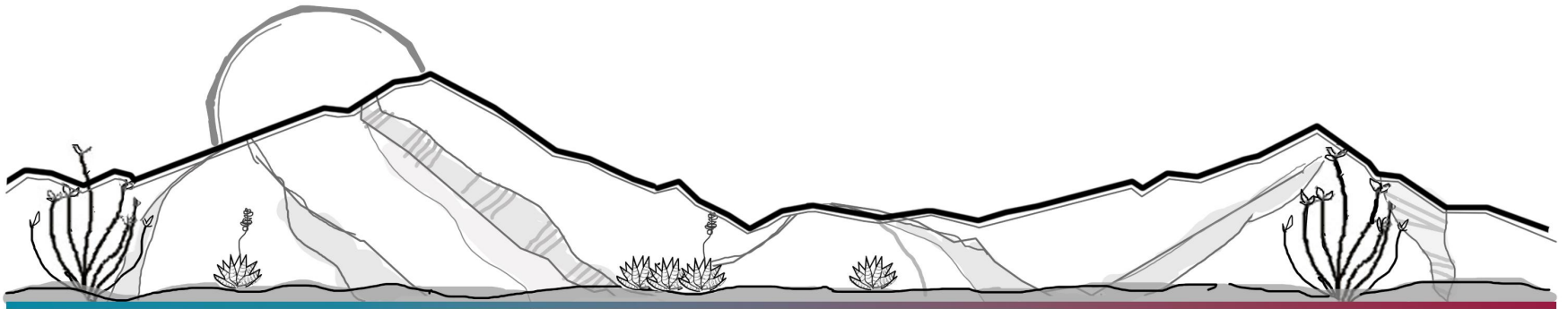


Docket RZ25-12

SR-43 to SR-174

Board of Supervisors
October 7, 2025



DEVELOPMENT SERVICES



Applicant: Paul Prince

Location: Sunsites Unit #2
APNs 117-06-063 through 067 and
117-06-074 through 078

Current Zoning: SR-43

Proposed Zoning: SR-174

Growth Area: D – Rural Areas

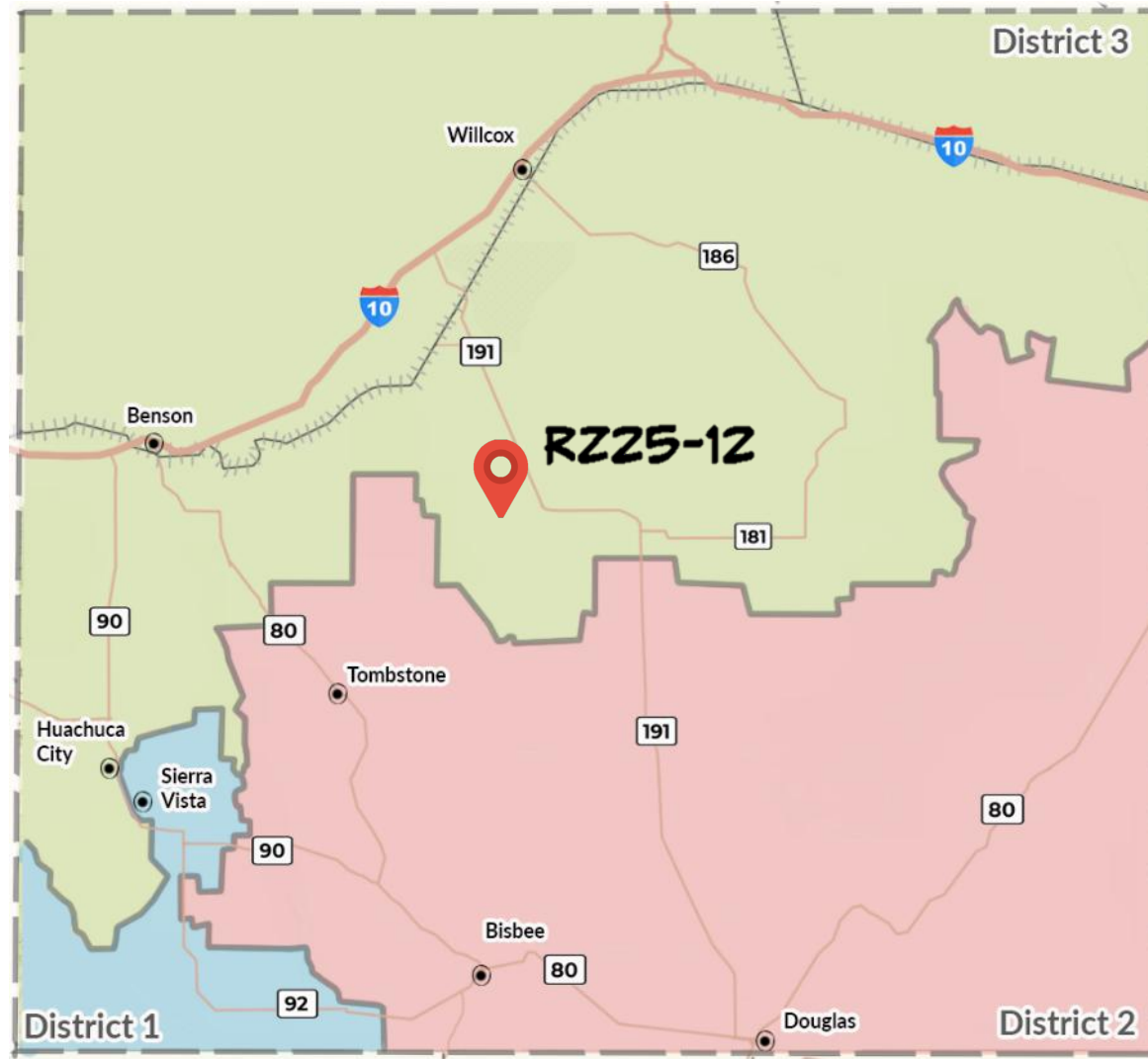
Plan Designation: Medium Density Residential

