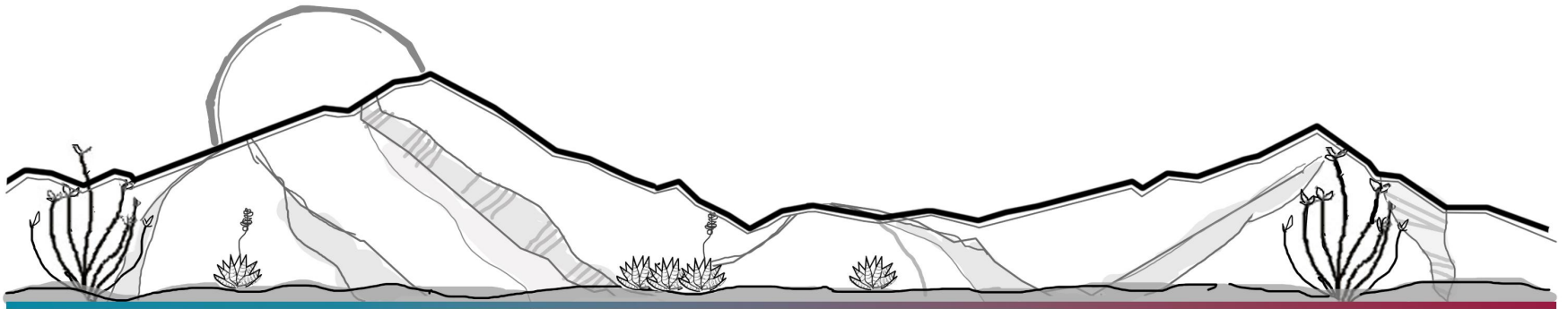


Docket RZ25-14

SR-22 to RU-2

Board of Supervisors
October 21, 2025



DEVELOPMENT SERVICES



Applicant: David and Diane Ruozi

Location: Sandal Street (Sunsites #7)
APN 205-12-347B (3 acres)

