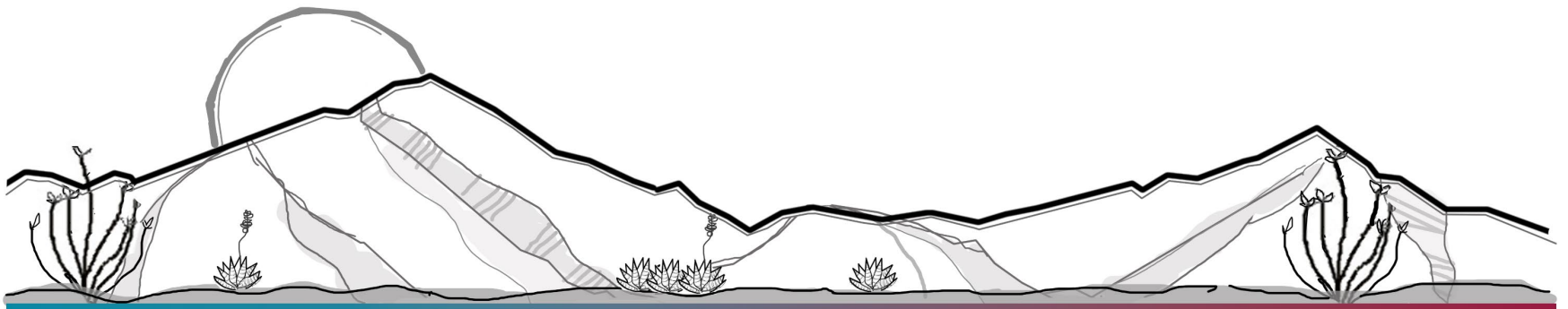


## Docket RZ26-02

SR-43 to SR-174

Planning and Zoning Commission  
May 13<sup>th</sup>, 2026



## Sample Motion

I move to recommend approval of Docket RZ26-02 to the Board of Supervisors without special conditions, rezoning tax parcel 115-09-384, 385, 386, 393, and 394 from SR-43 to SR-174, the factors in favor constituting the findings of fact.

# DEVELOPMENT SERVICES

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Applicant: Maureen Quinn and Daniel McCabe

Location: South Side of Eagle Wings Road (also known as Quinn Street) and West of Cloud Road (APN 115-09-384, 385, 386, 393, and 394)

