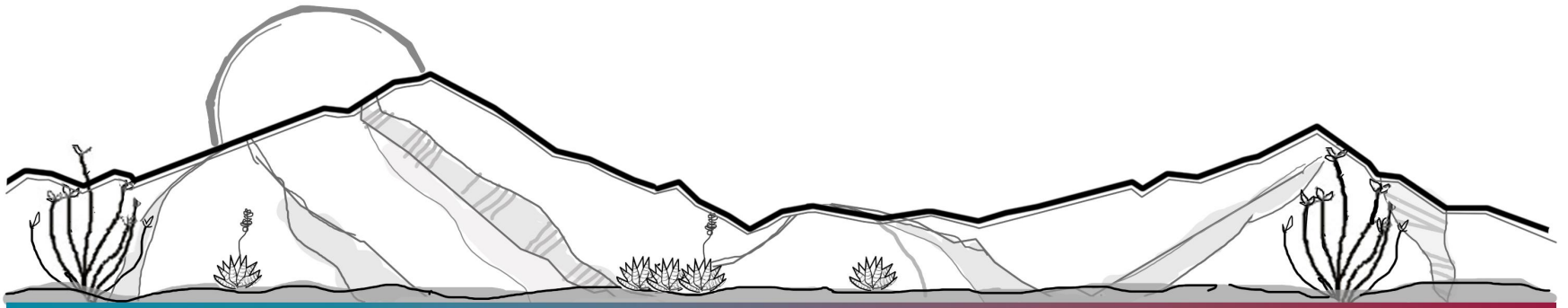


## Docket RZ25-11

SR-43 to SR-174

Board of Supervisors  
September 2, 2025



# DEVELOPMENT SERVICES

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Applicant: Louis Manuta

Location: 751 Quail Pass Drive (Sunsites #2)  
(APN 117-02-284B)

Zoning Amendment: SR-43 to SR-174

Growth Area: D – Rural Areas

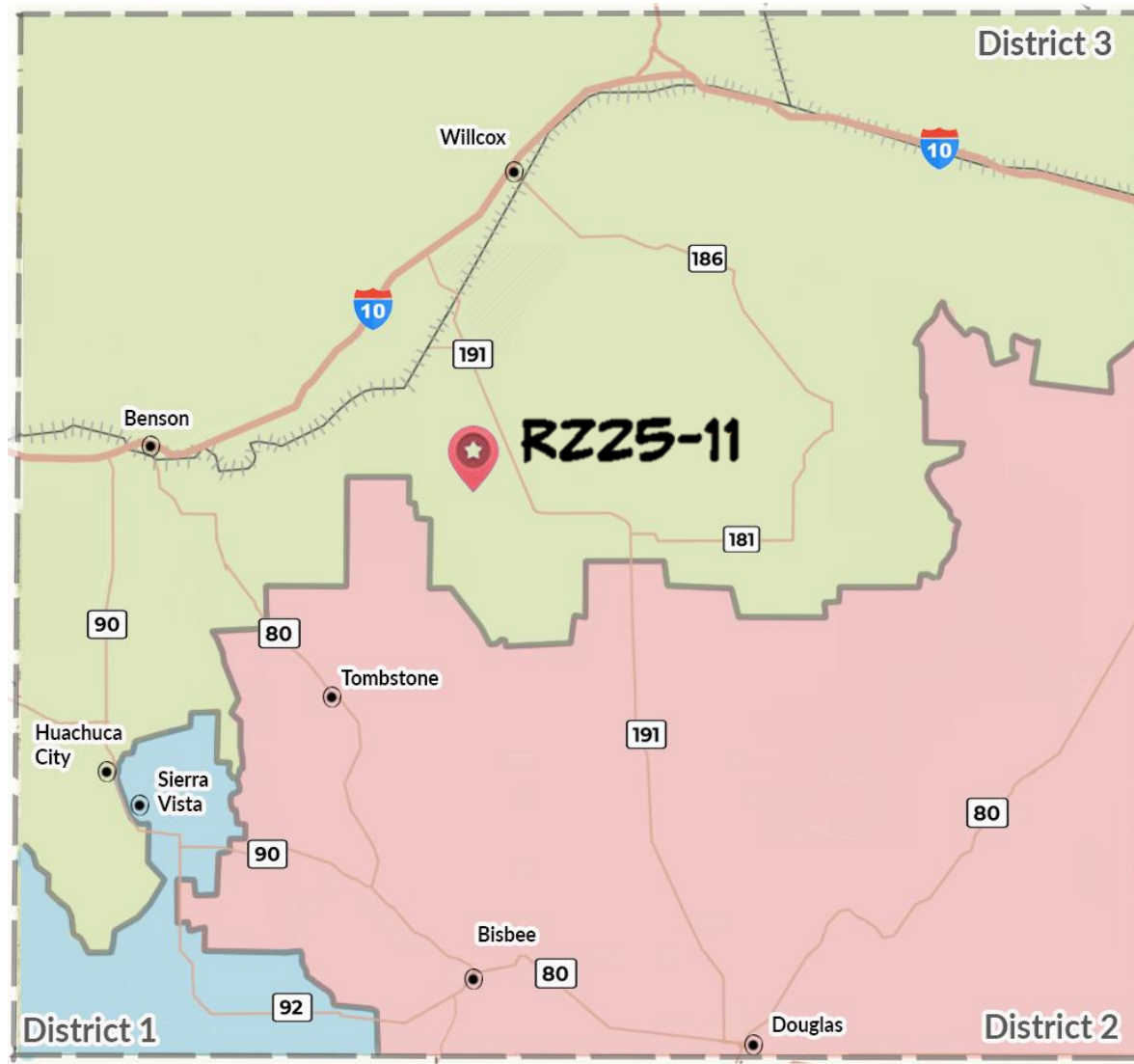
Plan Designation: Agriculture/Green Space

