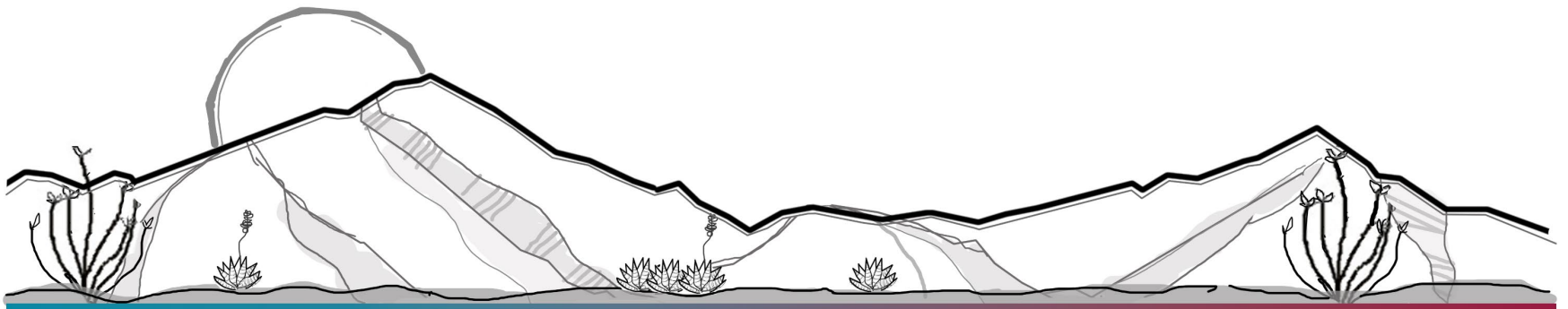


## Docket RZ25-14

SR-22 to RU-2

Planning and Zoning Commission  
October 8, 2025



## Sample Motion

I move to recommend approval of Docket RZ25-14 to the Board of Supervisors without special conditions, rezoning tax parcel 205-12-347B from SR-22 to RU-2, the factors of approval constituting the findings of fact.

# DEVELOPMENT SERVICES

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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