Current Zoning: SR-22

Proposed Zoning: RU-2

Growth Area: D – Rural Areas

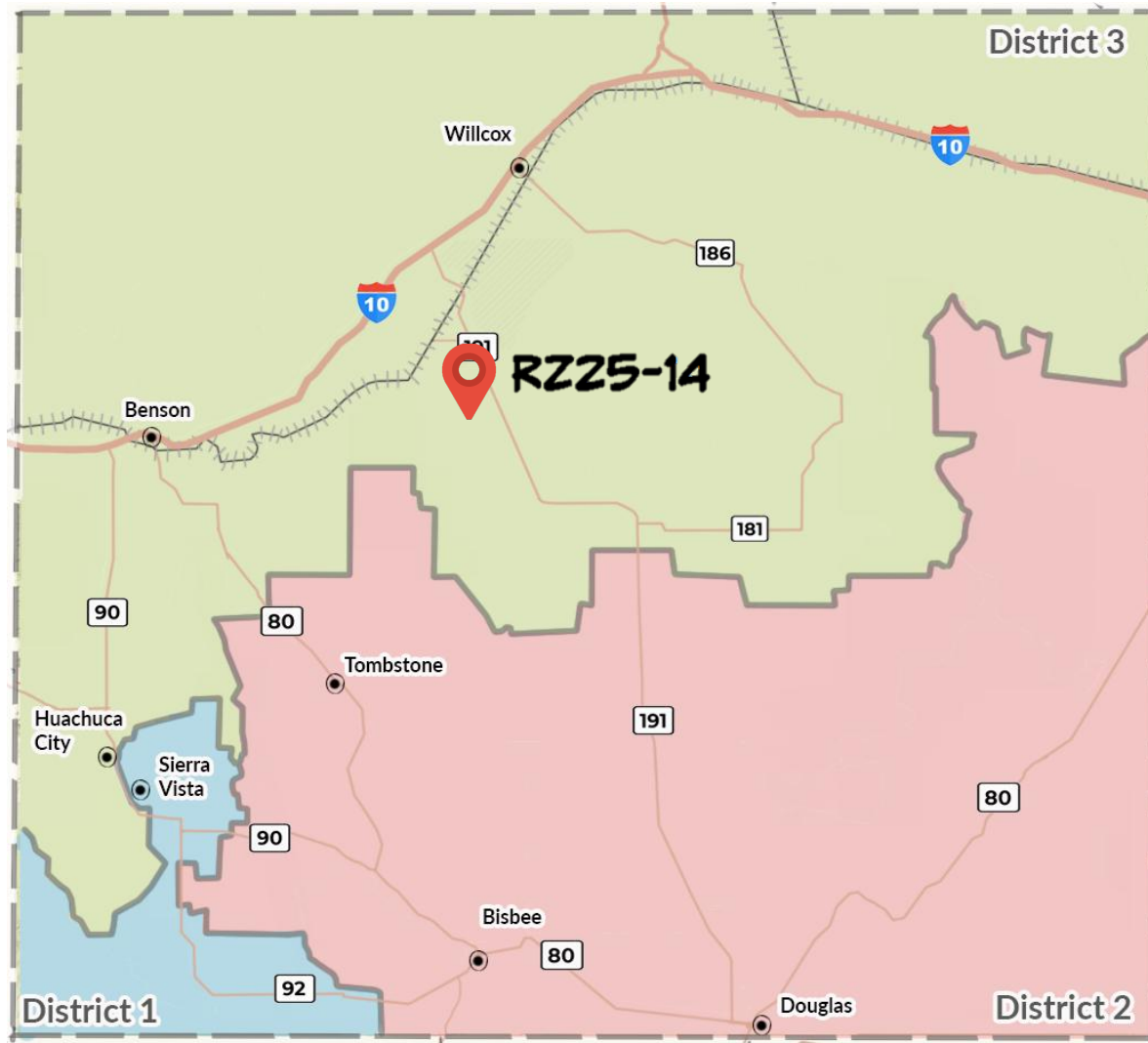
Plan Designation: Rural

Existing Use: Undeveloped

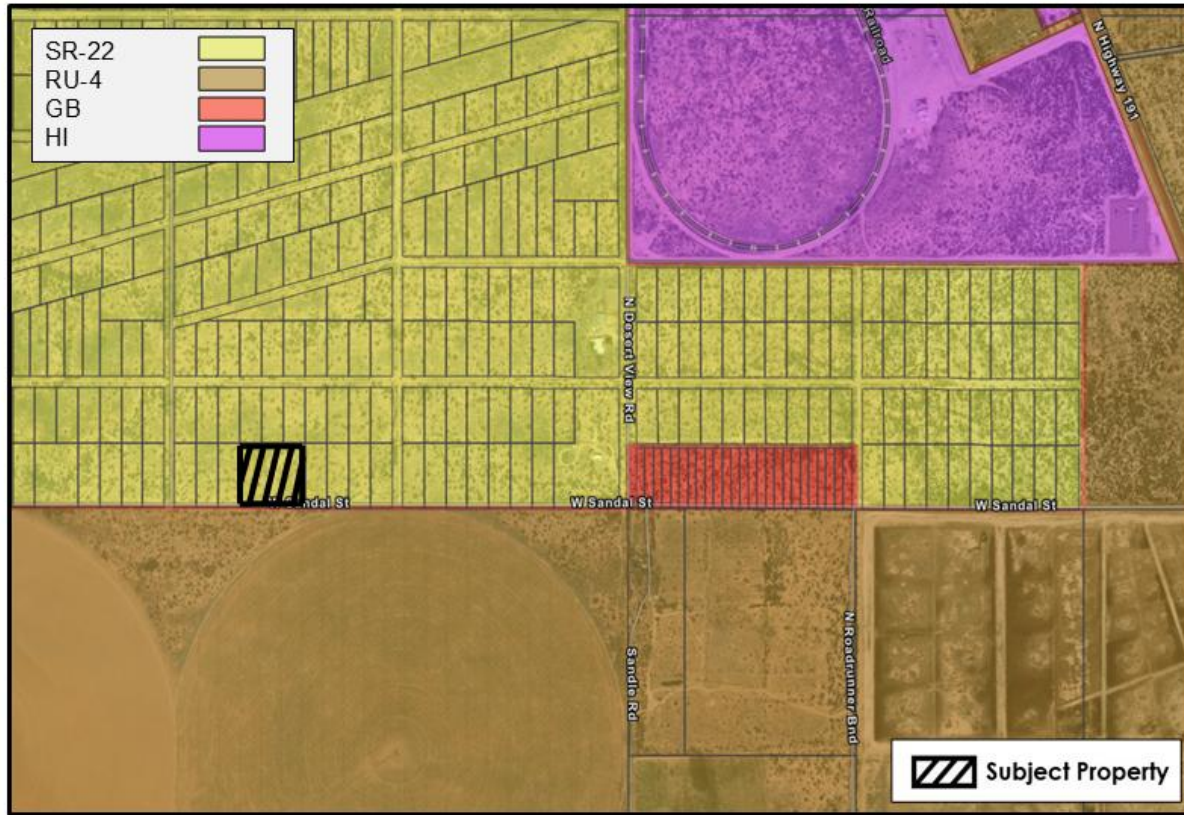
Proposed Use: Residential



DEVELOPMENT SERVICES



Property Location and Zoning



RZ25-14 (SR-22 to RU-2)

Sunsites #7 – Sandal Street (205-12-347B)

N.T.S



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



Rezoning Factors

- Adequate site/concept plan: **Does not Comply**
- 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

15-19 September

Notices

Posting

Legal ad



Recommendations

Based on the factors in favor, the Planning and Zoning Commission recommended approval of Docket RZ25-14 without special conditions (8-0) during its regular meeting on October 8, 2025.

Staff also recommends approval of Docket RZ25-14 without special conditions.

Docket RZ25-14

SR-22 to RU-2

Board of Supervisors
October 21, 2025

