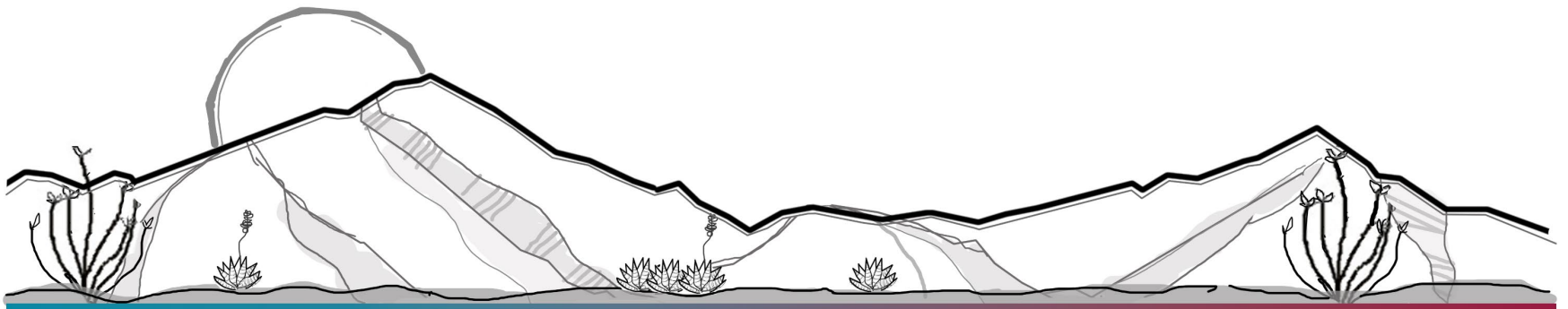


## Docket RZ25-11

SR-43 to SR-174

Planning and Zoning Commission  
August 13, 2025



## Sample Motion

I move to recommend approval of Docket RZ25-11 to the Board of Supervisors without special conditions, rezoning tax parcel 117-02-284B from SR-43 to SR-174, the factors of approval constituting the findings of fact.

# DEVELOPMENT SERVICES

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Applicant: Louis Manuta

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

Current Zoning: SR-43

Proposed Zoning: SR-174

Growth Area: D – Rural Areas

Plan Designation: Agriculture/Green Space

Existing Use: Residential

Proposed Use: Residential

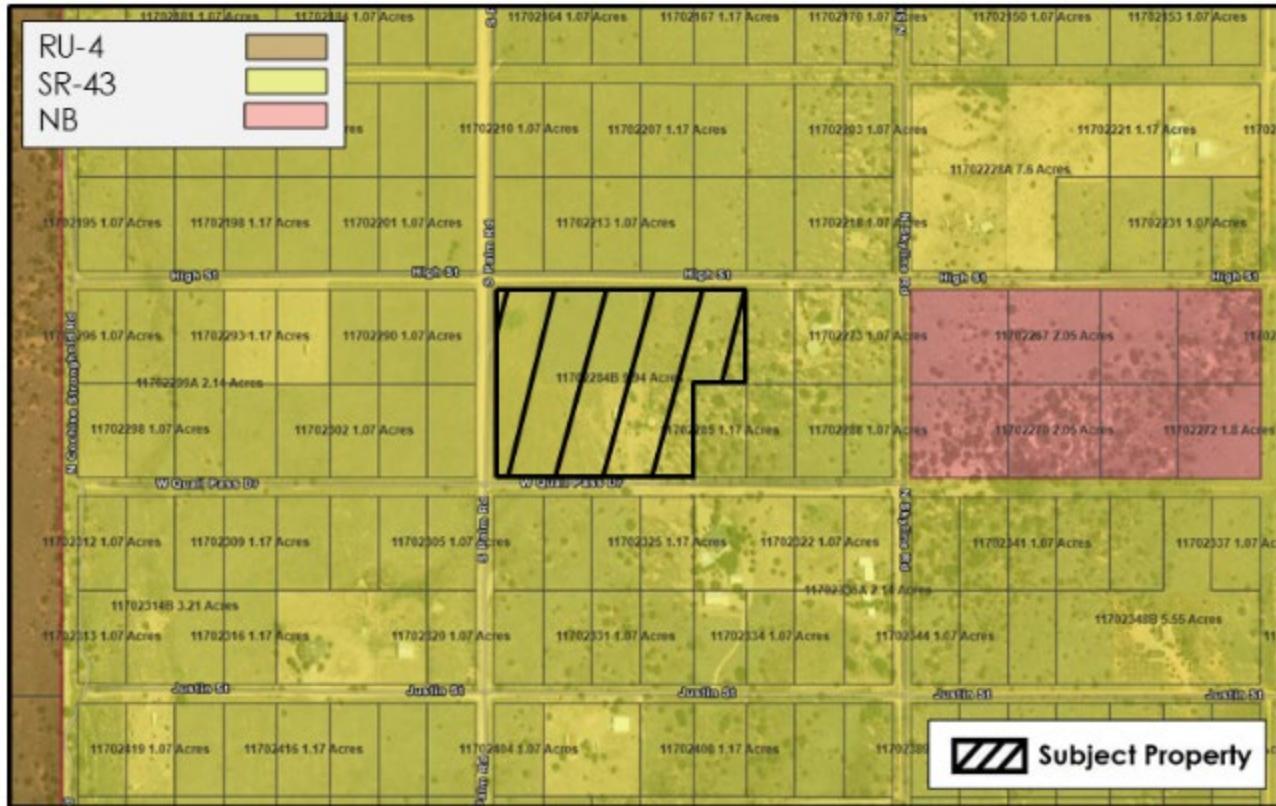


# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES

## Property Location and Zoning



RZ25-11 (SR-43 to SR-174)  
751 Quail Pass Drive (APN 117-02-284B)