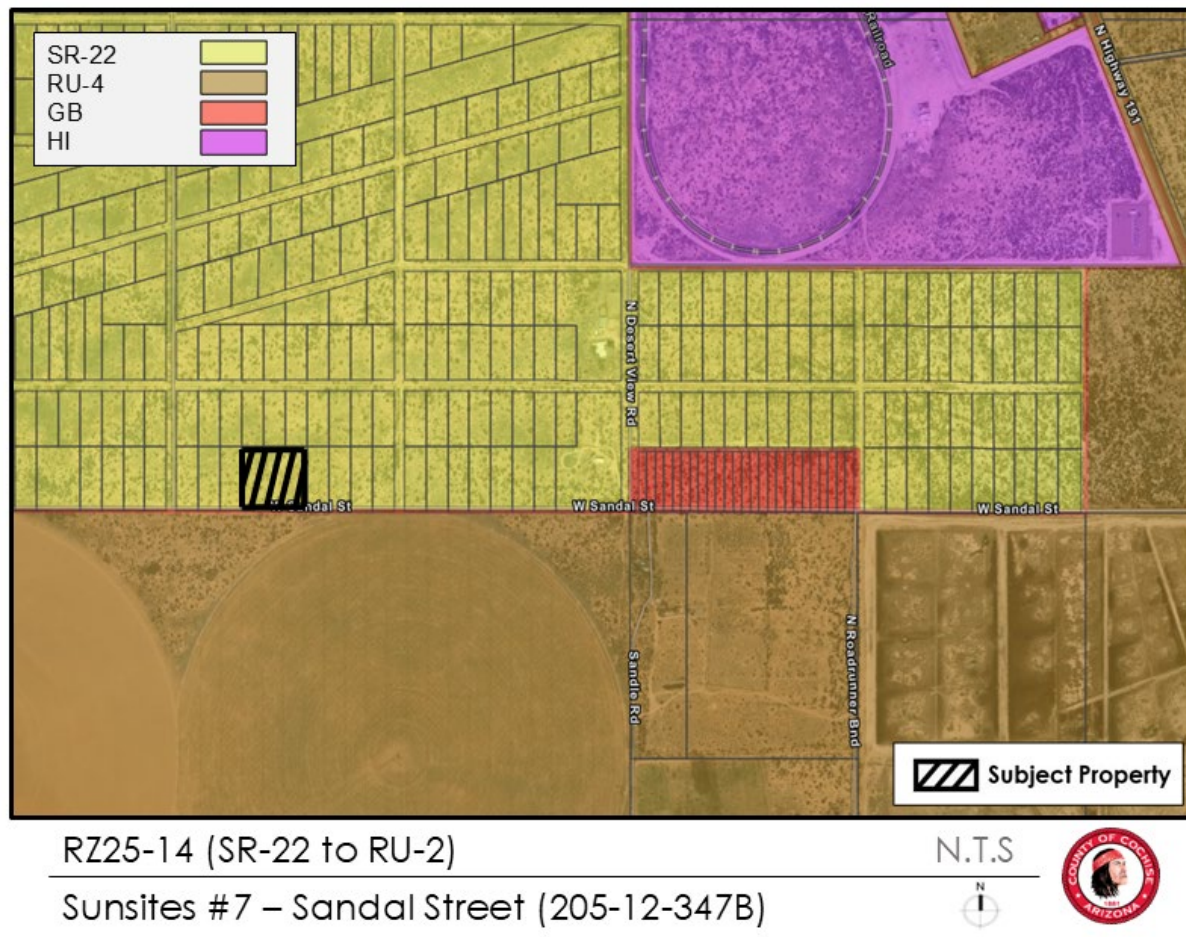
Proposed Use: Residential



# DEVELOPMENT SERVICES



## Property Location and Zoning



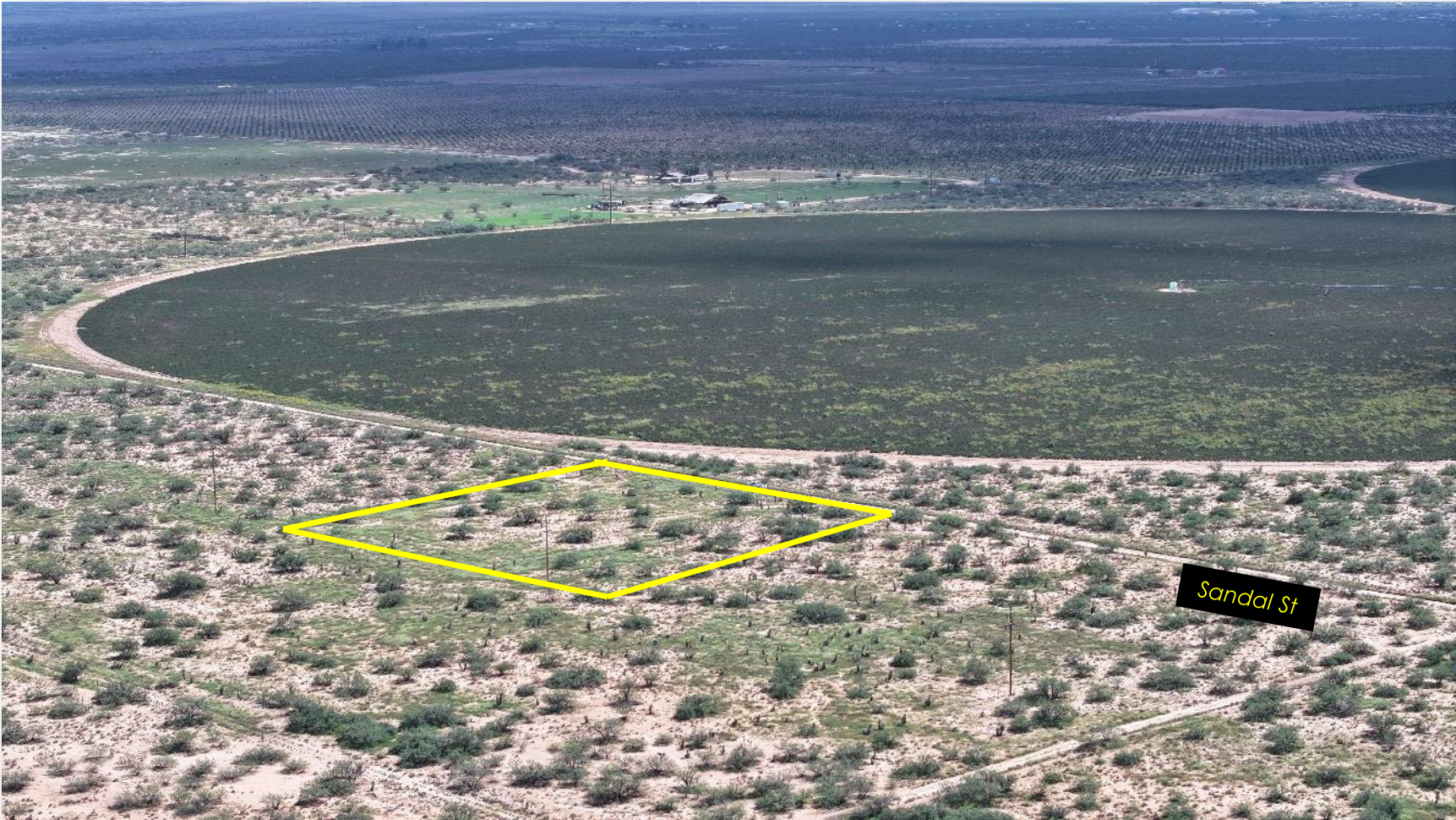
# DEVELOPMENT SERVICES



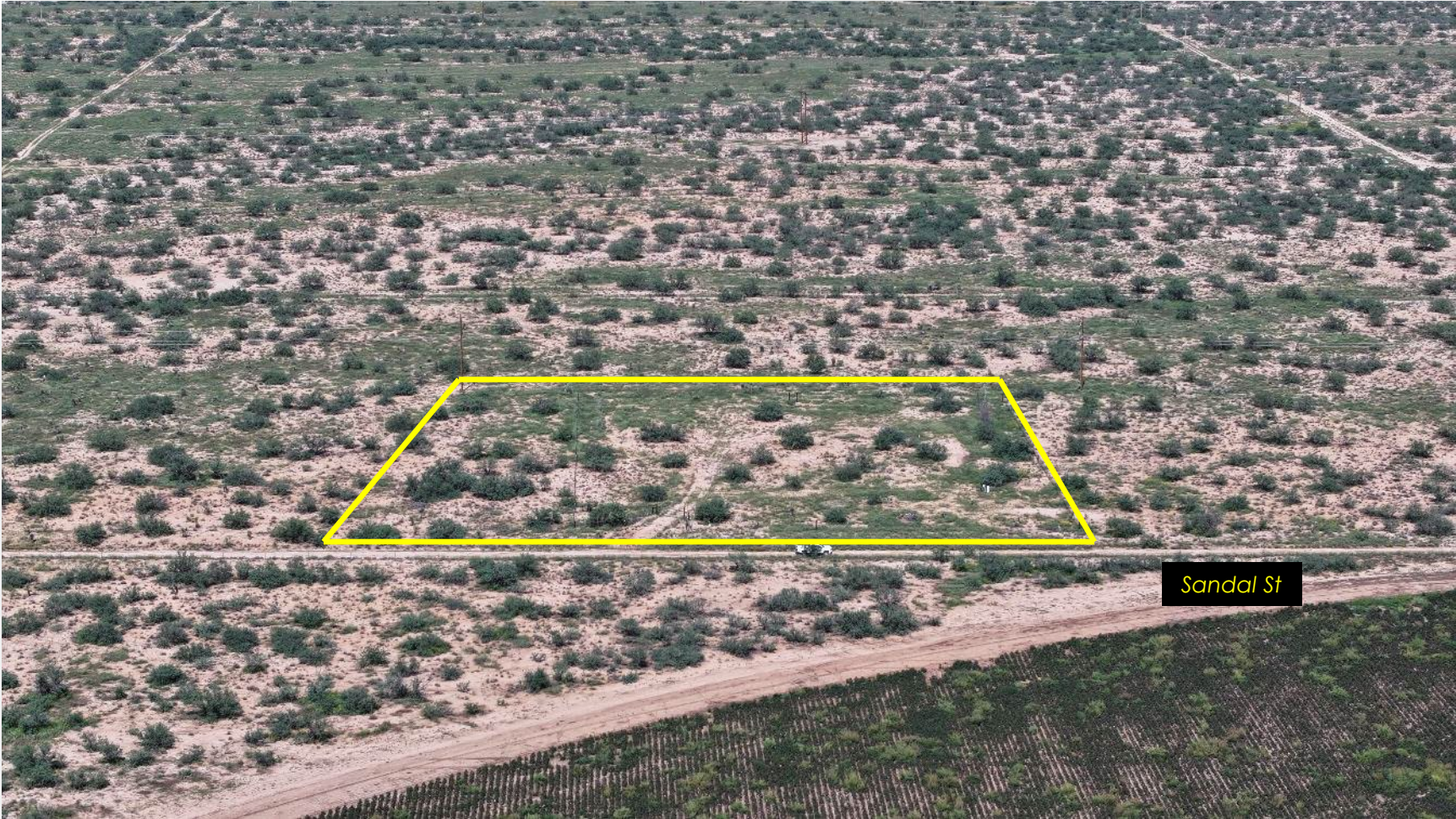
# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES



## Rezoning Factors

- |   |                        |
|---|------------------------|
| 1. Adequate site/concept plan:                | <b>Does not Comply</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

- 15-19 September
  - Notices
  - Posting
  - Legal ad



## Applicant Presentation / Discussion



## Staff Recommendation

Based on the factors in favor, Staff recommends forwarding Docket RZ25-14 to the Board of Supervisors with a recommendation of approval without special conditions.

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I move to recommend approval of Docket RZ25-14 to the Board of Supervisors without special conditions, rezoning tax parcel 205-12-347B from SR-22 to RU-2, the factors of approval constituting the findings of fact.

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