Current Zoning: SR-43

Proposed Zoning: SR-174

Growth Area: D – Rural Areas

Plan Designation: Rural/Agriculture

Existing Use: Undeveloped

Proposed Use: Residential





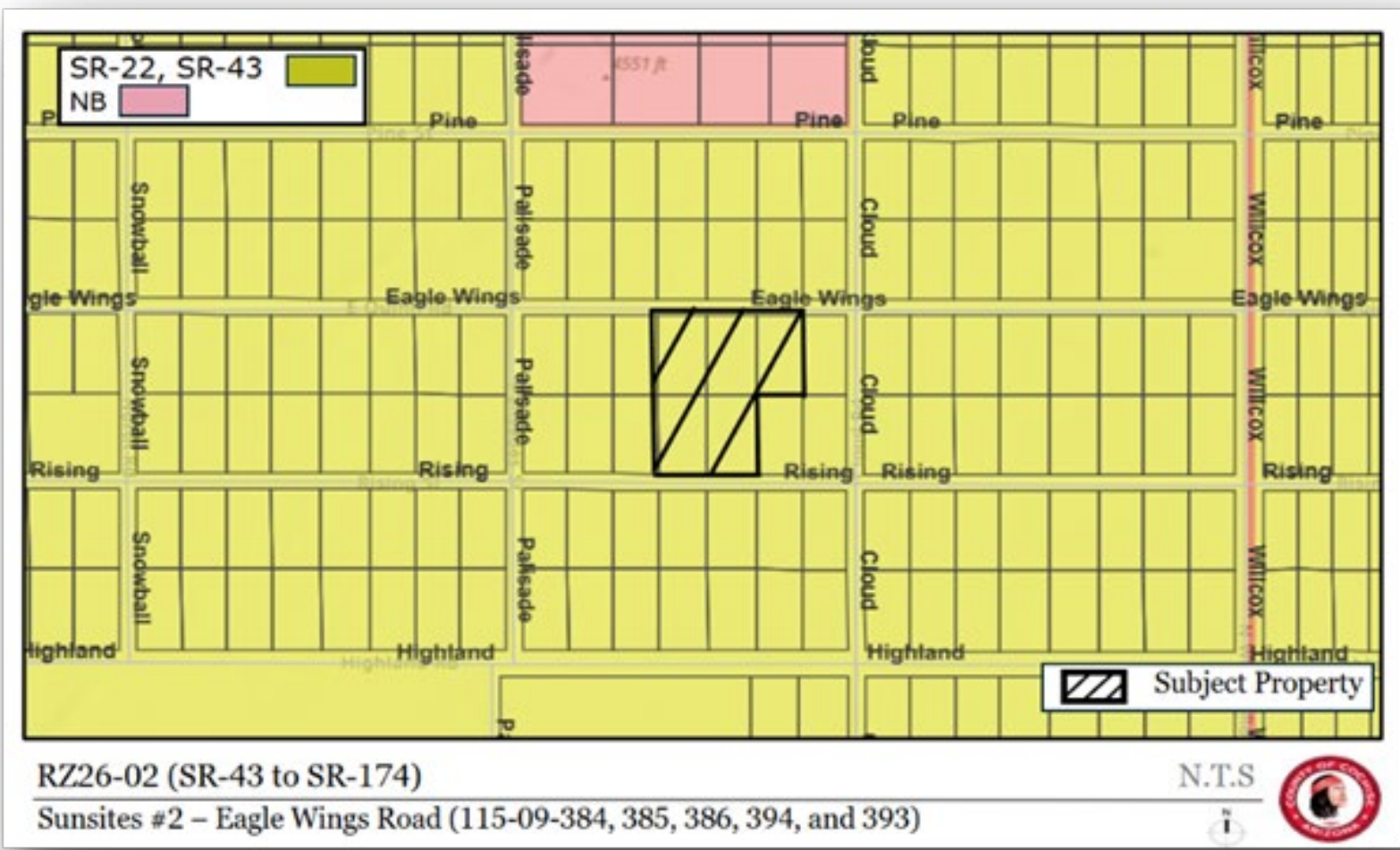
# DEVELOPMENT SERVICES