Existing Use: Residential

Proposed Use: Residential



# 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**

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## Factors in Favor

Complies with applicable factors

Compatible with rural residential growth pattern

Reduces allowed residential density

## Factors Not in Favor

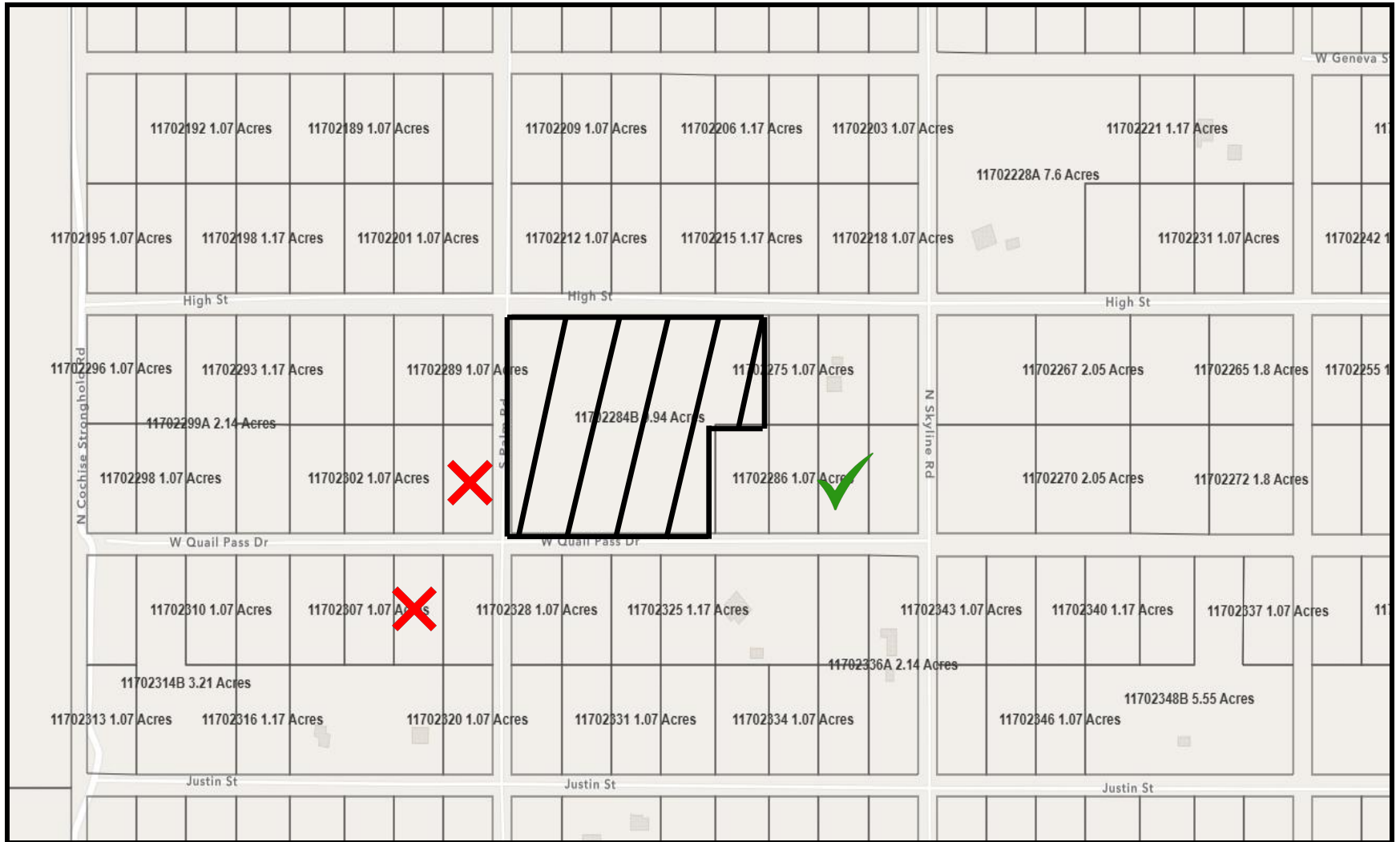
Opposition from nearby property owners

## Public Notice

16-23 July  
Notices  
Posting  
Legal ad



# DEVELOPMENT SERVICES



## Recommendations

Based on the factors in favor, the Planning and Zoning Commission recommended approval of Docket RZ25-11 without special conditions (7-0) during its regular meeting on August 13, 2025.

Staff also recommends approval of Docket RZ25-11 without special conditions.

## Docket RZ25-11

SR-43 to SR-174

Board of Supervisors  
September 2, 2025

