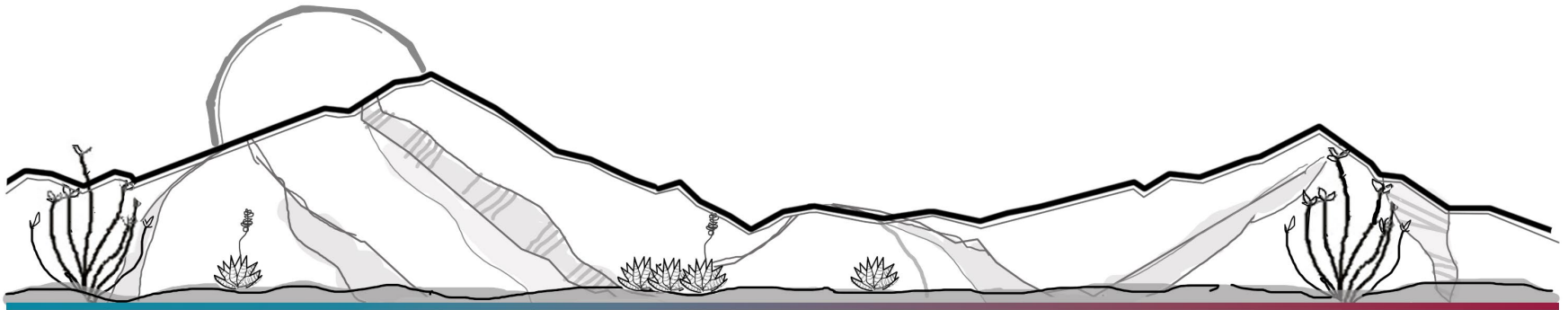


Docket RZ25-12

SR-43 to SR-174

Planning and Zoning Commission
September 10, 2025



Sample Motion

I move to recommend approval of Docket RZ25-12 to the Board of Supervisors without special conditions, rezoning tax parcels 117-06-063 through 067 and 117-06-074 through 078 from SR-43 to SR-174, the factors of approval constituting the findings of fact.

DEVELOPMENT SERVICES



Applicant: Paul Prince

Location: Windsor Street (Sunsites #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