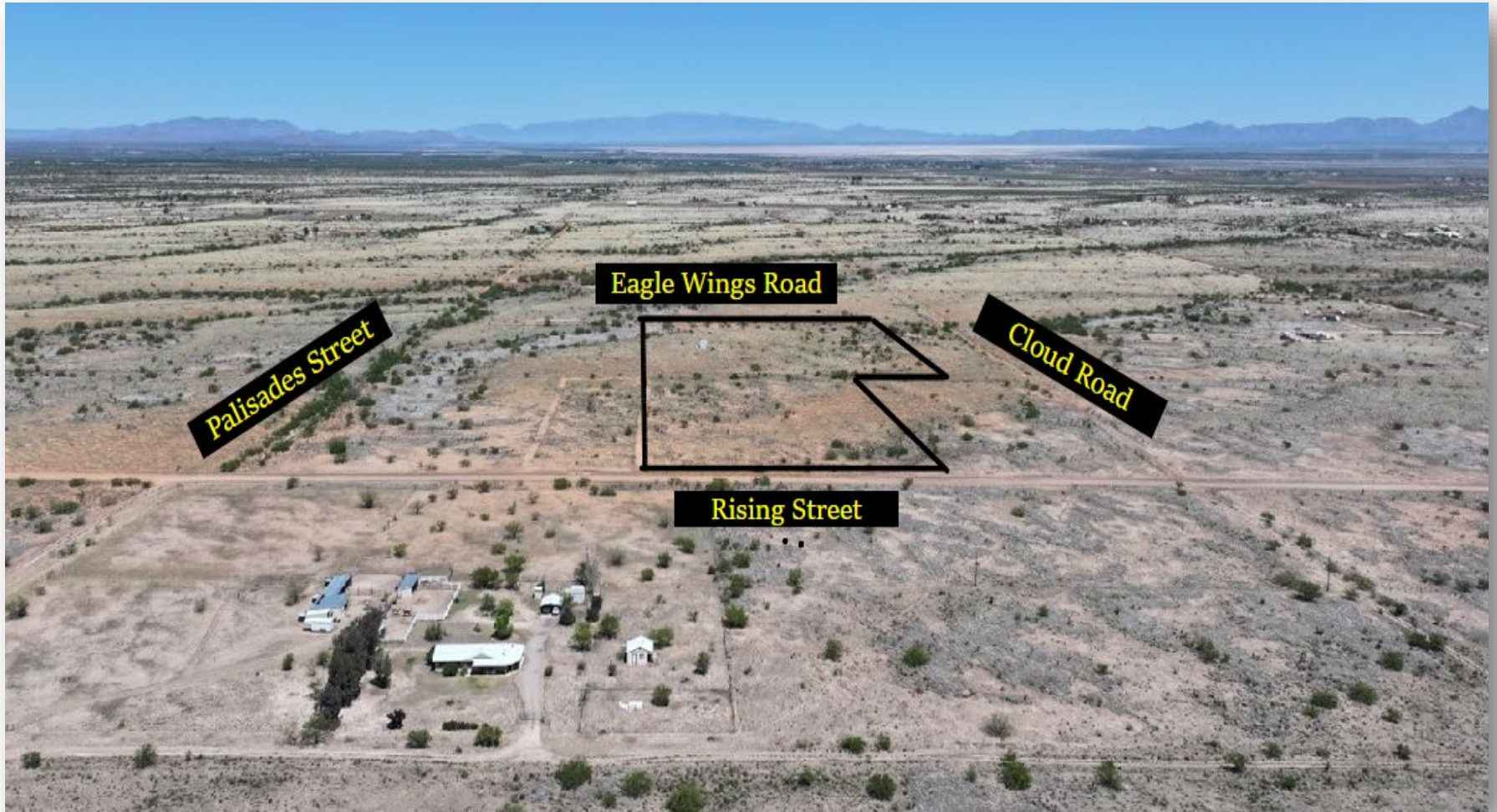


# DEVELOPMENT SERVICES

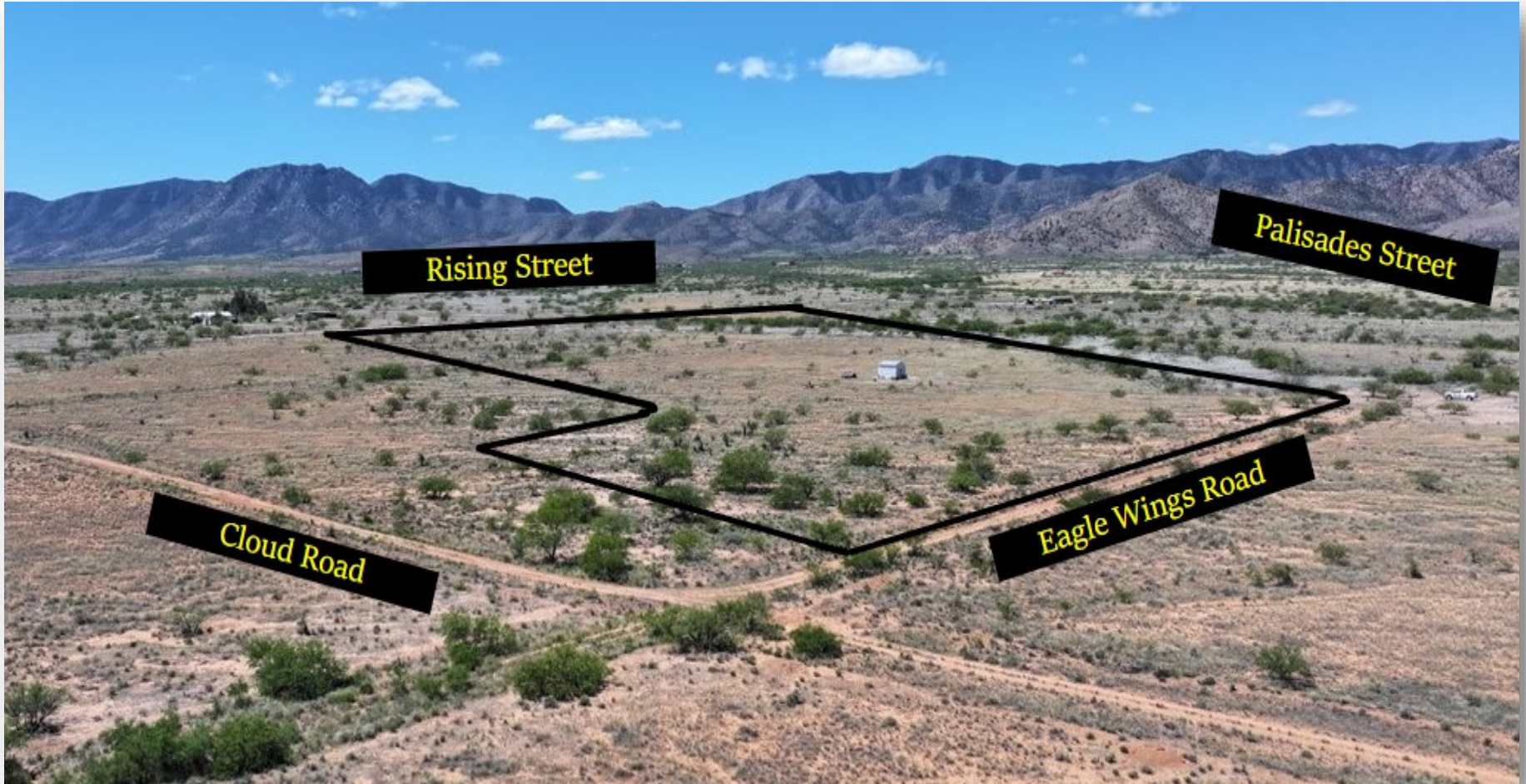
