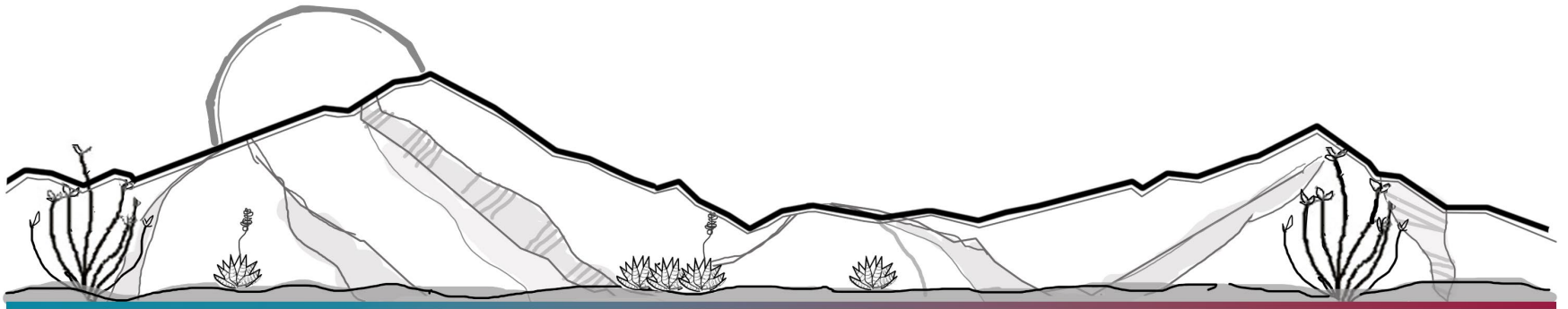


Docket RZ25-05

NB to SR-174

Planning and Zoning Commission
July 9, 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



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



Site Plan



Rezoning Factors

- | | |
|---|-----------------------|
| 1. Adequate site/concept plan: | Complies |
| 2. Comply with site development standards: | Complies |
| 3. Adjacent districts capable of development: | Complies |
| 4. Does not create nonconforming uses: | Complies |
| 5. Compatible with existing development: | Complies |
| 6. Rezone to more intense zoning district: | Not Applicable |
| 7. Adequate services and infrastructure: | Complies |
| 8. Traffic circulation: | Complies |
| 9. Development along major streets: | Not Applicable |
| 10. Infill compatibility: | Not Applicable |
| 11. Unique topographic features: | Not Applicable |
| 12. Water conservation: | Not Applicable |
| 13. Public input: | Complies |
| 14. Hazardous materials: | Not Applicable |
| 15. Consistent with planning policies: | Complies |

DEVELOPMENT SERVICES

Factors in Favor of Approval

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

Factors Not in Favor

None identified

Public Notice

- 13-18 June
 - Notices
 - Posting
 - Legal ad



Applicant Presentation / Discussion



Staff Recommendation

Based on the factors in favor, Staff recommends forwarding Docket RZ25-05 to the Board of Supervisors with a recommendation of approval without special conditions.

Sample Motion

I move to recommend approval of Docket RZ25-05 to the Board of Supervisors without special conditions, rezoning tax parcel 115-10-323 from NB to SR-174, the factors of approval constituting the findings of fact.

Docket RZ25-05

NB to SR-174

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