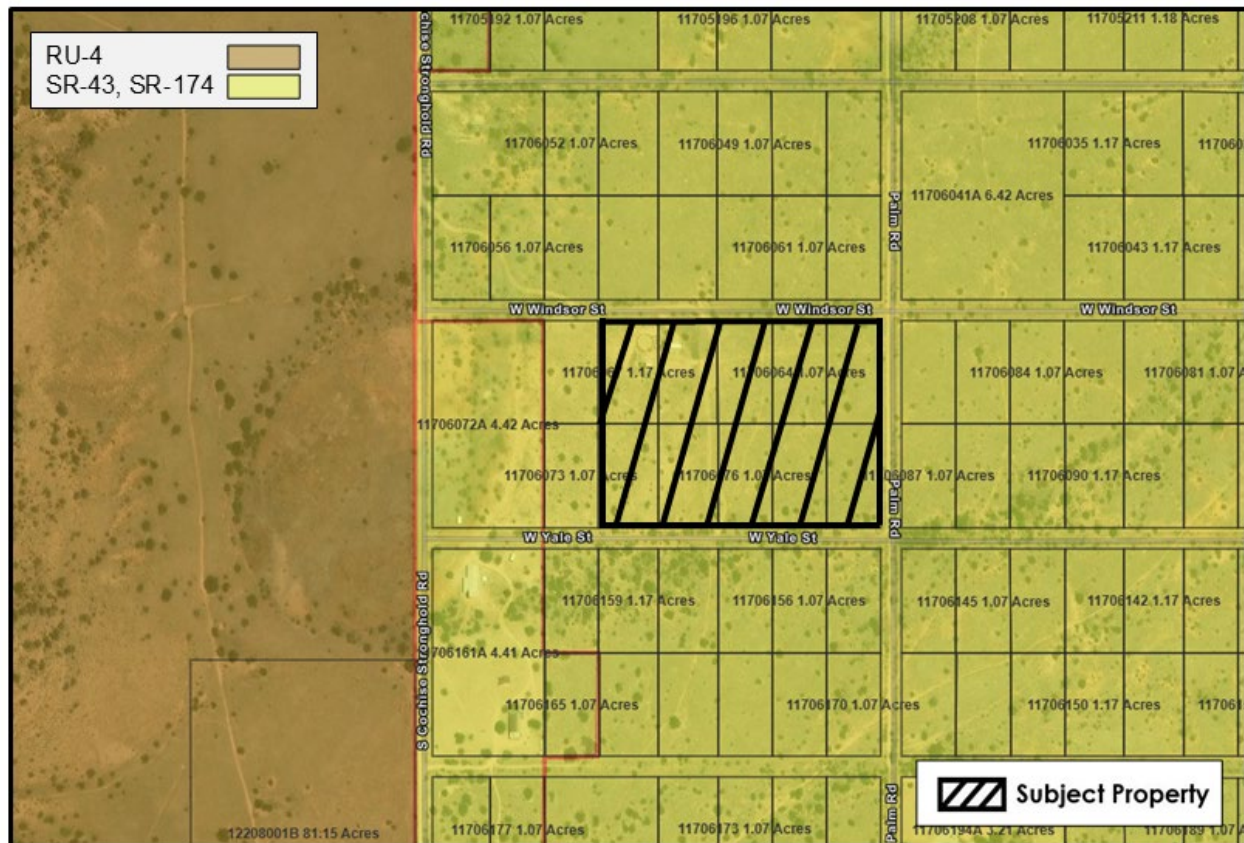


DEVELOPMENT SERVICES



DEVELOPMENT SERVICES

Property Location and Zoning



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

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

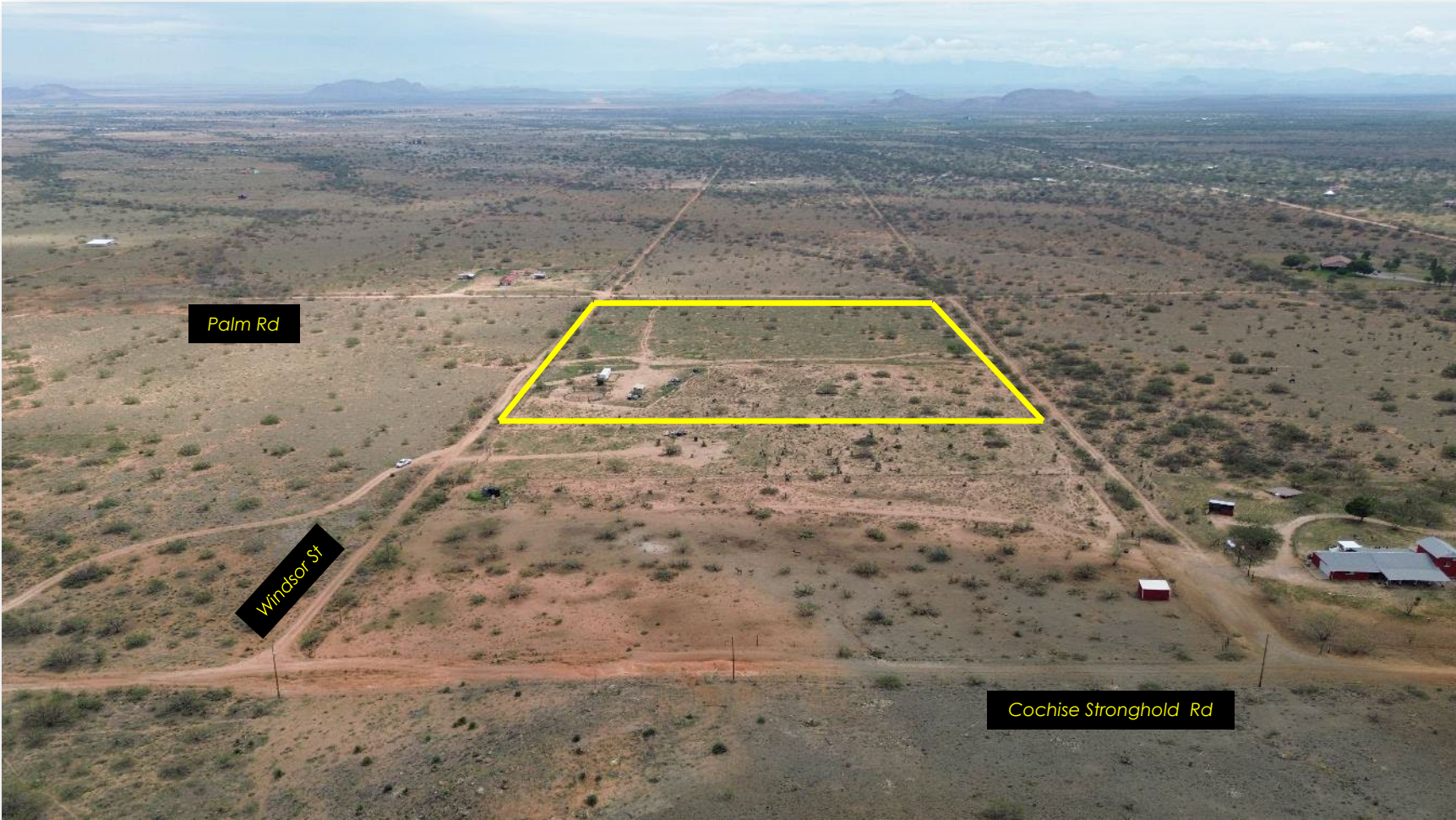
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DEVELOPMENT SERVICES



