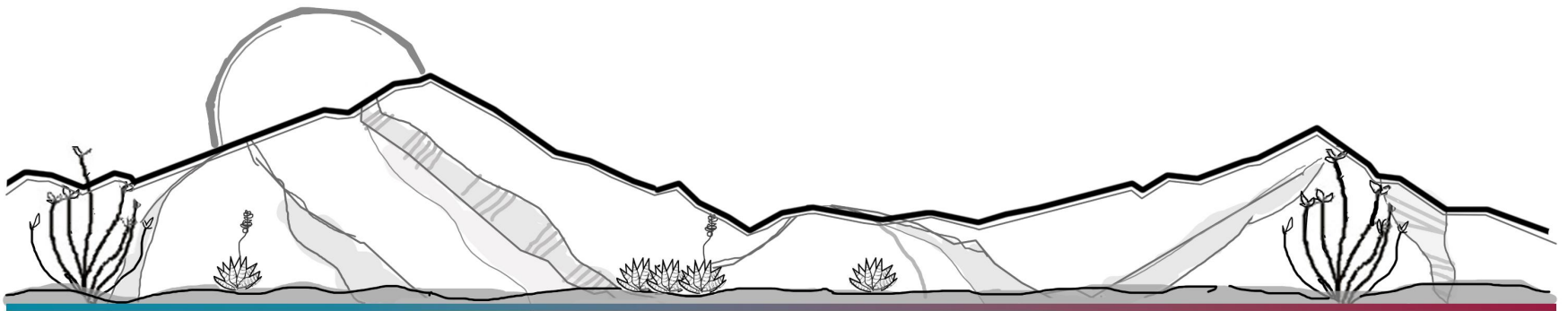


Docket RZ26-01

SR-43 to SR-174

Board of Supervisors
March 24, 2026



DEVELOPMENT SERVICES



Applicant: Michael and Susan Drougas

Location: Justin Street
(APN 117-02-314D)

