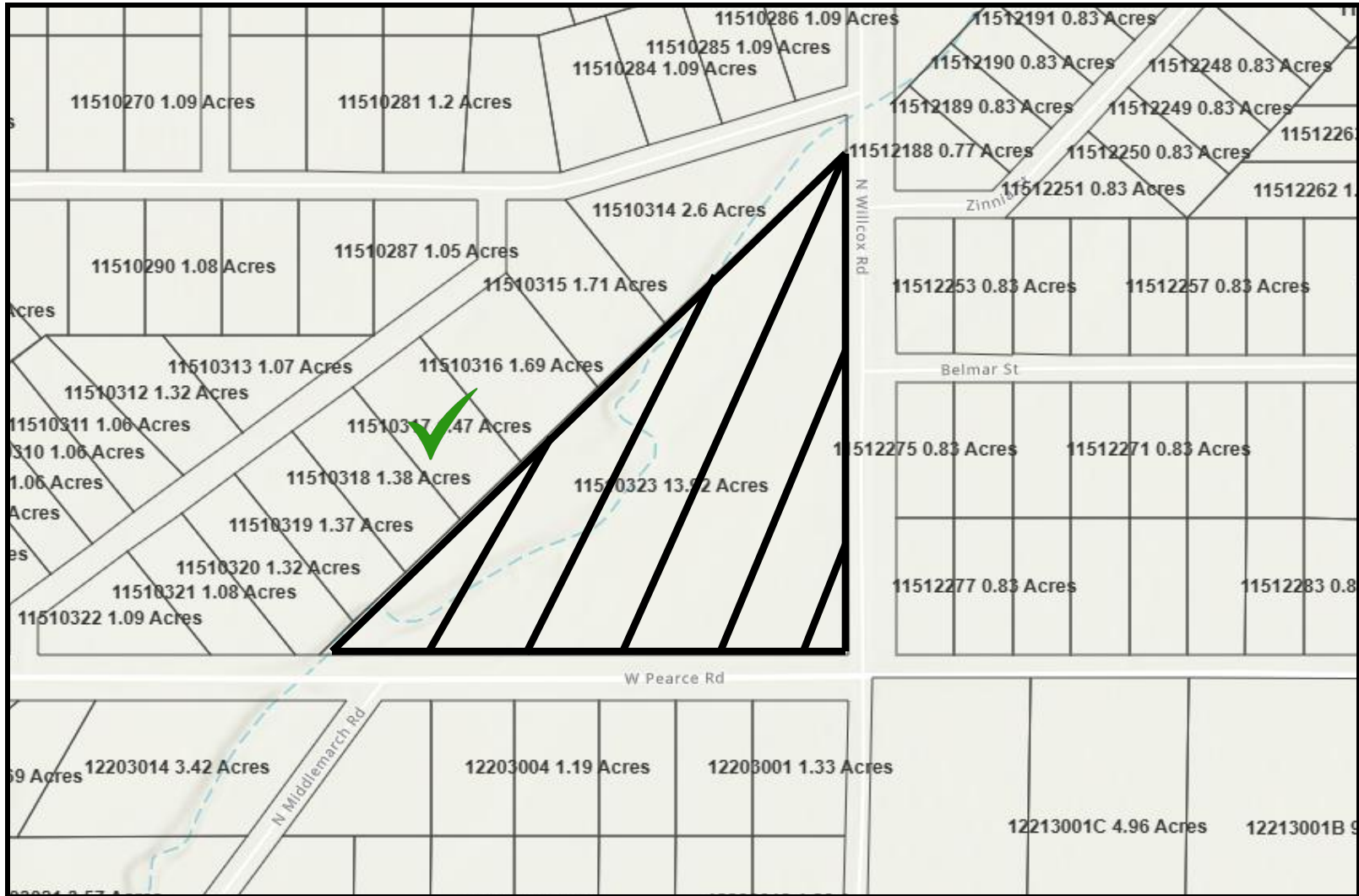
Factors in Favor of Approval

1. Complies with all applicable factors
2. Compatible with rural residential growth pattern
3. Downzone from business to residential zoning district

Factors Not in Favor

None identified

DEVELOPMENT SERVICES



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 RZ25-05

NB to SR-174

Board of Supervisors

July 22, 2025