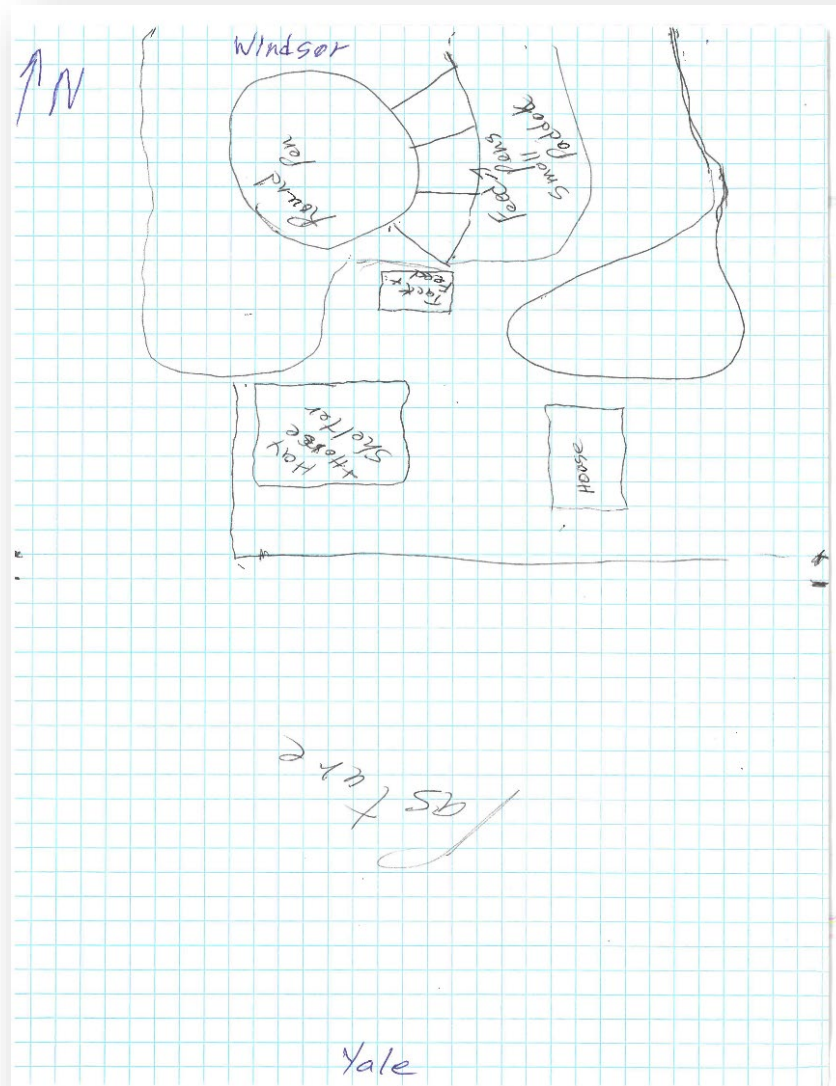
DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



Concept 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 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



Applicant Presentation / Discussion



Staff Recommendation

Based on the factors in favor, Staff recommends forwarding Docket RZ25-12 to the Board of Supervisors with a recommendation of approval without special conditions.

Sample Motion

I move to recommend approval of Docket RZ25-12 to the Board of Supervisors without special conditions, rezoning tax parcels 117-06-063 through 067 and 117-06-074 through 078 from SR-43 to SR-174, the factors of approval constituting the findings of fact.

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