Current Zoning: SR-43

Proposed Zoning: SR-174

Growth Area: D – Rural Areas

Plan Designation: Rural

Existing Use: Residential

Proposed Use: Residential

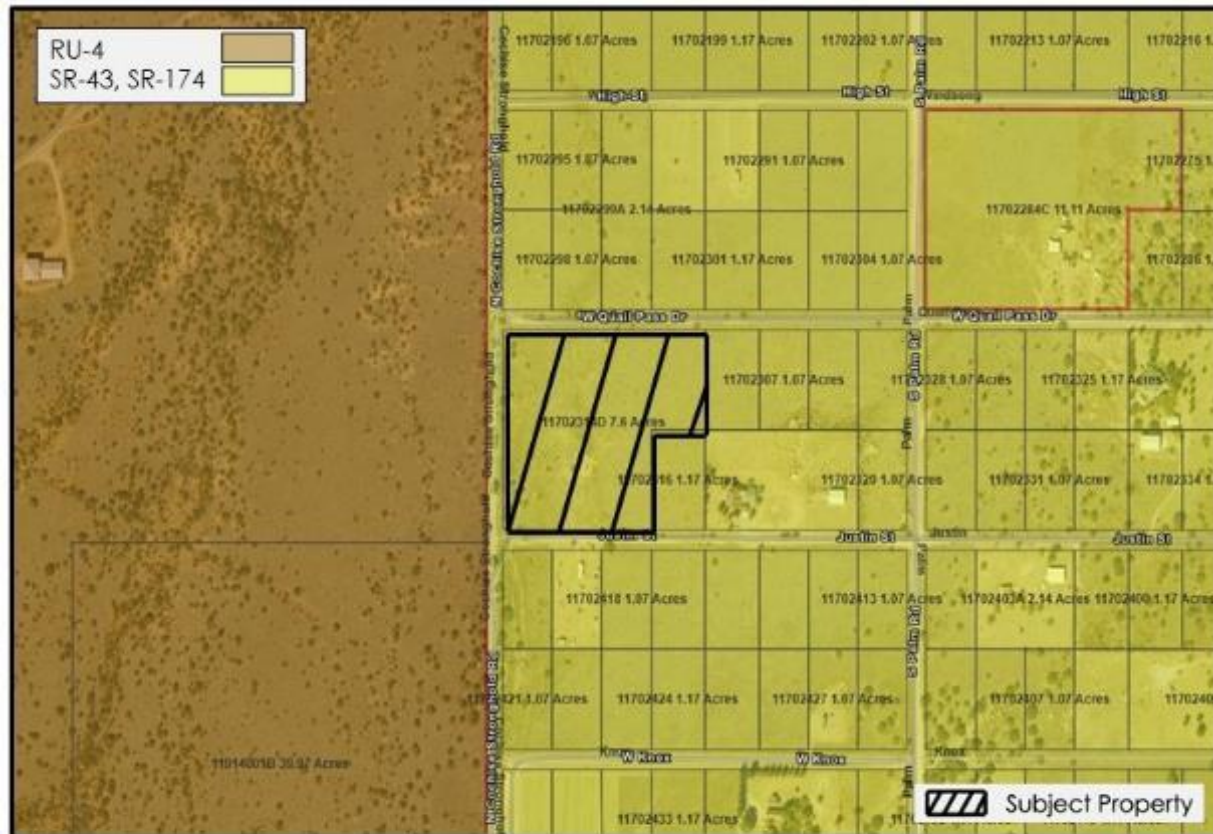


DEVELOPMENT SERVICES



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Property Location and Zoning



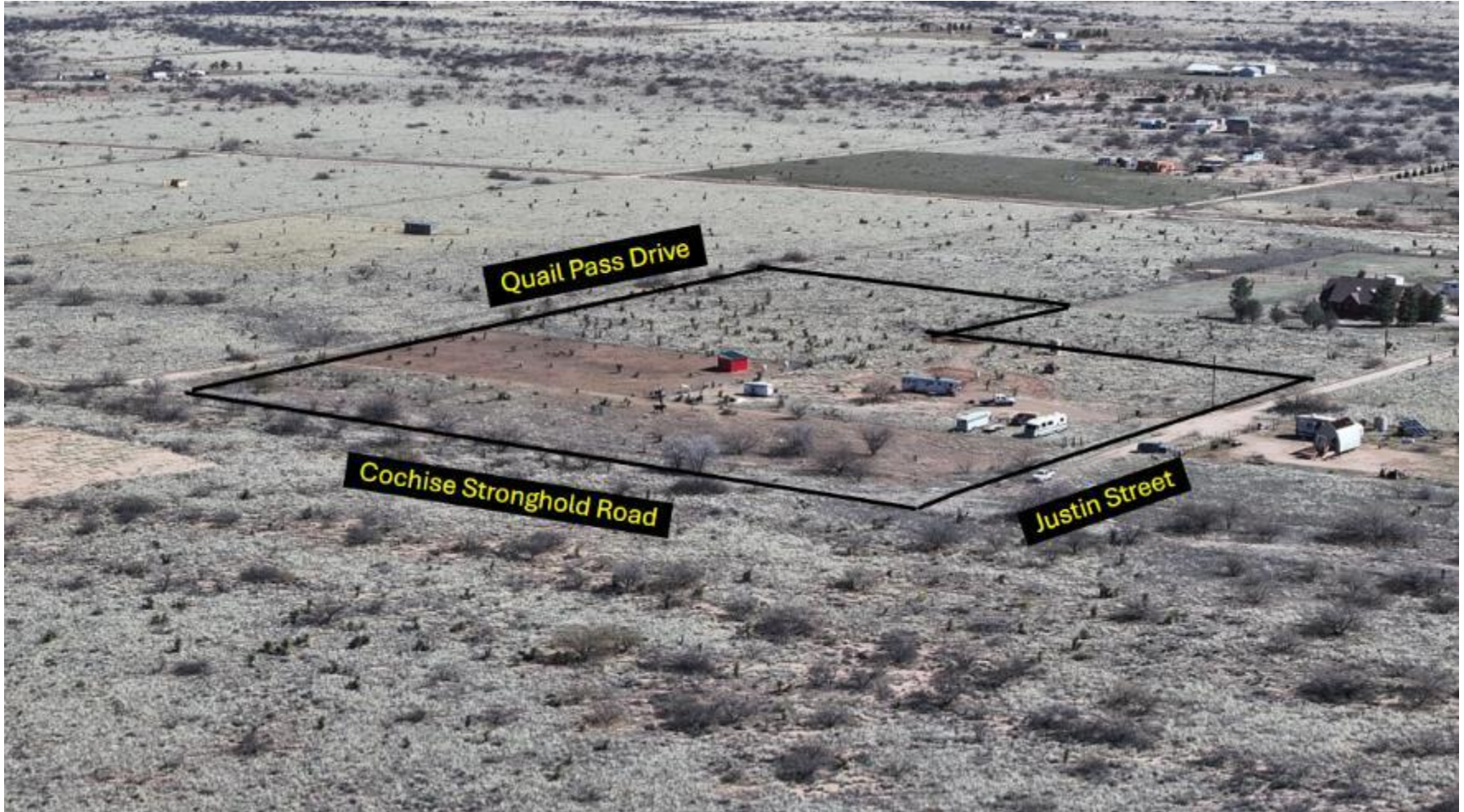
RZ26-01 (SR-43 to SR-174)

Sunsites #2 – Justin Street (117-02-0314D)