## Property Location and Zoning



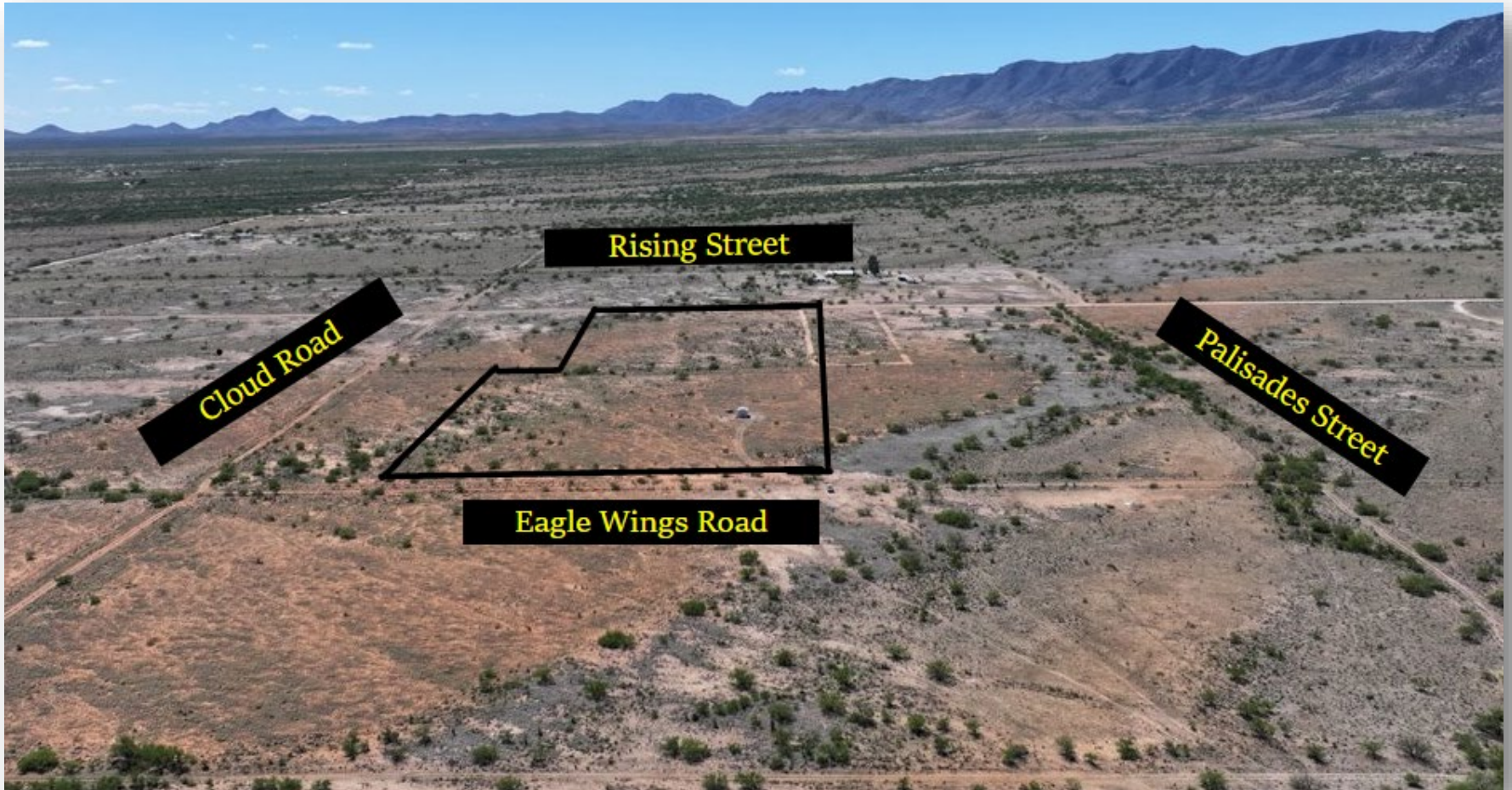
# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES

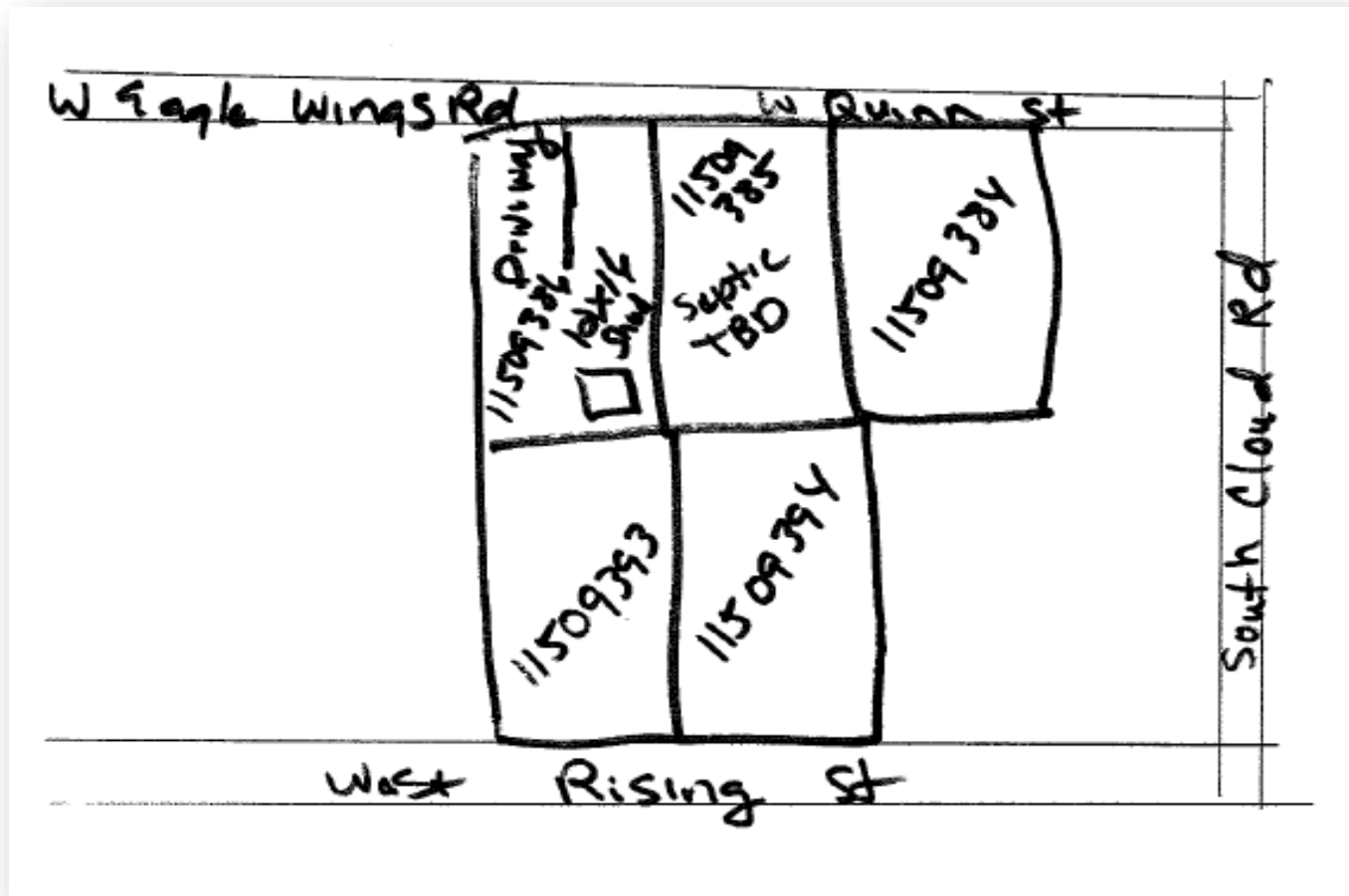


# DEVELOPMENT SERVICES



# DEVELOPMENT SERVICES

## Concept Plan



## Public Notice

- 14-22 April
  - Notices
  - Posting
  - Legal ad



## 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

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## Factors in Favor of Approval

1. Complies with all applicable factors.
2. Compatible with developing rural residential growth pattern.
3. Reduces number of allowed principal dwellings.

## Factors Not in Favor

None Identified.

## Applicant Presentation / Discussion



## Staff Recommendation

Based on the factors in favor, Staff recommends forwarding Docket RZ26-02 to the Board of Supervisors with a recommendation of approval without special conditions.

## Sample Motion

I move to recommend approval of Docket RZ26-02 to the Board of Supervisors without special conditions, rezoning tax parcel 115-09-384, 385, 386, 393, and 394 from SR-43 to SR-174, the factors in favor constituting the findings of fact.

## Docket RZ26-02

SR-43 to SR-174

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