N.T.S



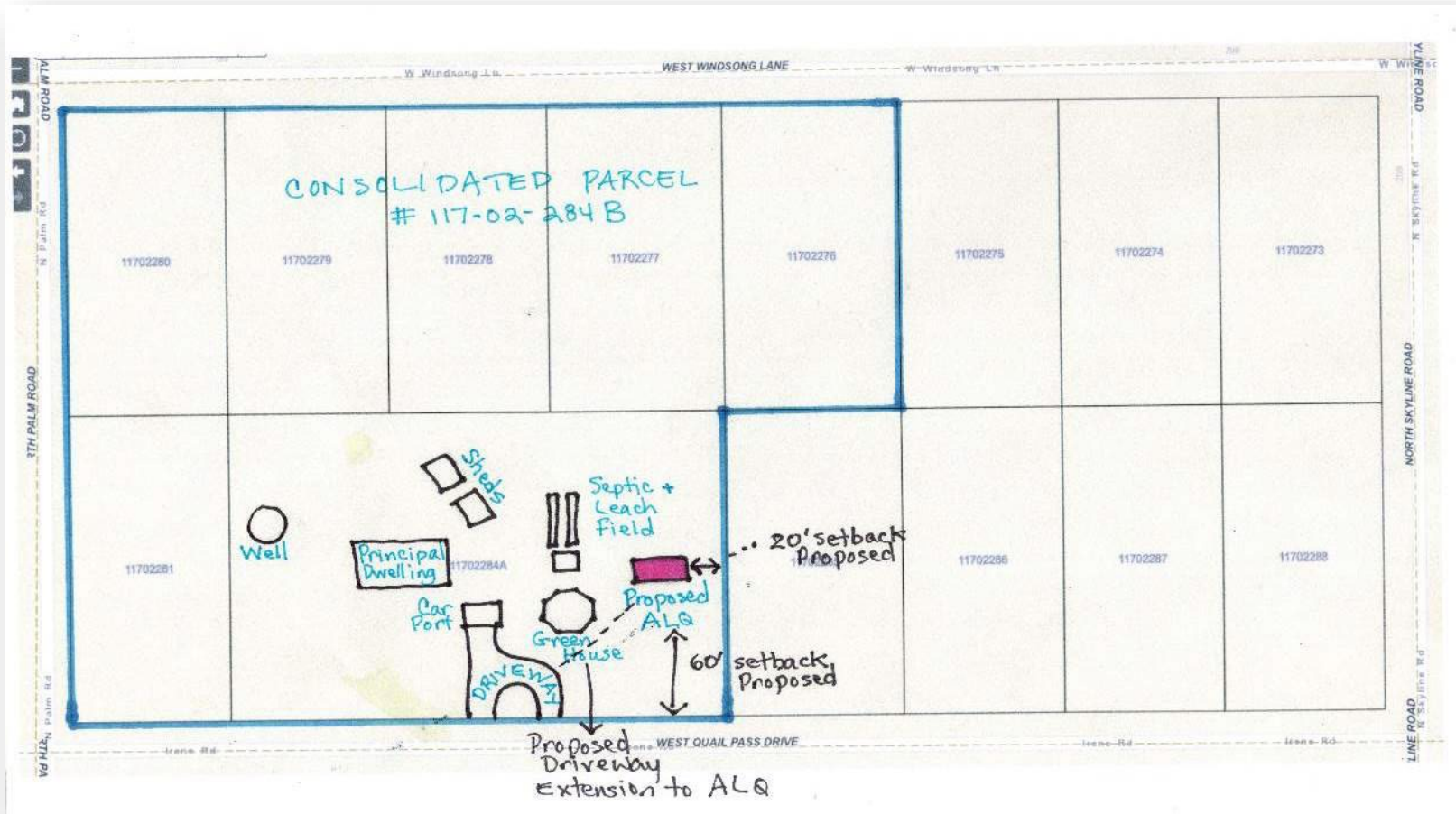
# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



## Concept Plan



## Rezoning Factors

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

# 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

- 16-23 July
  - Notices
  - Posting
  - Legal ad



## Applicant Presentation / Discussion



## Staff Recommendation

Based on the factors in favor, Staff recommends forwarding Docket RZ25-11 to the Board of Supervisors with a recommendation of approval without special conditions.

## Sample Motion

I move to recommend approval of Docket RZ25-11 to the Board of Supervisors without special conditions, rezoning tax parcel 117-02-284B from SR-43 to SR-174, the factors of approval constituting the findings of fact.

## Docket RZ25-11

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