N.T.S



DEVELOPMENT SERVICES



DEVELOPMENT SERVICES



Rezoning Factors

- Adequate site/concept plan: **Complies**
- 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**

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Factors in Favor of Approval

1. Complies with most applicable factors
2. Compatible with rural residential growth pattern
3. Reduces number of allowed principal dwellings
4. Support from nearby property owners

Factors Not in Favor

- None Identified

Public Notice

13-20 February

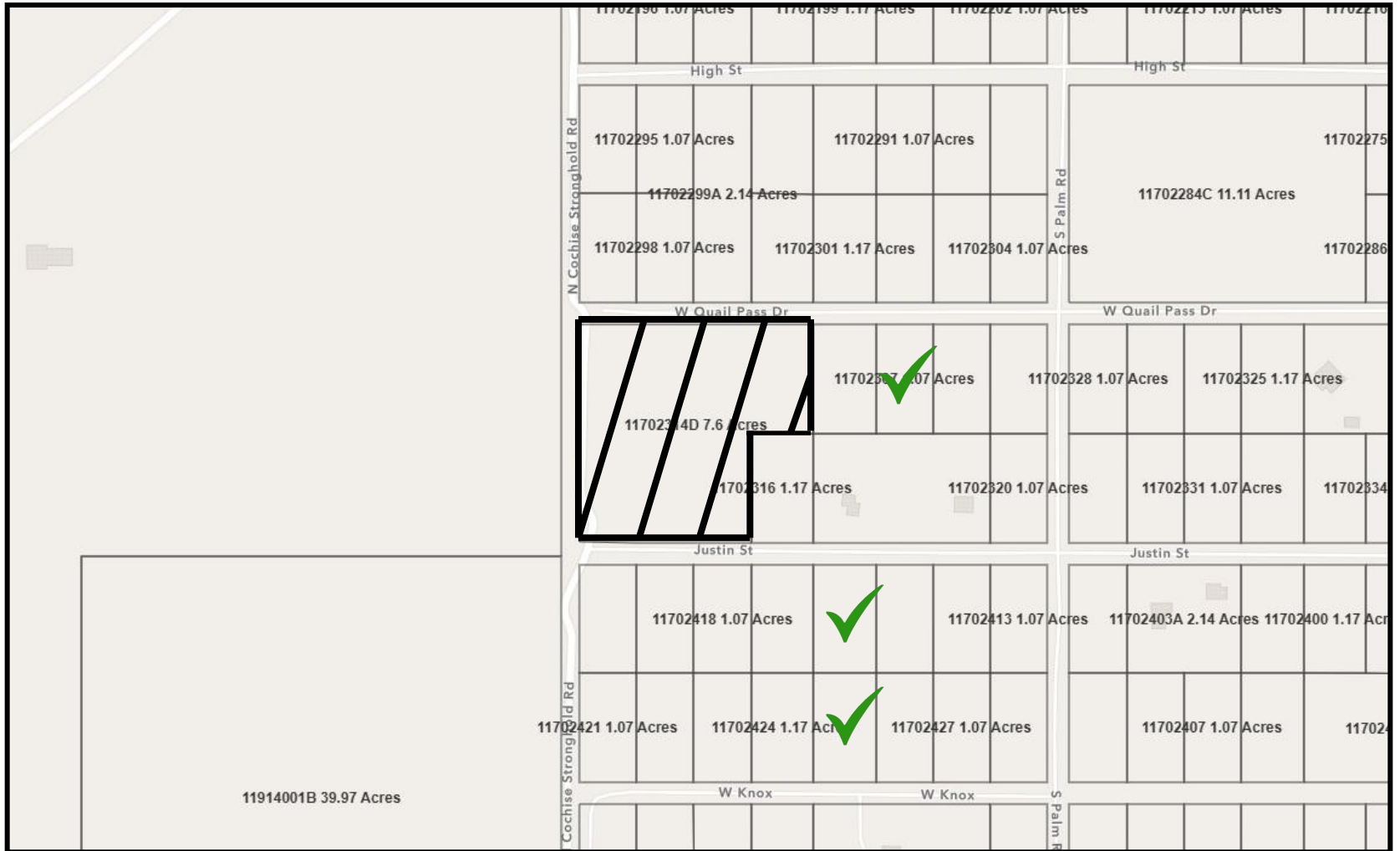
Notices

Posting

Legal ad



DEVELOPMENT SERVICES



Recommendations

Based on the factors in favor, the Planning and Zoning Commission recommended approval of Docket RZ26-01 without special conditions (9-0) during its regular meeting on March 11, 2026.

Staff also recommends approval of Docket RZ26-01 without special conditions.

Docket RZ26-01

SR-43 to SR-174

Board of Supervisors
March 24, 2026