Existing Use: Residential

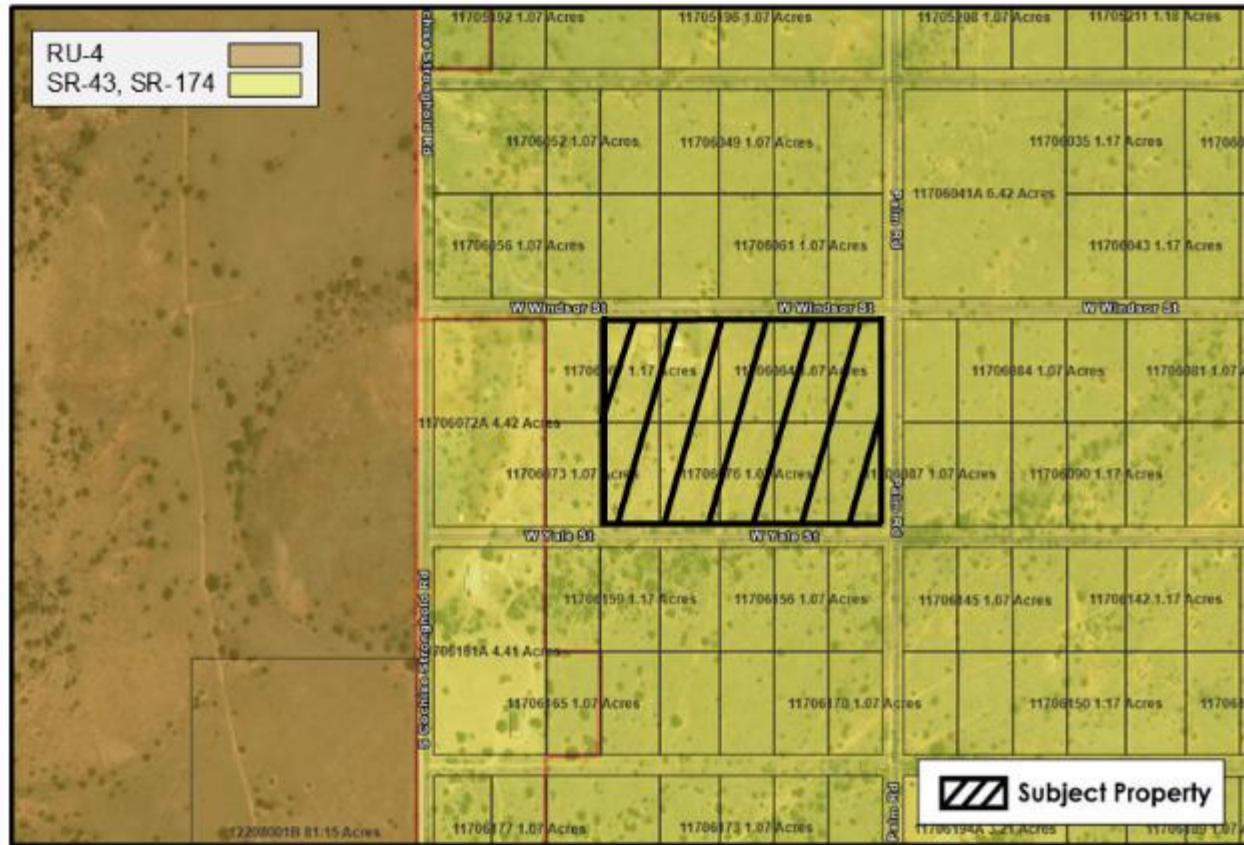
Proposed Use: Residential



DEVELOPMENT SERVICES



Property Location and Zoning



RZ25-12 (SR-43 to SR-174)

Windsor Street (117-06 063-067 and 074-078)

N.T.S



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 applicable factors
2. Compatible with rural residential growth pattern
3. Reduces allowed residential density
4. No opposition from nearby property owners

Factors Not in Favor

None identified

Public Notice

15-20 August

Notices

Posting

Legal ad



Recommendations

Based on the factors in favor, the Planning and Zoning Commission recommended approval of Docket RZ25-12 without special conditions (8-0) during its regular meeting on September 10, 2025.

Staff also recommends approval of Docket RZ25-12 without special conditions.

Docket RZ25-12

SR-43 to SR-174

Board of Supervisors
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